

301 W OSBORN ROAD

lief
midtown

Selections & Materials

The Look Book

Twenty-two residences, finished in the Japandi line.

Phoenix. Completion October 2027.



THE IDEA

A finished home,
chosen the way you
live in it.

Japanese tranquility, Scandinavian minimalism, Sonoran serenity. Every residence begins complete — wide-plank white oak, hand-troweled plaster, honed stone, quiet concealed light. Three collections to choose between, and a set of commissions that go further still.

Depth over display. Substance over spectacle.

A respite from the noise.

Japandi is a single idea — Japanese tranquility and Scandinavian minimalism, blended into one quiet whole. We marry it to the warmth and light of the Sonoran desert, then let four principles shape every room: how it is made, how it is planned, where it is jewelled, and how it is warmed. The result is a place where the world finally goes quiet.



Wabi-sabi

JAPANESE • IMPERFECTION

Beauty in the imperfect, the aged, the made-by-hand.

In the home — honed stone, never polished; hand-glazed zellige; troweled plaster; brass and bronze meant to patina.



Karesansui

JAPANESE • THE DRY GARDEN

The raked-gravel garden: stillness, negative space, the borrowed view.

In the home — raked decomposed granite, placed basalt, an agave; Camelback borrowed beyond.



Kintsugi

JAPANESE • THE GOLDEN SEAM

The break repaired in gold; the seam made precious, the history kept.

In the home — one gold-veined stone or brass-inlaid threshold. The seam is the story.



Hygge

DANISH • WARMTH

Cozy contentment — candlelight, wool, the hearth, the gathered hour.

In the home — a fire at the centre, light that dims to candle, layered wool and linen, a reading nook.

THE MOOD BOARD

One feeling, twenty-two personalities.

Warm light on pale oak. Plaster that shifts through the day. The materials, the metals, and the palette — the quiet language every home is built from.



THE PALETTE • DRAWN FROM THE MATERIALS AND THE DESERT LIGHT



GREEK
VILLA

#EFECE3
239 • 236 • 227



LOGGIA

#C2B8A7
194 • 184 • 167



BLONDE
OAK

#CBB38C
203 • 179 • 140



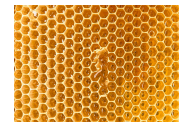
OLIVE

#777E63
119 • 126 • 99



SUCCULENT

#636C64
99 • 108 • 100



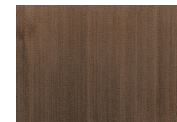
GOLDENROD

#E8B15A
232 • 177 • 90



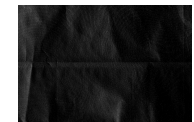
BRICK
PAVER

#894534
137 • 69 • 52



URBANE
BRONZE

#5E5345
94 • 83 • 69



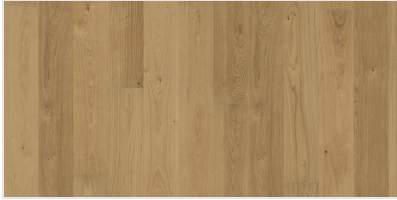
TRICORN
BLACK

#303030
48 • 48 • 48

THE MATERIAL PALETTE

The specification, in true material.

Every surface, named and sampled. Slabs and tiles are approved in person at your appointment.



White oak, pale

Wide-plank • matte oil • the base



Charred oak • yakisugi

Shou-sugi-ban • the dark anchor



Plaster, warm-white

Hand-troweled lime • walls



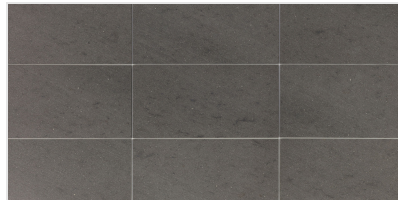
Plaster, cool greige

Hand-troweled • the cool note



Travertine, silver-grey

Vein-cut • honed • cool stone



Basalt, honed

Volcanic grey • floor + feature



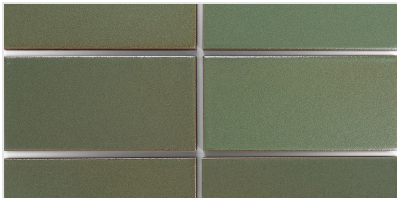
Limestone, honed

Warm cream • the single warm stone



Zellige, weathered white

Hand-glazed • backsplash, sparingly



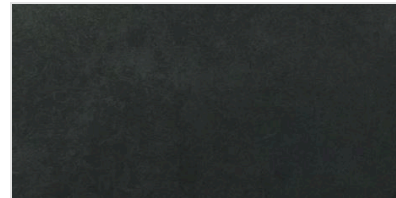
Glazed tile, greyed-olive

Heath matte • the muted green



Belgian linen, oatmeal

Drapery + upholstery



Blackened steel

Matte • screens + hardware



Aged bronze

Oil-rubbed, cast • the lead metal

THE METAL PROGRAM

One metal story, the whole residence.

Three depths, one family. Blackened steel grounds the architecture, natural brass lights a single point in each room, and dark-patina bronze bridges between them — the warm, textured middle that carries the eye from one to the other. Cool to warm, matte to bright, the three climb together so every fitting reads as one quiet story.



Blackened steel

THE ARCHITECTURE • RECEDES

The cool, near-black base. Structural frames, steel screens and the fittings meant to disappear — it grounds the room and lets the others speak. Dornbracht Dark Platinum • Buster + Punch Gunmetal.



Dark-patina bronze

THE BRIDGE • WHERE YOU TOUCH

The warm-dark middle voice — the metal of the hand. Levers, faucets and sand-cast pulls, patinated deep so they carry warmth from steel toward brass, with the most texture of the three. Rocky Mountain silicon bronze • Buster + Punch Smoked Bronze.



Natural brass

THE JEWEL • ONE PER ROOM

The single bright accent. One unlacquered-brass moment per residence — a switch, a pull, a pendant — left bare to warm to a honeyed patina. Waterworks Unlacquered Brass • Buster + Punch Brass.

Even the drains, flush plates and shower clips match — the detail most homes miss.

THE COLLECTIONS

Three ways to finish a residence.

The same home, taken to three depths. One language runs through all of it — Japanese calm and Scandinavian restraint, warmed by Sonoran light — and only the richness of the materials changes from one collection to the next. Each is offered in two palettes, First Light or Last Light.

Kanso

simplicity

INCLUDED IN EVERY
RESIDENCE

The baseline is the point. Wide-plank white oak, hand-troweled plaster, honed stone, concealed warm light. A complete Japandi home, standard.

DuChâteau • Sub-Zero • Wolf •
Dornbracht • Rocky Mountain • Clé •
Lutron.

Shibui

understated refinement

THE CONSIDERED UPGRADE

More of everything. Bespoke oak, Italian lime plaster, book-matched stone, hand-woven shades, tunable circadian light.

Adds Waterworks • Gaggenau • Miele •
Bulthaup • Apparatus • Allied Maker •
Hartmann&Forbes.

Miyabi

refined elegance

BESPOKE • AND À LA CARTE

A commission. Rift-sawn oak, single-block book-matched stone, carved-stone basins, commissioned light. Then the enhancements.

Adds Henrybuilt • Carlisle • Sun Valley
Bronze • Aria Stone Gallery •
Waterworks Masterclass.

THROUGHOUT • THE FLOOR

The floor underfoot.

One wide-plank European white oak, matte and quiet — the calm Japandi ground every residence is finished on.

Kanso

SIMPLICITY • INCLUDED



DUCHÂTEAU

Château • Natural

EGRNAT3-1 • 7.5" European white oak

Wide European oak, no orange, matte — the calm default underfoot.

FINISHES



Natural



Fumed



Charred

INCLUDED IN EVERY RESIDENCE

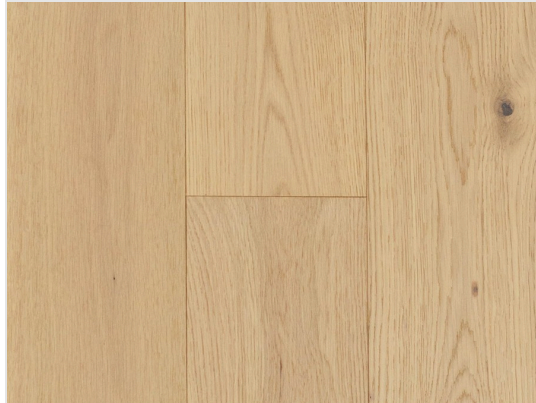
THROUGHOUT • THE FLOOR

Warmer, wider — oak or stone.

Heirloom oak and honed desert stone; the floor taken to more depth, three ways.

Shibui

REFINEMENT • UPGRADE



DINESEN

Oak • Natural Oil

Long-board European oak

Heirloom-grade oak, soft oiled warmth — restraint with pedigree.

FINISHES



Natural



Fumed



Charred



EXQUISITE SURFACES

Charente Clair

Honed French limestone

Soft warm desert-stone; honed limestone reads Sonoran, never rustic.

FINISHES



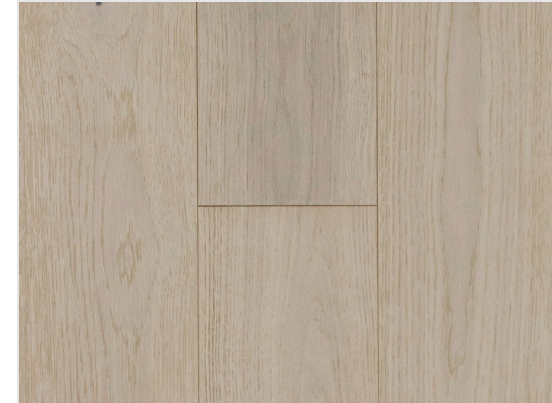
Honed



Tumbled



Aged



EXQUISITE SURFACES

Normandie • Natural

Undulated wide-plank French oak

Wide-plank, quietly textured oak — warm and architectural.

FINISHES



Natural



Fumed



Charred

THROUGHOUT • THE FLOOR

The commissioned floor.

Room-length single-tree boards and gallery-grade stone, selected and signed off per residence.

Miyabi

REFINED ELEGANCE • COMMISSION



EXQUISITE SURFACES Medicis • Refine

Antique-style honed French limestone

Old-World limestone calm — the elevated desert-warm stone floor.

FINISHES



Honed



Tumbled



Aged



CLÉ Lapidary • Honed Travertine

Plain honed beige field

A plain honed beige-travertine field — warm, quiet, no pattern; the elevated desert-warm stone floor.

FINISHES



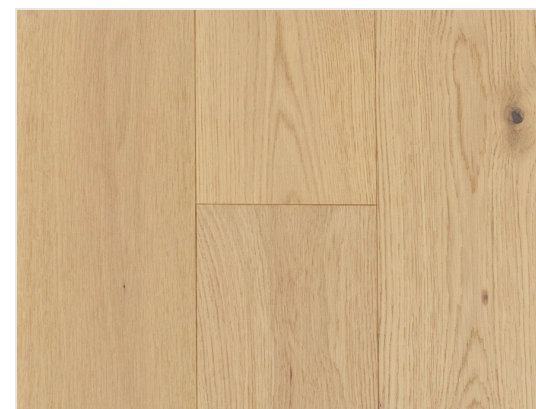
Honed



Tumbled



Aged



DINESEN Douglas • Extra-Wide

Room-length single-tree planks

Single-tree boards, soft warm patina — the commission-grade floor.

FINISHES



Natural



Fumed



Charred

À la carte — the commission

Top-tier floors are commissioned — Dinesen Douglas and Clé Lapidary are made-to-order with project-specific board selection, lengths and finish, signed off per residence.

THROUGHOUT • THE WALL

The walls, warm-white.

Troweled lime-clay that holds the desert light without a hint of sheen — the quiet plaster baseline on every wall.

Kanso

SIMPLICITY • INCLUDED



PORTOLA PAINTS

Brooks • Roman Clay

Troweled lime-clay

Matte troweled clay holds desert light without sheen — the warm-white baseline.

FINISHES



Warm White



Bone



Clay

INCLUDED IN EVERY RESIDENCE

THROUGHOUT • THE WALL

Plaster, wood, stone.

A feature plaster with movement, an oiled-oak slat wall, or true marmorino — three ways to add depth.

Shibui

REFINEMENT • UPGRADE



PORTOLA PAINTS

Table Linen • Roman Clay

Lime-clay feature

Earth-toned troweled plaster with organic depth for a single feature wall.

FINISHES



Warm White



Bone



Clay



WOODSON & BROS.

Oiled Oak • Slat Panel

Natural-oil oak

Warm oiled-oak slat — Scandinavian rhythm, Sonoran warmth, no gloss.

FINISHES



Natural



Fumed



Charred



VASARI

Marmorino • Natural White

Lime + marble, fine-sand

True lime-and-marble marmorino, breathable stone texture — quiet architectural upgrade.

FINISHES



Warm White



Bone



Clay

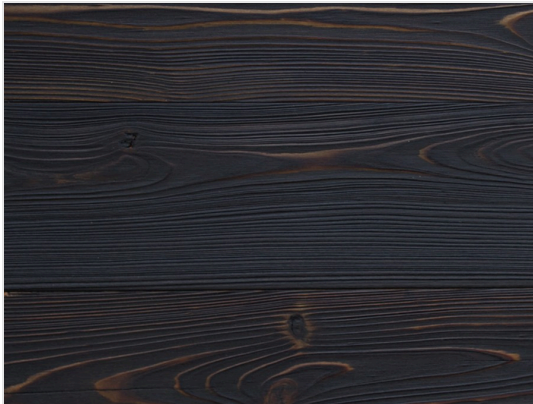
THROUGHOUT • THE WALL

The artisan wall.

Charred cypress, natural stone, and burnished Venetian lime — hand-applied, the precious gesture.

Miyabi

REFINED ELEGANCE • COMMISSION



RESAWN TIMBER
KURO • Shou Sugi Ban

Charred cypress, T&G

Authentic yakisugi charred cypress — the precious Japanese gesture, zero-VOC.

FINISHES



Natural



Fumed



Charred



SALVATORI
Plissé • Crema d'Orcia

Fluted honed limestone

Elisa Ossino's fluted limestone — a quiet vertical rhythm in warm cream; architectural minimalism, not lodge stone.

FINISHES



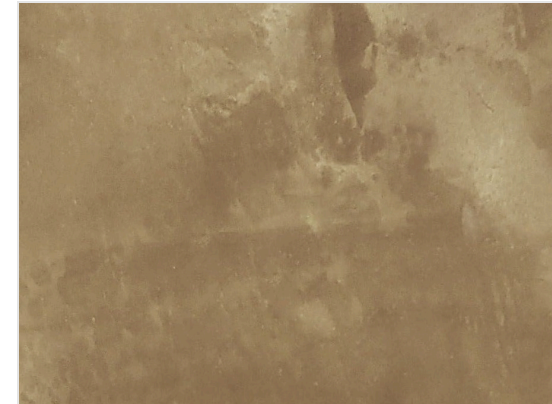
Honed



Tumbled



Aged



MASTER OF PLASTER
Venetian Lime

Slaked lime + marble dust

Aged slaked-lime and marble Venetian — burnished warm-white, no acrylics.

FINISHES



Warm White



Bone



Clay

À la carte — the commission

Charred-wood, natural stone and Venetian lime are bid per project — custom-tinted and hand-applied by certified artisans, priced on wall area at quote.

SURFACES • THE TILE

The quiet tile.

A chalky weathered-white zellige — light-catching, hand-glazed, irregular; pure Japandi calm with desert warmth, the backsplash default.

Kanso

SIMPLICITY • INCLUDED



CLÉ

Zellige Terracotta • Weathered White

4x4 hand-glazed

Chalky off-white zellige, light-catching irregular surface — pure quiet warmth.

FINISHES



Weathered White



Unglazed



Bone

INCLUDED IN EVERY RESIDENCE

SURFACES • THE TILE

Tonal depth, three ways.

A greige zellige, a smoked-olive bejmat, or a honed-stone mosaic — the tile taken cooler, moodier, or stonier.

Shibui

REFINEMENT • UPGRADE



ZIA TILE

Casablanca • Zellige

4x4 handmade

Tonal greige zellige, perfectly-imperfect — a quieter counterpoint to the white.

FINISHES



Greige



White



Smoke



CLÉ

Cindered Olive • Bejmat

2x6 glazed brick

Olive-to-charcoal glaze on traditional bejmat — tonal depth and moodiness.

FINISHES



Cindered
Olive



Charcoal



Moss



CLÉ

Lapidary • Beige Travertine

Rough-cut honed mosaic

Chiseled honed-stone mosaic, raw edges — warm desert stone, Scarpa-quiet.

FINISHES



Honed



Tumbled



Aged

SURFACES • THE TILE

The artisan tile.

Hand-painted terracotta and refined zellige hexagons — scarce, hand-made, installer-grade.

Miyabi

REFINED ELEGANCE • COMMISSION



CLÉ
Zellige • Weathered White

2" hand-glazed

A single chalk-white built from dozens of shades — handmade tonal variation, zero pattern, pure quiet.

FINISHES



Terracotta

Charcoal

White



CLÉ
Riverbed • Zellige Hex

3.5x4 hand-glazed

Hex format in warm desert tans — the most Sonoran of the zelliges.

FINISHES



Riverbed Tan

Sand

Umber

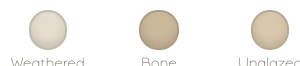


CLÉ
Weathered White • Zellige Hex

3.5x4 hand-glazed

The Kanso white reworked into a refined hex — elevated geometry, flagship bath.

FINISHES



Weathered White

Bone

Unglazed

À la carte — the commission

Tabarka and Clé both run custom glaze and color matches at commission — priced per project on a submitted glaze sample and square-footage, with batch minimums.

HARDWARE • LEVERS & PULLS

The hand details, included.

One knurled lever and a matching pull, on every door and drawer — the metal you actually touch, finished to your palette.

Kanso

SIMPLICITY • INCLUDED



EMTEK

Select • Knurled Lever

Straight-knurl bar on a disk rose

Why — the knurl quietly echoes the home's metal language, on a lever that simply works on every door.

FINISHES



Satin Brass



Flat Black



Oil-Rubbed



Satin Nickel



EMTEK

Select • Knurled Pull

Cabinet & appliance bar, matched

Why — the same knurl on every drawer; one quiet hand-feel from door to cabinet, included.

FINISHES



Satin Brass



Flat Black



Oil-Rubbed



Satin Nickel

HARDWARE • LEVERS & PULLS

The editorial hand.

Three editorial directions — a knurled bar, a faceted lever, and a sculptural blade. Each a matched lever and pull, warm and tactile. Choose a set, or mix across them.

Shibui

REFINEMENT • UPGRADE

BUSTER + PUNCH • SMOKED BRONZE



Linear Lever

knurled bar



Cross-Knurled Pull

cabinet & door

Solid knurled bar, weighty in the hand — the editorial set, one knurl from door to drawer.

FINISHES



Smoked Bronze



Brass



Black



Steel

LO & CO INTERIORS • BRONZE



Intersect Lever

faceted blade



Intersect Pull

cabinet & door

A quiet architectural notch where bar meets post — joinery-craft warmth in oiled bronze; smooth where B+P is knurled.

FINISHES



Bronze



Aged Brass

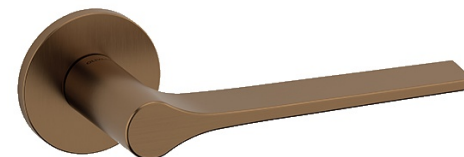


Black



Brass

OLIVARI • SUPERBRONZE



Lama L Lever

sculptural blade



Lama Pull

cabinet & door

A 1950s Gio Ponti blade — razor-thin and signed; Italian design pedigree, smooth where B+P is knurled.

FINISHES



SuperBronze



Matt Black



Copper



Gold

HARDWARE • LEVERS & PULLS

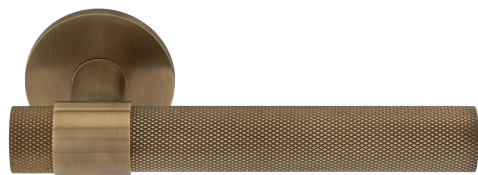
Pared to the essence.

Three ways to the essence — a fine diamond knurl, a pure smooth cylinder, or hand-stitched leather. Each a matched lever and pull, finished to deepen with the years.

Miyabi

REFINED ELEGANCE • COMMISSION

JOSEPH GILES • ANTIQUE BRASS



Montgomery Lever

diamond knurl



Montgomery Pull

cabinet & door

The knurl refined to its most precise form, cast in solid bronze — a Bauhaus line elevated.

FINISHES



Antique Brass



Dark Bronze

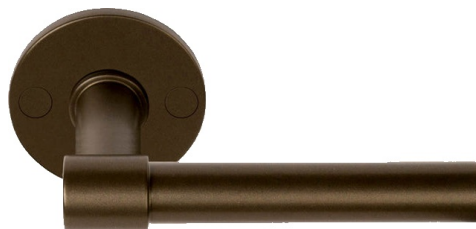


Black



Copper

FORMANI • BRONZE



ONE Lever

smooth cylinder



ONE Pull

cabinet & door

A pure cylinder, perfectly proportioned, nothing added — Piet Boon's benchmark in quiet minimalism.

FINISHES



Bronze



Light Bronze



Satin Black



Satin Gold

TURNSTYLE DESIGNS • FINE ANTIQUE



Barrel Stitch Lever

wrapped leather



Barrel Stitch Pull

cabinet & door

Saddle-stitched leather over antique brass — the warmest, most tactile hand in the book, a bespoke, hand-finished commission.

FINISHES



Chestnut



Tan



Chocolate



Black

À la carte — the commission

A bespoke patina or a one-off cast — knurl, lever profile, and finish made to match your faucets and lighting. Through the Lief atelier.

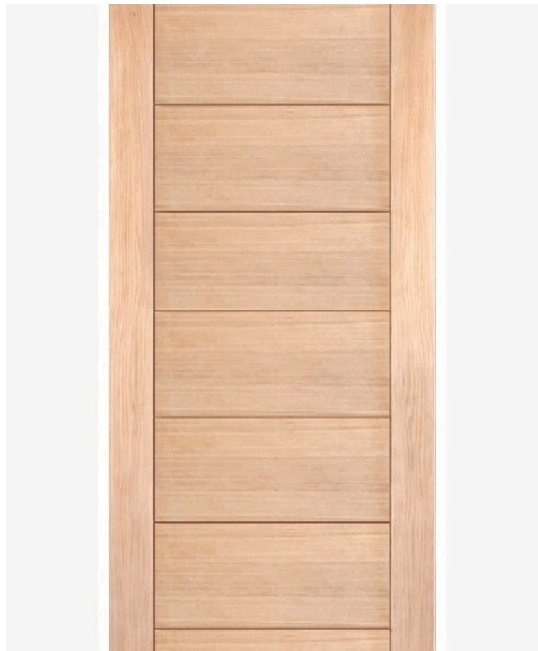
THROUGHOUT • THE HINGED DOOR

The hinged door.

The swinging leaf, included on every opening — a flush solid white-oak slab, the warm-minimal default the whole palette tunes to.

Kanso

SIMPLICITY • INCLUDED



LUX DOORS

Blanco • Flush White Oak

Solid white-oak slab

INTERNAL • HINGE

A flush white-oak slab, zero ornament — the baseline warm-minimal leaf on every opening.

FINISHES



White Oak



Fumed Oak



Walnut



Matte Black

INCLUDED IN EVERY RESIDENCE

THROUGHOUT • THE HINGED DOOR

Refined, on the hinge.

Three hinged upgrades, conservative to expressive — a vertical-grain flush leaf, a frameless glazed leaf, and a CNC-routed curve.

Shibui

REFINEMENT • UPGRADE



ETO DOORS

Hermosa • White Oak

Vertical-grain, solid-core
INTERNAL • HINGE

A vertical-grain white-oak flush leaf clean and quiet — the conservative upgrade, warm and architect-spec.

FINISHES



White Oak



Fumed Oak



Walnut



Matte Black



BELLDINNI

Alba • Frameless Flush

Pecan-nutwood, frameless
INTERNAL • HINGE

A frameless leaf with frosted-glass reeding and a concealed reveal — the moderately-designed step up.

FINISHES



White Oak



Fumed Oak



Walnut



Matte Black



PEENAKIRESINCRAFT

Japandi Style Fluted Wood Door

Light oak, CNC-routed
INTERNAL • HINGE

A CNC-routed sweeping curve with a reeded inset on a white-oak leaf — the highly-designed hinge, sculpture on a true swing door.

FINISHES



White Oak



Fumed Oak



Walnut



Matte Black

THROUGHOUT • THE HINGED DOOR

The commission hinge.

Made-to-measure swing doors — a frameless stone-faced leaf, a rift-cut wood door, and a carved tatami-relief statement.

Miyabi

REFINED ELEGANCE • COMMISSION



RIMADESIO
Moon • Hinged

Stone-faced, frameless
INTERNAL • HINGE

A frameless leaf on a minimal aluminium reveal, faced in stone within walnut boiserie — the restrained commission hinge, seamless and warm.

FINISHES



White Oak



Fumed Oak



Walnut



Matte Black



LAURAMERONI
Rift • Hinged

Rift-cut wood, full-height
INTERNAL • HINGE

A rift-cut wood leaf in a minimal reveal — Laurameroni craft, the restrained-but-rich commission swing.

FINISHES



White Oak



Fumed Oak



Walnut



Matte Black



LAURAMERONI
Tatami • Carved Pivot

Three-dimensional relief
EXTERNAL • CARVED PIVOT

A tatami-relief leaf carved in rare wood — sculpture as threshold, the apex commission.

FINISHES



White Oak



Fumed Oak



Walnut



Matte Black

À la carte — the commission

All three leaves are made-to-order — essence, glazing and concealed jamb or pivot, specified per opening.

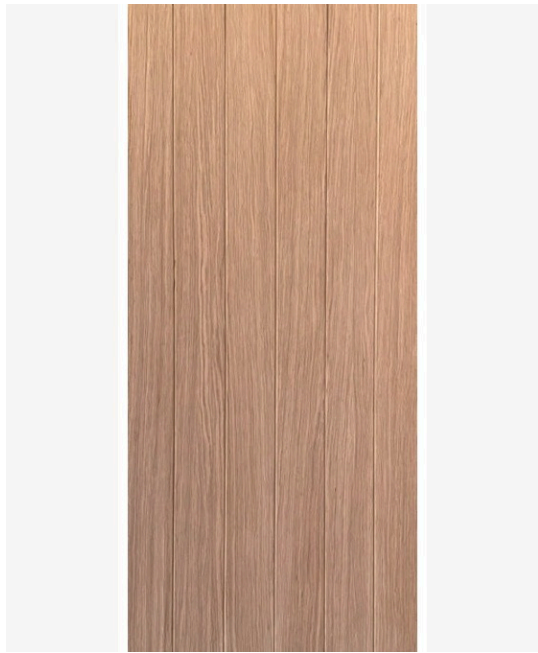
THROUGHOUT • THE SLIDING DOOR & SCREEN

The sliding door.

The included space-saver — a flush oak leaf that slides into the wall for closet and bath, the door that takes no swing.

Kanso

SIMPLICITY • INCLUDED



LUX DOORS

Flush Oak • Pocket

Concealed pocket frame
CLOSET / BATH • POCKET

A flush oak leaf that vanishes into the wall — the included space-saver, no swing required.

FINISHES



White Oak



Fumed Oak



Walnut



Matte Black

INCLUDED IN EVERY RESIDENCE

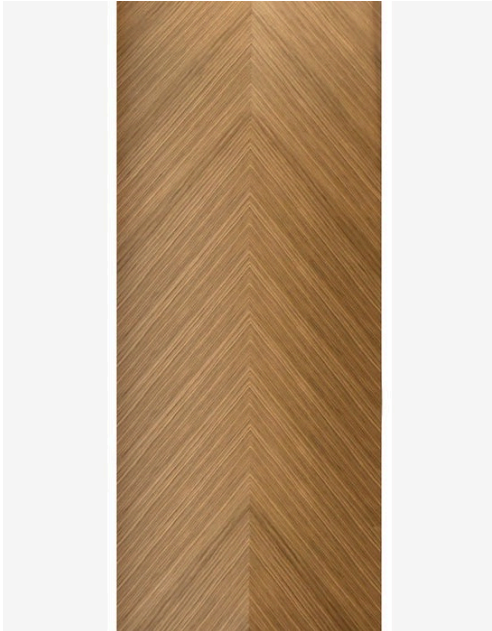
THROUGHOUT • THE SLIDING DOOR & SCREEN

Slide, fold, filter.

Three sliding upgrades — an exposed-track slider, a louvered bi-fold, and an expressive chevron pivot-slide.

Shibui

REFINEMENT • UPGRADE



PAMPERHAUS Oak • Exposed-Track Slider

Top-hung barn track
PASSAGE • BARN SLIDER

A flush oak leaf on an exposed luxe track — the conservative slider, hardware as a quiet feature.

FINISHES



White Oak



Fumed Oak



Walnut



Matte Black



RUSTIC LUXE Louvered Oak • Bi-Fold

Slatted, ventilated
PANTRY / CLOSET • BIFOLD

A slatted, ventilated oak bi-fold — the breathing door for pantry and wardrobe, folded flat.

FINISHES



White Oak



Fumed Oak



Walnut



Matte Black



RUSTIC LUXE Chevron • Oak Inlay

Track + pivot hardware
PASSAGE • SLIDING PIVOT

A chevron-inlay leaf on track-and-pivot hardware — the most expressive slide in the tier, craft you read across the room.

FINISHES



White Oak



Fumed Oak



Walnut



Matte Black

THROUGHOUT • THE SLIDING DOOR & SCREEN

The commission screen.

Made-to-measure sliding screens — a flush integrated slider, a warm shoji, and a kumiko-relief moving wall.

Miyabi

REFINED ELEGANCE • COMMISSION



LUALDI Sliding 50 • Flush Oak

Top-hung, flush
INTERNAL • FLUSH SLIDER

*A flush oak leaf top-hung on a concealed track,
gliding past the wall — the quiet commission slider.*

FINISHES



IMOSHEN Kumiko Shoji • Sliding Screen

Walnut kumiko lattice
DIVIDER • SHOJI SLIDER

*A solid-walnut kumiko lattice sliding screen —
filtered light and joinery craft, the warm Japandi
divider.*

FINISHES



LAURAMERONI Tatami • Kumiko Relief

Sliding 3D relief
DIVIDER • KUMIKO RELIEF

*A kumiko-relief sliding screen in rare wood — the
apex divider, geometry that breathes light.*

FINISHES



À la carte — the commission

All three screens are made-to-order — track, kumiko lattice and panel infill, specified per opening.

THROUGHOUT • THE PIVOT

The hinge, concealed.

A fully concealed, three-axis adjustable hinge that vanishes into the jamb — the quiet baseline for flush doors.

Kanso

SIMPLICITY • INCLUDED



AGB

Eclipse 3.0 Concealed

Matt Antique Brass

CONCEALED

*Fully concealed, 3-axis adjustable, vanishes into the jamb
— the quiet baseline for flush doors.*

FINISHES



Antique Brass



Bronze



Dark Bronze



Black

INCLUDED IN EVERY RESIDENCE

THROUGHOUT • THE PIVOT

Felt in the swing.

Three solid-bronze butts, plain to architectural — a plain barrel, a concealed-bearing upgrade, and a geometric square-knuckle, so a visible hinge reads as warm desert metal.

Shibui

REFINEMENT • UPGRADE



ROCKY MOUNTAIN Plain Bearing Hinge

HNG4 • Silicon Bronze
BUTT HINGE

Solid bronze, visible knuckle — the honest baseline for everyday doors. You're paying for metal, not mechanism.

FINISHES



Antique Brass

Bronze

Dark Bronze

Black



ROCKY MOUNTAIN Concealed-Bearing Butt

HNG4.5A • Silicon Bronze
BEARING BUTT

A bearing sealed inside a clean barrel: heavier doors swing silent and last decades. The step-up buys smoothness and a seamless line.

FINISHES



Antique Brass

Bronze

Dark Bronze

Black



SUN VALLEY BRONZE Square-Knuckle Hinge

BH-SQ4040 • Burnished Bronze
SQUARE KNUCKLE

A machined square knuckle turns a functional part into a deliberate detail. The top tier buys design — for hinges meant to be seen.

FINISHES



Antique Brass

Bronze

Dark Bronze

Black

THROUGHOUT • THE PIVOT

Jewellery for the door.

Hand-finished British bronze butts and pivots, and a self-contained architectural pivot — the hinge as a luxury detail.

Miyabi

REFINED ELEGANCE • COMMISSION



JOSEPH GILES Washed Bearing Butt

HG1003 • Dark Bronze
BEARING BUTT

British solid brass, traditional washer + bronze bearings + matching screws — jewellery-grade.

FINISHES



Antique Brass Bronze Dark Bronze Black



JOSEPH GILES Pivot Hinge Set

PV1016 • Antique Brass
PIVOT

A hand-finished solid-brass feature pivot for millwork — pivot motion as a quiet luxury.

FINISHES



Antique Brass Bronze Dark Bronze Black



FRITSJURGENS System M+ Pivot

Self-contained, PVD Black
PIVOT

A self-contained in-door pivot, no floor closer, 44–1,100 lb — the architectural statement-door pivot.

FINISHES



Antique Brass Bronze Dark Bronze Black

À la carte — the commission

Joseph Giles HG1003 and PV1016 are made-to-order British bronze (DBZW/MABW to match the program); FritsJurgens M+ is configured per door leaf weight and offset, quoted as a set.

THE KITCHEN • CABINETRY

Handleless, in oak.

German true-handleless gola in warm oak veneer — flush, minimal-reveal, repeatable across every residence; the cleanest Japandi base front.

Kanso

SIMPLICITY • INCLUDED



LEICHT

Contino • Gola

Handleless oak veneer

GOLA

A gola channel hides the pull in a continuous reveal — flush, fingerprint-free, repeatable across all 22 homes. Included as the cleanest handleless start, not a compromise.

FINISHES



Oak



Fumed Oak



Smoked

INCLUDED IN EVERY RESIDENCE

THE KITCHEN • CABINETRY

Three handleless directions.

A chamfered integrated grip, an Italian oak slab, or a system of subtraction — flush planes, warmer grain.

Shibui

REFINEMENT • UPGRADE



LEICHT Avance • 35° Chamfer

Handleless, matte warm-neutral
CHAMFER GRIP

An angled grip machined into the front edge — no rail, no hardware, a pure flush plane. The conservative upgrade: a cleaner line than the gola, nothing more.

FINISHES



Oak



Fumed Oak



Smoked



POLIFORM Alea Pro

Handleless oak slab
OAK SLAB

An Italian handleless slab in real warm oak — thicker fronts, tighter tolerances. The step up buys material and craft: Sonoran grain, not a veneer look.

FINISHES



Oak



Fumed Oak



Smoked



MOLTENI&C • DADA INDada

System of subtraction
MINIMAL-REVEAL

Every formal element stripped to a flush, minimal-reveal plane. Top of the tier — you pay for Italian design rigor, the most considered front here.

FINISHES



Oak



Fumed Oak



Smoked

THE KITCHEN • CABINETRY

The atelier kitchen.

Single-trunk veneer, fumed and figured oak, integrated millwork — hand-built and one-of-one.

Miyabi

REFINED ELEGANCE • COMMISSION



BULTHAUP b3

13mm hand-selected veneer
VENEER SYSTEM

A rigorous German system, hand-arranged single-trunk veneer, nothing superfluous. The entry to bespoke — you pay for precision, not ornament.

FINISHES



Oak



Fumed Oak



Smoked



HENRYBUILT Kitchen System

Seattle-built, integrated pulls
INTEGRATED PULL

American atelier, built to the millimetre with integrated pulls in warm rift/fumed oak. The step up buys craft and integration — warmer, more tactile.

FINISHES



Oak



Fumed Oak



Smoked



EGGERSMANN unique

Single-trunk figured oak
SINGLE-TRUNK

Fronts, sides and back from a single trunk, hand-finished bevels — a precious oak monolith. The apex: one-of-one material matching nothing else gives.

FINISHES



Oak



Fumed Oak



Smoked

À la carte — the commission

All three Miyabi lines are made-to-order — single-trunk veneer matching, fume depth and integrated hardware, configured per kitchen.

SURFACES • THE STONE

Pale, honed, quiet.

A soft fossilised French limestone, honed to an eggshell matte — desert-washed, plaster-quiet; the counter that disappears into the palette.

Kanso

SIMPLICITY • INCLUDED



ARTISTIC TILE

Crema Luna • Limestone

French honed
LIMESTONE

Soft fossilised French limestone honed to an eggshell matte — it reads as desert-washed plaster and disappears into the palette. Included because the quietest counter lets everything else speak.

FINISHES



Honed
Limestone



Quartzite



Soapstone



Calacatta

INCLUDED IN EVERY RESIDENCE

SURFACES • THE STONE

Limestone, quartzite, soapstone.

A grey-white limestone, an etch-proof quartzite, and a carve-able soapstone — quiet stone for hard-working runs.

Shibui

REFINEMENT • UPGRADE



ARTISTIC TILE Balcan White • Limestone

Honed
LIMESTONE

A cooler grey-white limestone, honed, subtle texture and no busy veining. The restrained upgrade — a Scandinavian-pale surface that stays calm under daily use.

FINISHES



Honed
Limestone



Quartzite



Soapstone



Calacatta



ARTISTIC TILE White Quartzite

Honed, etch-proof
QUARTZITE

Natural quartzite, honed and etch-proof — wine, citrus and coffee leave no mark. The step up buys durability: a hard-working run that still reads delicate.

FINISHES



Honed
Limestone



Quartzite



Soapstone



Calacatta



ARTISTIC TILE Brazilian Soapstone

Honed, non-porous
SOAPSTONE

Non-porous soapstone with the sink and drainboard carved from one block — acid-proof, deeply tactile. The top of the tier buys craft, not just a slab.

FINISHES



Honed
Limestone



Quartzite



Soapstone



Calacatta

SURFACES • THE STONE

The book-matched slab.

A vein-cut travertine waterfall, book-matched Calacatta, and a rare gallery quartzite — selected by the lot.

Miyabi

REFINED ELEGANCE • COMMISSION



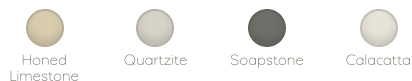
ARTISTIC TILE

Bianco Navona • Travertine

Vein-cut, honed-filled
TRAVERTINE

Roman vein-cut travertine, honed and filled, run as a waterfall island — warm horizontal grain, the Sonoran-sediment heart of the room. Quiet stone given architectural weight.

FINISHES



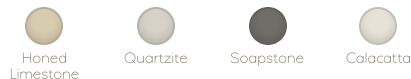
ARIA STONE GALLERY

Mont Blanc • Quartzite

3cm honed, single-lot
QUARTZITE

A rare gallery-grade slab hand-selected by the lot — warm taupe quartzite, durable and etch-resistant. The step up buys a one-of-a-kind surface that still holds back.

FINISHES



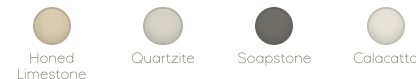
ARTISTIC TILE

Calacatta Caldia • Marble

Book-matched, honed
MARBLE

The book-matched showpiece — two slabs mirrored into a single brecciated movement that reads as canyon strata. The apex: a dramatic, mirror-matched statement.

FINISHES



À la carte — the commission

Miyabi slabs are reserved by the lot — book-matched layouts and integral carved sinks, fabricated to template per residence.

THE KITCHEN • REFRIGERATION

Cold, concealed.

A narrow integrated refrigerator column that vanishes behind a flush oak panel — refrigeration as pure cabinetry, no hardware read.

Kanso

SIMPLICITY • INCLUDED

PANEL-READY



SUB-ZERO

Designer Column

DEC3050R • 30" panel

FRIDGE COLUMN

A 30-inch integrated column that takes a custom oak panel and vanishes into the cabinetry run — no stainless, no hardware read. Included because cold should disappear, not announce itself.

FINISHES



Panel-Ready



Stainless



Glass Door

INCLUDED IN EVERY RESIDENCE

THE KITCHEN • REFRIGERATION

Wider, taller columns.

A 24-inch panel column, a quiet 30-inch all-fridge, and a 36-inch column with internal dispenser — flush to the run.

Shibui

REFINEMENT • UPGRADE

PANEL-READY



SUB-ZERO Column + Dispenser

DEC3O5ORID • 30"
DISPENSER COLUMN

A panel-ready fridge column with the water and ice dispenser hidden inside — no stainless cutout breaking the cabinet line. The step up buys the dispenser without the visual compromise.

FINISHES



Panel-Ready



Stainless



Glass Door

PANEL-READY



MIELE MasterCool Column

K 2802 Vi • 30" panel
ALL-FRIDGE

Miele's flush all-fridge — MasterFresh cooling and push2open behind a matching panel. Choose it where you want refrigeration only, dead-quiet and fully concealed.

FINISHES



Panel-Ready



Stainless



Glass Door

PANEL-READY



SUB-ZERO Freezer Column

DEC3O5OFI • 30"
FREEZER COLUMN

A dedicated panel-ready freezer column with built-in ice — paired flush beside the fridge for a true full-size cold run, no under-counter compromise.

FINISHES



Panel-Ready



Stainless



Glass Door

THE KITCHEN • REFRIGERATION

The cold statement.

A one-box integrated fridge-freezer, a pro glass-door vitrine, and a hand-built American glass column — deliberate reveals.

Miyabi

REFINED ELEGANCE • COMMISSION

PANEL-READY



SUB-ZERO Over/Under + Ice

DET305OCIID • 30"
FRIDGE-FREEZER

A full fridge and freezer in one panel-ready tower, ice and dispenser inside — the whole cold function disappears into a single oak-fronted run. The restrained commission.

FINISHES



Panel-Ready



Stainless



Glass Door

PANEL-READY



MIELE MasterCool Flagship

KF 2982 Vi • integrated
INTEGRATED F/F

Miele's flagship integrated cooling — glass-shelved, near-silent, panel-ready to vanish. The step up buys the quietest, most refined concealment in the lineup.

FINISHES



Panel-Ready



Stainless



Glass Door



SUB-ZERO PRO Glass-Door

PRO485OG • 48"
GLASS-DOOR

A pro stainless column with a lit glass door — the one fridge meant to be seen. The apex: a deliberate vitrine that makes refrigeration the statement, not the secret.

FINISHES



Panel-Ready



Stainless



Glass Door

À la carte — the commission

Columns gang side-by-side under a unified Sub-Zero or Miele panel run — fridge and freezer are individual SKUs; budget per-column with custom panel and handle as separate line items.

THE KITCHEN • WINE & BEVERAGE

Wine, integrated.

A dual-zone undercounter wine column that takes a custom oak panel and vanishes into the cabinetry — two temperatures for red and white in a 24-inch slot.

Kanso

SIMPLICITY • INCLUDED

PANEL-READY



SUB-ZERO

Undercounter Wine Storage

DEU245OW • panel-ready

UNDERCOUNTER

A dual-zone undercounter that takes a custom oak panel and vanishes into the cabinetry — two temperatures for red and white in 24 inches. Included because wine should read as cabinetry, not appliance.

FINISHES



Panel-Ready



Stainless



Glass

INCLUDED IN EVERY RESIDENCE

THE KITCHEN • WINE & BEVERAGE

Wine and beverage.

A panel-ready wine column, a beverage centre, and a Miele glass-door cabinet — the bar's working trio, quiet to label-forward.

Shibui

REFINEMENT • UPGRADE

PANEL-READY



SUB-ZERO Designer Wine Column

DEC3050W • panel-ready
WINE COLUMN

A full-height Designer wine column, panel-ready to match the cabinetry — far more bottles than the undercounter, still hidden in the run. The step up buys capacity without breaking the flush line.

FINISHES



Panel-Ready



Stainless



Glass

PANEL-READY



SUB-ZERO Beverage Center

DEU245OBG • panel-ready
BEVERAGE CENTRE

A panel-ready beverage centre with UV-protected glass — sodas, water and mixers behind the same quiet oak face as the wine. Choose it to keep the whole bar concealed.

FINISHES



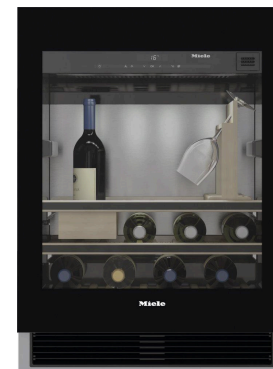
Panel-Ready



Stainless



Glass



MIELE Glass-Door Wine

KWT 6312 • push2open
GLASS DOOR

Miele's glass-door wine cabinet — push2open, two zones, label-forward behind UV glass. The top of the tier buys the display: the bottles become part of the room.

FINISHES



Stainless



Glass



Black

THE KITCHEN • WINE & BEVERAGE

The wine wall.

A handleless Miele flagship, a 150-bottle Sub-Zero showcase, and the EuroCave Royale — the architectural anchor of the bar, label-forward and museum-quiet.

Miyabi

REFINED ELEGANCE • COMMISSION



MIELE
MasterCool Flagship

KWT 6722 • push2open glass
GLASS COLUMN

Miele's flagship wine column — push2open glass, FlexiFrame sommelier shelving, near-silent. The refined entry to the wine wall: a tall lit showpiece, handleless.

FINISHES



Stainless



Glass



Black



SUB-ZERO
Classic Wine Storage

CL3050W • 150-bottle
GLASS COLUMN

The Classic 30-inch glass column — 150 bottles, dual zones, a full-view lit showcase in stainless. The step up buys scale and presence: the anchor of the bar wall.

FINISHES



Stainless



Glass



Black



EUROCAVE
Royale • Glass Cellar

V-Royale-L • 124-bottle
CELLAR

The specialist's cabinet — EuroCave's 124-bottle Royale, amber-lit sommelier shelving, true cellaring climate. The apex: museum-grade preservation as architecture.

FINISHES



Black



Stainless



Glass

À la carte — the commission

The Sub-Zero Classic is the priced anchor; the EuroCave Royale is POA, quoted per finish and configuration for the integrated bar wall.

THE KITCHEN • GAS RANGES

Gas, included.

A pro-style all-gas range — dual-stacked sealed burners over a gas convection oven, the included flame for the real cook.

Kanso

SIMPLICITY • INCLUDED



WOLF

Gas Range

GR304 • 4 sealed burners

ALL-GAS

Wolf's 30-inch all-gas range — dual-stacked sealed burners to 20,000 BTU, gas-on-gas. Included because the serious cook wants flame, not a compromise.

FINISHES



Stainless



Black

INCLUDED IN EVERY RESIDENCE

THE KITCHEN • GAS RANGES

Dual-fuel, scaled.

Wolf dual-fuel in three configurations — a 30-inch, a 36-inch with infrared charbroiler, and a six-burner 36 — gas precision on top, even electric below.

Shibui

REFINEMENT • UPGRADE



WOLF Dual-Fuel Range

DF30450 • 30"
DUAL-FUEL

Wolf's 30-inch dual-fuel — dual-stacked sealed burners over a convection oven, red knobs. The dual-fuel standard: gas precision on top, electric evenness below.

FINISHES



Stainless



Black



WOLF Dual-Fuel Range

DF36450 • charbroiler
DUAL-FUEL

The 36-inch dual-fuel with an infrared charbroiler — more surface, a built-in grill in the run. The step up buys width and a charbroiler.

FINISHES



Stainless



Black



WOLF Dual-Fuel Range

DF36650 • 6 burners
DUAL-FUEL

The 36-inch with six dual-stacked burners over dual convection. The top of the tier: maximum gas power that still sits flush in the line.

FINISHES



Matte Black



Colour



Stainless

THE KITCHEN • GAS RANGES

The statement range.

A matte-black French range, a colour-and-brass heritage range, and the hand-built Château — the range as the room's centrepiece.

Miyabi

REFINED ELEGANCE • COMMISSION



LA CORNUE CornuFé 110

Dual-fuel • matte black
RANGE

La Cornue's CornuFé — matte black, hand-built in France, the entry to the statement. The accessible heirloom. French craft, freestanding presence.

FINISHES



Matte Black



Colour



Stainless



LACANCHE Cluny

Porcelain enamel • brass
RANGE

Lacanche's Cluny — porcelain enamel in 29 colours, solid-brass burners, two centuries of French foundry craft. The step up buys colour and brass: a range as furniture.

FINISHES



Matte Black



Colour



Stainless



LA CORNUE Château

Made-to-order • numbered
BESPOKE RANGE

The Château — La Cornue's crown, made-to-order and numbered by the craftsman, vaulted ovens and bespoke configuration. The apex: a one-of-one heirloom range.

FINISHES



Matte Black



Colour



Stainless

À la carte — the commission

The Château and Cluny are made-to-order — size, colour, brass or chrome trim and rangetop configuration specified per kitchen, signed off per residence.

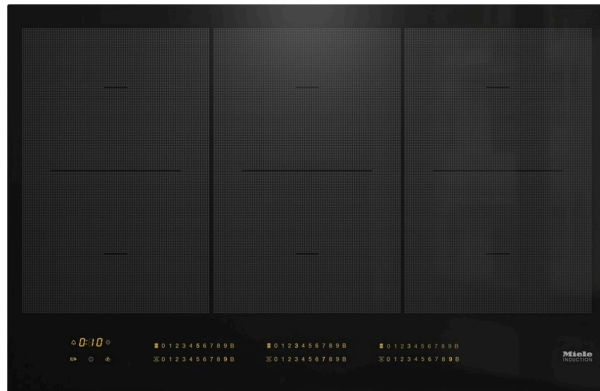
THE KITCHEN • COOKTOPS

Flush, instant, silent.

A frameless flush induction cooktop set into the stone — a quiet dark plane on the counter; nothing to clean but glass.

Kanso

SIMPLICITY • INCLUDED



MIELE

Flush Induction Cooktop

KM 7575 • 36"

INDUCTION

A frameless induction set flush into the stone — instant, silent, nothing to clean but glass. Included because the cooktop should disappear into the counter, not sit on it.

FINISHES



Black Glass



Stainless

INCLUDED IN EVERY RESIDENCE

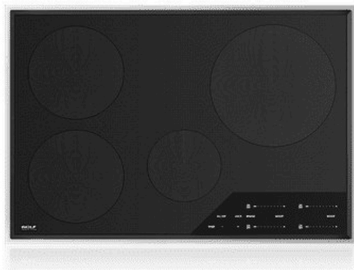
THE KITCHEN • COOKTOPS

Induction, and a little flame.

A framed induction, a flex-zone induction, and a gas cooktop for the cook who still wants a flame — the surface, three ways.

Shibui

REFINEMENT • UPGRADE



WOLF Induction Cooktop

CI304TF • framed
INDUCTION

Wolf's framed induction — 40% faster than gas, precise to the degree, flush to the counter. The induction upgrade: more power, still silent.

FINISHES



Black Glass



Stainless



WOLF Induction Cooktop

CI365TF • 36"
INDUCTION

Wolf's 36-inch framed induction — six elements, bridge zones, 40% faster than gas. The wider induction upgrade, still flush and silent.

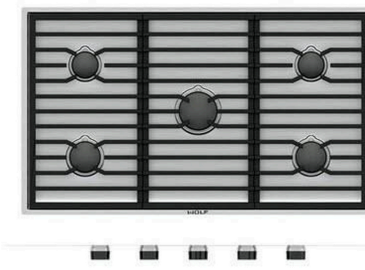
FINISHES



Black Glass



Stainless



WOLF Gas Cooktop

CG365C • 5 sealed burners
GAS

Wolf's contemporary gas cooktop — five sealed burners, continuous grates, flush to the counter. The one concession to flame in an induction kitchen.

FINISHES



Black Glass



Stainless

THE KITCHEN • COOKTOPS

The surface, considered.

A knob-controlled Vario flex, a full-surface induction, and a pro gas cooktop — the surface for every way of cooking.

Miyabi

REFINED ELEGANCE • COMMISSION



GAGGENAU Vario 400 Flex Induction

VI 492 • illuminated knobs
FLEX INDUCTION

Gaggenau's Vario 400 — flex zones under solid stainless illuminated knobs, the reference induction. The designed surface: control you see and feel.

FINISHES



Black Glass



Stainless



GAGGENAU 400 Full-Surface Induction

CX 482 • full-surface
FULL-SURFACE

The entire surface cooks — knob-controlled, pans set anywhere. The apex cooktop: flush, flexible, a statement of restraint.

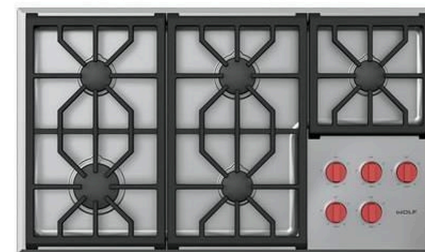
FINISHES



Black Glass



Stainless



WOLF Professional Gas Cooktop

CG365P • red knobs
PRO GAS

Wolf's professional gas cooktop — dual-stacked sealed burners, the red-knob chef's surface. The statement for the cook who wants fire at the reference tier.

FINISHES



Black Glass



Stainless

À la carte — the commission

The Gaggenau Vario and Bora systems configure to the island — flex zones, downdraft ventilation and finish specified per layout.

THE KITCHEN • OVENS

The oven, built in.

A single handleless convection oven, flush in the cabinetry run — the included oven, clean-faced and quiet.

Kanso

SIMPLICITY • INCLUDED



WOLF

Convection Oven

E Series • single
BUILT-IN OVEN

A single flush convection oven, handleless in the cabinetry run. Included as the clean built-in baseline — even heat, no hardware read.

FINISHES



Black Glass



Stainless

INCLUDED IN EVERY RESIDENCE

THE KITCHEN • OVENS

Oven and steam.

A handleless wall oven and a combi-steam — the working ovens, stacked flush in the cabinetry run.

Shibui

REFINEMENT • UPGRADE



WOLF
M Series Built-In Oven

SO30CM • push-to-open
BUILT-IN OVEN

Wolf's handleless flush-glass oven, touch-to-open — dual convection and chef modes behind a calm dark face.

FINISHES



Black Glass



Stainless



WOLF
Convection Steam Oven

CSO3050 • 30"
STEAM OVEN

Combi-steam — roasts, steams and proofs. Stacks flush under the wall oven; the step up buys a second, healthier way to cook.

FINISHES



Black Glass



Stainless

THE KITCHEN • OVENS

The reference column.

Gaggenau's reference oven and a combi-steam — the built-in oven column at the apex, handleless and flush.

Miyabi

REFINED ELEGANCE • COMMISSION



GAGGENAU 400 Series Single Oven

BO 481 • handleless
BUILT-IN OVEN

Gaggenau's 400-series built-in — motorised side-opening door, cast-stainless gravitas. The reference oven, the step above pro.

FINISHES



Black Glass



Stainless



GAGGENAU 400 • Combi-Steam

BS 455 • steam
COMBI-STEAM

Gaggenau's combi-steam, stacked flush beside the oven — handleless, the wellness mode at the reference tier.

FINISHES



Black Glass



Stainless

À la carte — the commission

The Gaggenau column builds as a flush tall-cabinet run — oven and combi-steam stacked handleless, configured per kitchen.

THE KITCHEN • VENTILATION

The hidden liner.

A pro liner insert that vanishes inside a custom plaster or oak hood — the air handled, the appliance unseen.

Kanso

SIMPLICITY • INCLUDED



WOLF

Pro Ventilation Liner

PL342212 • insert

LINER INSERT

A Wolf stainless liner that disappears inside a hand-troweled plaster or oak hood — pro extraction and lighting, no exposed metal. Included because the air should move, unseen.

FINISHES



Stainless



Plaster



Blackened



Brass

INCLUDED IN EVERY RESIDENCE

THE KITCHEN • VENTILATION

Chimney, glass, ceiling.

A Wolf stainless chimney, a Miele glass canopy, or a Miele flush ceiling extractor — three quiet ways to move the air.

Shibui

REFINEMENT • UPGRADE



WOLF Pro Wall Hood

PW362718 • stainless
WALL CHIMNEY

Wolf's pro stainless wall hood — enclosed liner, infinite-speed blower, the architectural canopy over a wall range. The conservative upgrade: a clean stainless chimney.

FINISHES



Stainless



Plaster



Blackened



Brass



MIELE Glass Canopy Hood

DA 6498 • angled glass
GLASS CANOPY

Miele's angled glass canopy — the lightest visual footprint, near-silent. The step up buys design: glass instead of steel, a sculpted plane over the range.

FINISHES



Stainless



Plaster



Blackened



Brass



MIELE Ceiling Extractor

DA 2818 • flush ceiling
CEILING CASSETTE

Miele's flush ceiling extractor — the hood that disappears into the ceiling plane entirely. The top of the tier: no canopy at all, just clean ceiling.

FINISHES



Stainless



Plaster



Blackened



Brass

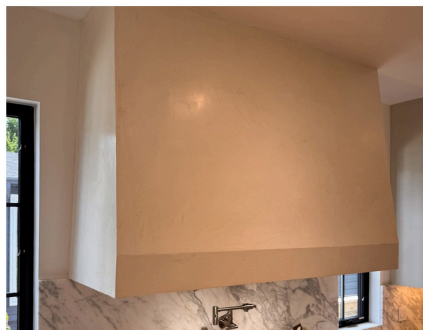
THE KITCHEN • VENTILATION

The sculptural hood.

A hand-troweled plaster hood, a blackened-steel canopy on oak, and a pro downdraft — the hood as quiet architecture.

Miyabi

REFINED ELEGANCE • COMMISSION



CUSTOM Plaster Hood

Hand-troweled, tapered
PLASTER

A simple tapered hand-troweled plaster hood over the range — warm-white and minimal, the liner hidden inside.

FINISHES



Stainless



Plaster



Blackened



Brass



CUSTOM Blackened-Steel Canopy

Steel + oak
BLACKENED STEEL

A clean blackened-steel canopy against warm oak panelling — straight lines, the quiet Japandi statement, hand-built.

FINISHES



Stainless



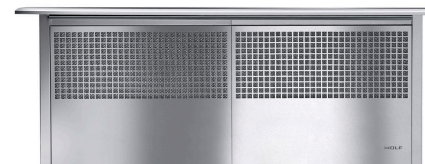
Plaster



Blackened



Brass



WOLF Cooktop Downdraft

DD36 • rises 14"
DOWNDRAFT

Wolf's pro downdraft rises when you cook and drops away when you don't — invisible ventilation for an island cooktop.

FINISHES



Stainless



Plaster



Blackened



Brass

À la carte — the commission

The Miyabi hood is a commission — the liner is spec'd to the plaster or metal surround the millworker builds, sized to the range and the ceiling. Quoted per kitchen.

THE KITCHEN • CLEANUP

Cleanup, hidden.

The quietest panel-ready dishwasher takes a flush oak front and a recessed control — it reads as pure millwork at 39 decibels.

Kanso

SIMPLICITY • INCLUDED



BOSCH

Benchmark Dishwasher

SHV9PCM3N • 39 dBA

PANEL-READY

The quietest mainstream panel-ready at 39 dBA — a flush oak front reads as pure millwork. Cleanup should disappear, not announce itself.

FINISHES



Panel-Ready



Stainless



Class Door

INCLUDED IN EVERY RESIDENCE

THE KITCHEN • CLEANUP

Flagship and drawer.

A near-silent flagship behind cabinetry and a second dish-drawer at the island — both fully panelled, handle-free.

Shibui

REFINEMENT • UPGRADE



COVE
Panel-Ready Dishwasher

DW2450 • 41 dBA
PANEL-READY

Sub-Zero's dishwasher arm — a near-silent flagship that vanishes behind cabinetry. The step up buys pedigree and a build that lasts decades.

FINISHES



Panel-Ready



Stainless



Glass Door



FISHER & PAYKEL
Double DishDrawer

DD24DI9 • integrated
DISH-DRAWER

Two independent drawers run separately — a half load up top, no full machine. The second dishwasher at the island, fully panelled.

FINISHES



Panel-Ready



Stainless



Glass Door

THE KITCHEN • CLEANUP

The seamless plane.

A handle-free knock-to-open front and a pro panel dishwasher — two integrated flagships, zero exposed hardware on the cleanup wall.

Miyabi

REFINED ELEGANCE • COMMISSION



MIELE G7000 Fully-Integrated

G 7596 SCVi • Knock2Open
KNOCK2OPEN

Miele's G7000 at 38 dBA, the quietest of the tier — Knock2Open, no handle, the purest unbroken millwork plane.

FINISHES



Panel-Ready



Stainless



Glass Door



GAGGENAU 400 Series Dishwasher

DF481 • 42 dBA
PUSH-TO-OPEN

Gaggenau's 400 — push-to-open, a backlit interior, a flex-hinge panel. The reference name, hardware-free on the cleanup wall.

FINISHES



Panel-Ready



Stainless



Glass Door

À la carte — the commission

The Miyabi cleanup is two integrated flagships, panel-matched to the run — spec one as primary and one for prep or the island, both handle-free and invisible in the millwork.

KITCHEN FITTINGS • FAUCETS

The included faucet.

One faucet, fully resolved — the quiet workhorse every residence is finished with. Knurled, smart, and offered warm-first so it meets your palette without an upgrade.

Kanso

SIMPLICITY • INCLUDED



BRIZO

Litze SmartTouch Pull-Down

64O63LF • knurled handle
PULL-DOWN • TOUCH

The faucet every residence includes — a knurled, touch-activated gooseneck that echoes the home's metal. Designer-grade where most stop at chrome: a wrist turns it on, so only the spout ever needs wiping.

FINISHES



Luxe Gold



Black



Nickel



Polished Ni.

INCLUDED IN EVERY RESIDENCE

KITCHEN FITTINGS • FAUCETS

Three ways to go further.

For the cook who wants the heavier, artisan hand — living unlacquered metal, a Scandinavian icon, and a knurled steel column.

Shibui

REFINEMENT • UPGRADE



WATERWORKS

Henry • Gooseneck Pull-Spray

Integrated lever handle
GOOSENECK • PULL-SPRAY

Unlacquered brass left bare to patina with use — the industrial-gooseneck icon. The step up buys living metal and a hand-feel the included faucet can't match.

FINISHES



Brass



Bronze



Black



Nickel



VOLA

KV1 • Arne Jacobsen

Designed 1968 • solid brass
DECK MIXER

Arne Jacobsen's 1968 mixer — Danish design itself, an icon specified in museums. Offered in 20-plus colours to meet your palette exactly.

FINISHES • 20+ COLOURS



Brushed
Brass



Black



Copper



Steel



GESSI

316 Cesello • Column Mixer

60020 • knurled 316 steel
COLUMN MIXER

A knurled 316-steel column in warm brushed brass — Italian design-house precision. The most sculptural and most tactile object of the three.

FINISHES • PVD



Brushed
Brass



Warm Bronze



Copper



Black

KITCHEN FITTINGS • FAUCETS

Bespoke at the tap.

The reference faucets — and a finish made one-of-one for your home.

Miyabi

REFINED ELEGANCE • COMMISSION



DORNBRACHT
Tara Ultra • Single-Lever

33800875 • Brushed Durabronze
SINGLE-LEVER

The reference faucet of modern design, machined to a tolerance you can feel — the benchmark every other tap is measured against.

FINISHES



Durabronze Dk Platinum Cyprum Platinum



CEA DESIGN
Milo360 Pull-Out

MIL201 • solid stainless
PULL-OUT SPRAY

Italian solid stainless machined from billet, PVD-finished — a sculptural minimalist with a hidden pull-out spray at the reference tier.

FINISHES • PVD



Brushed Brass Black Copper Steel



FANTINI
AF/21 • by Naoto Fukasawa

A753 • Matte British Gold PVD
CYLINDER SPOUT

Naoto Fukasawa's pure cylinder — Japanese minimalism itself, the most restrained form here, in warm matte gold.

FINISHES • PVD



British Gold Copper Gun Metal Steel

À la carte — the commission

A living finish made one-of-one, hand-patinated or matched to your hardware — through the Lief atelier.

THE KITCHEN • THE SINK

The sink that disappears.

A dual-tier workstation in hand-rubbed 316 stainless — boards and racks span the bowl so the sink vanishes under a solid-wood deck.

Kanso

SIMPLICITY • INCLUDED



THE GALLEY

Ideal Workstation 3S

IWS-3 • 316 satin stainless

WORKSTATION • 3S

The original disappear-into-the-counter workstation — tiered ledges span the bowl under a solid wood board. Included because the hardest-working sink should be the quietest, too.

FINISHES



Satin Steel



Fireclay White



Concrete Pearl

INCLUDED IN EVERY RESIDENCE

THE KITCHEN • THE SINK

Workstation, fireclay, concrete.

The Galley grown to four feet with the walnut kit, a hand-cast fireclay apron, or a matte-concrete farmhouse — three honest ways to work.

Shibui

REFINEMENT • UPGRADE



THE GALLEY

Ideal Workstation 4S • Walnut

IWS-4 • walnut culinary kit
WORKSTATION • WALNUT

The workstation at four feet with the full walnut culinary kit spanning the bowl. The step up buys size and warm wood over bare steel.

FINISHES



Satin Steel



Fireclay White



Concrete Pearl



SHAWS / ROHL

Original Lancaster Apron

RC3318WH • fireclay
APRON • FIRECLAY

Hand-cast fireclay since 1897, a warm matte-white apron — the Scandinavian note, a softer material entirely than steel.

FINISHES



Satin Steel



Fireclay White



Concrete Pearl



NATIVE TRAILS

NativeStone Farmhouse 3018

NSK3018-P • Pearl concrete
FARMHOUSE • CONCRETE

Hand-formed matte concrete in a sand-warm Pearl — Sonoran-earth texture, tactile and unpolished, the desert-material choice.

FINISHES



Satin Steel



Fireclay White



Concrete Pearl

THE KITCHEN • THE SINK

The integrated bowl.

A dark soapstone block, a warm limestone block, and the workstation fully equipped — the sink as a quiet centrepiece.

Miyabi

REFINED ELEGANCE • COMMISSION



ALLSTONE

Charcoal Marquina Soapstone

30" single block

INTEGRAL • SOAPSTONE

A bowl carved from one block of charcoal soapstone with soft white veining — seamless, matte, the truest dark lapandi stone.

FINISHES



Satin Steel



Fireclay White



Concrete Pearl



ALLSTONE

Crema Lyon Limestone

Single block • honed

INTEGRAL • LIMESTONE

A single block of warm Crema limestone, honed soft — the Sonoran-light counterpart to the soapstone, carved as one seamless bowl.

FINISHES



Satin Steel



Fireclay White



Concrete Pearl



THE GALLEY

Ideal Workstation • Dual-Tier

Graphite kit • 8-tool

WORKSTATION • GRAPHITE

The workstation at its fullest — dual-tier rails and the full eight-tool kit in blackened graphite. The cook's centrepiece statement.

FINISHES



Satin Steel



Fireclay White



Concrete Pearl

À la carte — the commission

The Miyabi sink is a commission — the stone bowls are carved to template from a single block; the Galley is configured and made-to-order through trade, 8–12 weeks.

THE BATH • FAUCETS

The included faucet, two ways.

The Litze lavatory faucet — the same knurled braid as the kitchen tap — included in both a deck-mount standard and a wall-mount, chosen per basin.

Kanso

SIMPLICITY • INCLUDED



BRIZO
Litze Single-Hole Lavatory

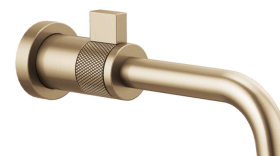
65O35LF • deck-mount
DECK-MOUNT

The standard — a single-hole deck faucet with the knurled handle and bent-tube spout in Luxe Gold. The kitchen's Litze, carried into the bath.

FINISHES



Brushed Steel Natural Brass Matte Gold Black



BRIZO
Litze Wall-Mount Lavatory

T65735LF • wall-mount
WALL-MOUNT

The wall option — frees the counter and floats the basin, same knurled braid in Luxe Gold. For a vessel or stone basin you want left clean.

FINISHES



Brushed Steel Natural Brass Matte Gold Black

THE BATH • FAUCETS

Brass, Danish, German.

Waterworks' industrial brass, Vola's Danish icon, AXOR's German minimalism — three hands, sized for the basin.

Shibui

REFINEMENT • UPGRADE



WATERWORKS

Henry Low-Profile Lavatory

HNLS40 • one-hole
DECK • BRASS

Unlacquered brass with a cross handle, the industrial-artistic Henry. The step up buys living metal and Waterworks pedigree.

FINISHES



Brushed Steel Natural Brass Matte Gold Black



VOLA

HVI Basin Mixer

Brushed Steel • deck
DECK • MIXER

Arne Jacobsen's Danish basin mixer — fixed spout, brushed steel, Japandi in a single gesture. The same Vola hand as the kitchen.

FINISHES



Brushed Steel Natural Brass Matte Gold Black



AXOR

Uno Wall-Mount Basin Mixer

Polished Chrome • wall
WALL • MINIMAL

AXOR's reductive Uno, wall-mounted — the spout floats from the wall, the counter left clean. German minimalism.

FINISHES



Brushed Steel Natural Brass Matte Gold Black

THE BATH • FAUCETS

Tara, One, Fukasawa.

The reference fittings — Dornbracht's Tara, AXOR's reductive One, and Fukasawa's pure cylinder — the basin tap as design object.

Miyabi

REFINED ELEGANCE • COMMISSION



DORNBRACHT Tara Lavatory Mixer

Brushed Brass
DECK • REFERENCE

The reference modern basin tap, machined to a tolerance you can feel — the benchmark every other lavatory faucet is measured against.

FINISHES



Brushed Steel Natural Brass Matte Gold Black



AXOR One Widespread Basin Mixer

Brushed Steel • deck
DECK • FLAT-LEVER

Barber & Osgerby's One — flat levers and a clean arc, the most reductive form here. Design-museum minimalism.

FINISHES



Brushed Steel Natural Brass Matte Gold Black



FANTINI AF/21 Basin Mixer

Brushed Steel
DECK • CYLINDER

Naoto Fukasawa's pure cylinder, Japanese minimalism itself — the most restrained form here, in brushed steel.

FINISHES



Brushed Steel Natural Brass Matte Gold Black

À la carte — the commission

Every Miyabi fitting is made-to-order — the basin mixer in your warm-metal finish, matched across the bath, quoted through trade.

THE BATH • TUB FILLERS

The freestanding filler.

One floor-mounted filler, included — the Litze freestanding standpipe in Luxe Gold, the same knurled braid as the kitchen and the basin tap.

Kanso

SIMPLICITY • INCLUDED



BRIZO

Litze Freestanding Tub Filler

T70175 • freestanding
FREESTANDING

A single knurled gooseneck rising from the floor in Luxe Gold — the included tub fill. The kitchen's braid, carried to the bath.

FINISHES



Brushed Steel



Natural Brass



Matte Gold



Black

INCLUDED IN EVERY RESIDENCE

THE BATH • TUB FILLERS

Bronze, Danish, German.

Three freestanding fillers — Waterworks' industrial bronze, Vola's Danish standpipe, AXOR's reductive cylinder — rising beside the tub.

Shibui

REFINEMENT • UPGRADE



WATERWORKS

Henry Floor-Mount Filler

HXT311 • dark bronze

FLOOR • BRONZE

An exposed floor-mount filler with handshower and cross handles in dark bronze. The step up buys living metal and Waterworks pedigree.

FINISHES



Brushed Steel Natural Brass Matte Gold Black



VOLA

FS1 Freestanding Filler

Brushed Steel • floor

FLOOR • STANDPIPE

Arne Jacobsen's single sculptural standpipe in brushed steel — the most architectural floor filler made, Danish-quiet.

FINISHES



Brushed Steel Natural Brass Matte Gold Black



AXOR

Uno Freestanding Filler

Polished Chrome • floor

FLOOR • CYLINDER

AXOR's reductive cylinder — a single clean standpipe with handshower, German precision. The minimalist's floor filler.

FINISHES



Brushed Steel Natural Brass Matte Gold Black

THE BATH • TUB FILLERS

Tara, One, Milano.

The reference fillers — Dornbracht's Tara in matte black, AXOR's reductive One, Fantini's Milano in chrome — the tub fill as sculpture.

Miyabi

REFINED ELEGANCE • COMMISSION



DORNBRACHT Tara Freestanding Filler

Matte Black • floor
FLOOR • REFERENCE

The reference freestanding filler with handshower in matte black — the sculptural dark statement beside the tub.

FINISHES



Brushed Steel Natural Brass Matte Gold Black



AXOR One Freestanding Filler

Polished Chrome • floor
FLOOR • FLAT-LEVER

Barber & Osgerby's One — the flattest, most reductive form, a slim architectural standpipe. Design-museum minimalism.

FINISHES



Brushed Steel Natural Brass Matte Gold Black



FANTINI Milano Floor Filler

Polished Chrome • floor
FLOOR • CYLINDER

Fantini's Milano floor filler in polished chrome — a clean single-control standpipe with handshower, Italian-precise.

FINISHES



Brushed Steel Natural Brass Matte Gold Black

À la carte — the commission

Every Miyabi filler is made-to-order — the freestanding standpipe in your finish, matched to the basin tap, quoted through trade.

THE BATH • SHOWER SETS

The included shower.

One thermostatic shower, included — the Litze trim with raincan and handshower in Luxe Gold, the same knurled braid as the basin tap and tub filler.

Kanso

SIMPLICITY • INCLUDED



BRIZO

Litze Thermostatic Shower

Luxe Gold • thermostatic
THERMOSTATIC

The knurled Litze control with rain head and handshower — the included shower, carried from the kitchen to the bath in one braid.

FINISHES



Brushed Steel



Natural Brass



Matte Gold



Black

INCLUDED IN EVERY RESIDENCE

THE BATH • SHOWER SETS

Exposed, disc, modular.

Three refined sets — AXOR's complete Uno showerpipe, Vola's Danish disc, Kohler's modular rain head — the shower as composed system.

Shibui

REFINEMENT • UPGRADE



AXOR Uno Showerpipe

Polished Chrome • showerpipe
SHOWERPIPE • COMPLETE

AXOR's exposed showerpipe — rain head, thermostatic bar and handshower in one clean run. The complete set, German-precise.

FINISHES



Brushed Steel Natural Brass Matte Gold Black



VOLA O6O Shower Head

Natural Brass • disc
DISC • MINIMAL

Arne Jacobsen-lineage Danish minimalism — a single brass disc, ceiling-dropped, nothing extra. The most reductive rain head made.

FINISHES



Brushed Steel Natural Brass Matte Gold Black



KOHLER Components Rain Head

Brushed Bronze • modular
MODULAR • RAIN

Kohler's architectural Components rain head — clean modular geometry built to spec, finish-matched across the bath.

FINISHES



Brushed Steel Natural Brass Matte Gold Black

THE BATH • SHOWER SETS

Tara, One, Edge.

The reference sets — Dornbracht's Tara, AXOR's reductive One, AXOR's design-museum Edge — the shower as architecture.

Miyabi

REFINED ELEGANCE • COMMISSION



DORNBRACHT Tara Shower Set

Brushed Brass • wall
WALL • REFERENCE

The reference shower — Tara's handshower, wall outlet and holder in brushed brass. The sculptural warm-metal statement.

FINISHES



Brushed Steel Natural Brass Matte Gold Black



AXOR One Overhead Shower

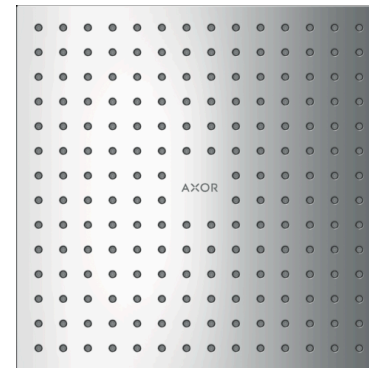
Polished Chrome • overhead
OVERHEAD • FLAT

Barber & Osgerby's One overhead — a slim flat rain disc, the most reductive ceiling form. Design-museum minimalism.

FINISHES



Brushed Steel Natural Brass Matte Gold Black



AXOR Edge Overhead Shower

Polished Chrome • diamond-cut
OVERHEAD • DIAMOND-CUT

AXOR Edge — a diamond-cut square rain panel, a precise architectural plane overhead. The apex statement, machined.

FINISHES



Brushed Steel Natural Brass Matte Gold Black

À la carte — the commission

Every Miyabi shower is made-to-order — overhead, handshower and thermostatic control in your finish, matched to the basin tap and tub filler, quoted through trade.

THE BATH • VANITY & STONE

Cast and correct.

The quiet baseline. Cast ceramic and concrete, honestly priced, beautifully restrained. Everything here is complete and correct, and nothing asks for attention. You step up from here when you want the basin made of stone, not poured into a mold.

Kanso

SIMPLICITY • INCLUDED



DURAVIT Vero Air

Glazed ceramic
UNDERMOUNT

The disappearing basin. Mounted below the counter so the stone runs unbroken and wipes clean in a single pass. Glazed ceramic is the most durable, lowest-maintenance surface in the program. The right call when the counter should be the statement, not the bowl.



NATIVE TRAILS Nipomo

NativeStone concrete • Slate
VESSEL

The one bowl that sits above the counter. Hand-cast concrete, warm slate-grey, soft squared edge. Choose it for a single sculptural gesture at the entry tier without the cost of stone.



NATIVE TRAILS Trough 4819

NativeStone concrete • Slate
TROUGH

One long basin for two. A double vanity gets a single clean channel instead of two bowls, which reads calmer and plumbs for less. Concrete keeps it warm and quiet.

THE BATH • VANITY & STONE

Cut, not cast.

The step into solid stone and built wood. Where Kanzo is cast, Shibui is cut from a block or made by a cabinetmaker. You are paying for material that is quarried and worked, and for form that was drawn rather than standardized. The jump buys permanence and a warmth you can feel underhand.

Shibui

REFINEMENT • UPGRADE



HASTINGS Tricot

Fluted walnut + integrated stone
INTEGRATED

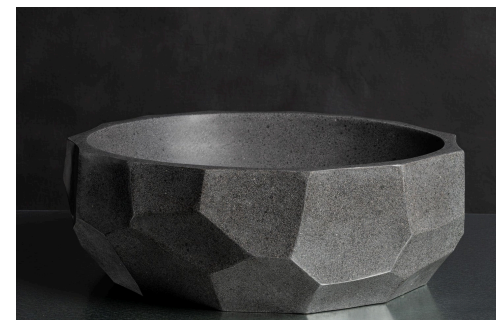
Where the vanity becomes the basin. A fluted walnut cabinet with the stone top and bowl integrated as one piece, so there is no seam to catch. You are paying for Italian cabinetmaking and a made-to-order width, not a stock box. The warmest option in the tier.



LUSSO Levitare

Single-block travertine • ultra-thin
INTEGRATED

Solid travertine, carved thin. A single block of warm Sonoran stone worked to an ultra-thin wall and hung so it floats. The step up from concrete is real material: travertine ages, takes light, and carries the desert palette the way poured stone cannot.



STONE FOREST Lithic

Faceted andesite
VESSEL

The sculptural bowl. Faceted by hand from one piece of andesite, no two planes alike. Choose it for a single quiet sculpture on the counter. It is your entry into solid stone, priced for the bowl alone.

THE BATH • VANITY & STONE

Carved, by name.

The atelier tier. Each basin is carved from a single block by a named design house. The step up from Shibui is not more stone, it is better stone worked further: thinner walls, finer honing, a maker's signature. This is the difference between a stone basin and a commissioned one.

Miyabi

REFINED ELEGANCE • COMMISSION



SALVATORI Anima

Single-block stone • Carrara
COUNTERTOP

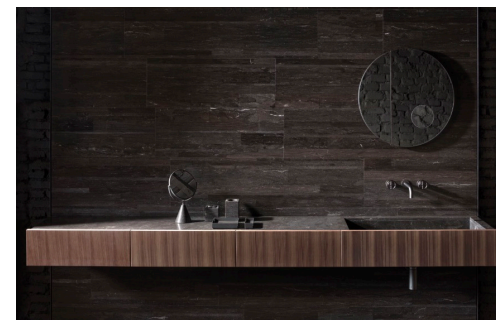
Carved from one block, set on the counter, paired with a Canaletto walnut vanity. The step from Shibui buys a named atelier and stone chosen piece by piece, in finishes from Bianco Carrara through Pietra d'Avola.



STONE FOREST Ventus

Antique-grey limestone • brass legs
CONSOLE

The stone wash-table. A thin-walled trough in honed antique-grey limestone on aged-brass legs, so it reads as furniture, not plumbing. The most architectural piece in the program, able to hold a room on its own.



SALVATORI Adda

Ribbed solid stone + walnut
INTEGRATED

The signature. A ribbed solid-stone basin by David Lopez Quincoces, the fluting cut into the block itself. The top of the program: the most worked stone, the finest finish, the clearest maker's hand. Everything below it is quieter by comparison.

À la carte — the commission

Every Miyabi basin is commissioned — carved from a single block by the atelier in your stone and finish, sized to the vanity and fabricated to template per residence.

THE BATH • SOAKING TUBS

A quiet soaking tub.

A single-piece cast monolith in matte volcanic-limestone composite — a quiet oval that reads sculptural, never glossy.

Kanso

SIMPLICITY • INCLUDED



VICTORIA + ALBERT

Barcelona 2 • Soaking Tub

Volcanic limestone, matte

A single-piece cast monolith, a quiet oval — matte skin reads sculptural, not glossy.

FINISHES



Matte White



Hinoki



Stone



Bronze

INCLUDED IN EVERY RESIDENCE

THE BATH • SOAKING TUBS

Geometry, oval, ofuro.

A rectilinear soy-stone tub, a soft WETMAR oval, and an authentic Japanese hinoki ofuro — the literal lapandi reference, warm to the touch.

Shibui

REFINEMENT • UPGRADE



WETSTYLE

Cube BC-O4 • Soaking Tub

WETMAR BiO, matte

Clean rectilinear lapandi geometry in an eco soy-stone composite — warm to the touch.

FINISHES



WETSTYLE

Ove BOV-O3 • Soaking Tub

WETMAR BiO, matte

A soft double-slope oval in the same WETMAR BiO soy-stone as the Cube — sculptural, warm to the touch.

FINISHES



BARTOK DESIGN

Hinoki Ofuro

Kiso-valley hinoki, oiled

An authentic Japan-made ofuro — the literal lapandi reference object, in warm aromatic wood.

FINISHES



THE BATH • SOAKING TUBS

Stone, cast and carved.

A wood-warmed designer oval, a hand-cast stone bath, and a Kengo Kuma stone-baton ofuro — desert-stone calm.

Miyabi

REFINED ELEGANCE • COMMISSION



AGAPE

Vieques • by Urquiola

Steel + iroko wood

An iconic warm-toned designer oval — an iroko backrest softens the steel into Japandi territory.

FINISHES



Matte White



Hinoki



Stone



Bronze



APAISE

Haven • Stone Bath

apaiserMarble, matte

A hand-cast stone bath, warm to the touch, eighteen organic finishes — sculptural desert-stone calm.

FINISHES



Matte White



Hinoki



Stone



Bronze



SALVATORI

Ishiburo • by Kengo Kuma

Stone batons, honed

Kuma's stone-baton bath — the apex Japandi-x-stone statement; Crema d'Orcia for Sonoran warmth.

FINISHES



Matte White



Hinoki



Stone



Bronze

À la carte — the commission

The Miyabi tubs are made-to-order — apaiserMarble and Salvatori stone finishes cast to spec, 10–14 week lead.

THE BATH • THE WC

Concealed, rimless, included.

The included WC is wall-hung and concealed-tank — rimless ceramic that wipes in one pass and floats clear of the floor. Restraint at the entry: everything correct, nothing loud. You step up for engineered flushing, designer ceramic, or the integrated washlet.

Kanso

SIMPLICITY • INCLUDED



DURAVIT

ME by Starck

Glazed ceramic • wall-hung
WALL-HUNG • RIMLESS

Philippe Starck's soft-square geometry in clean white ceramic, wall-hung and concealed-tank. Rimless and quick to wipe — the quietly correct baseline the room is built on.

INCLUDED IN EVERY RESIDENCE

THE BATH • THE WC

Engineered, and drawn.

The step into engineered flushing and designer ceramic — a silent TurboFlush, a rimless Kartell, a sculptural Italian bowl. More refinement, more design, a finer glaze.

Shibui

REFINEMENT • UPGRADE



GEBERIT ONE

KeraTect • concealed-tank
WALL-HUNG • TURBOFLUSH

The shrouded TurboFlush rinses rimless and runs quiet, with a KeraTect glaze that stays clean. The step up buys German engineering you mostly don't hear.



LAUFEN Kartell • rimless

Matte white Saphirkeramik
WALL-HUNG • DESIGNER

Starck's rimless Kartell in matte Saphirkeramik — thinner walls, a harder, denser ceramic, a designer profile. The step up buys form and a finer material.



CIELO Shui Comfort

Fine ceramic • Italian
WALL-HUNG • SCULPTURAL

A sculptural Italian bowl, softer and more organic, hand-finished in fine ceramic. The step up buys an Italian maker's line and a warmer, rounder form.

THE BATH • THE WC

Colour, then the machine.

The flagship — a matte-colour designer statement, then the integrated washlets, where the WC cleanses itself and all but disappears. The most engineering and the clearest design.

Miyabi

REFINED ELEGANCE • COMMISSION



LAUFEN
Kartell • matte graphite

Pigmented Saphirkeramik
WALL-HUNG • COLOUR

The Kartell taken to a deep matte graphite — the designer statement made in colour, a pigmented Saphirkeramik. Where Shibui is white, Miyabi is finished in colour.



TOTO
Washlet+ S7

Integrated washlet
WALL-HUNG • WASHLET

The integrated washlet — warm water, heated seat, auto lid, concealed. The WC becomes a bidet. The step up buys Japanese cleansing technology, built in.



TOTO
Neorest WX2

Auto-integrated
WALL-HUNG • FLAGSHIP

Auto-open, auto-flush, self-cleaning — the most engineered WC made, finished to disappear. The top of the program, where the machine becomes invisible.

À la carte — the commission

The Neorest and Washlet are commissioned with your concealed carrier and remote; the Kartell colourway is made to order in your matte finish — quoted through an authorised dealer.

THE BATH • THE GLASS WALL

Clear, frameless, included.

The included enclosure is a single frameless panel on a slim bronze arm — low-iron clear glass, minimal fixings. The shower disappears behind clean glass and the stone does the talking. You step up for texture, a framed line, or the architectural wall.

Kanso

SIMPLICITY • INCLUDED



LUSSO

Modular

Frameless • deep bronze

WALK-IN • FRAMELESS

A single frameless panel on a slim deep-bronze support — low-iron clear glass, the minimal fixings warmed to the metal program. The screen that lets the stone and water speak.

INCLUDED IN EVERY RESIDENCE

THE BATH • THE GLASS WALL

Texture, frame, low-iron.

The step into texture and warmth — reeded glass for privacy, a slim bronze-framed panel, and ultra-clear low-iron. More material, more warmth, a finer edge.

Shibui

REFINEMENT • UPGRADE



FLUTED GLASS Reeded screen

Reeded low-iron
WALK-IN • FLUTED

Vertical fluting softens the light and gives privacy without a curtain — warm, textural, Japandi. The step up buys texture and a quieter threshold.



LUSO Designo

Slim frame • deep bronze
WALK-IN • FRAMED

A slim deep-bronze frame drawn around clear glass — the metal program carried to the shower. The step up buys a warm framed line and a more finished edge.



MATKI EauZone

Low-iron • frameless
WET-ROOM • FRAMELESS

Ultra-clear low-iron glass, frameless, with no green tint — the premium glass that all but vanishes. The step up buys optical clarity and a near-invisible wall.

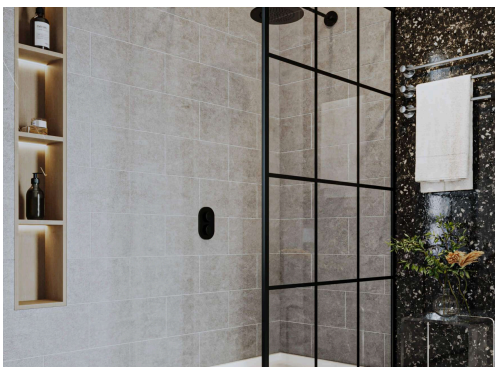
THE BATH • THE GLASS WALL

Steel, brass, the arch.

The architectural statement — a blackened-steel grid, fluted glass set in brass, a curved seamless arch. Here the glass stops being a screen and becomes architecture.

Miyabi

REFINED ELEGANCE • COMMISSION



CRITTALL Steel grid

Blackened steel-framed glass
SCREEN • ARCHITECTURAL

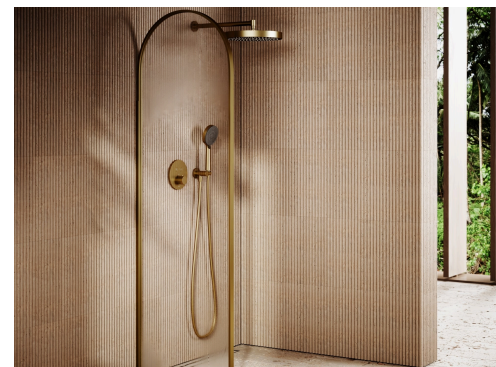
A blackened-steel grid — the book's steel program made architecture, industrial-minimal and warm against stone. The step up buys a structural, room-defining wall.



LUSSO Opulence

Fluted • brushed brass
SCREEN • FLUTED BRASS

Fluted glass set in a brushed-brass frame — texture and the jewel metal together. The step up buys the warm-brass line and the reeded light.



LUSSO Casa

Curved arch • brushed brass
ENCLOSURE • CURVED

A curved, arched brass-framed enclosure — seamless and sculptural, the glass bent to architecture. The flagship, and the top of the program.

À la carte — the commission

The Crittall grid and the Casa arch are made to measure — sized per opening, in your warm-metal finish, fabricated and fitted through trade.

LIGHT • PENDANTS

The quiet pendant.

A slip-cast bone-ceramic dome on warm spun brass with an opal diffuser — the entry-level Japandi note, over island or entry.

Kanso

SIMPLICITY • INCLUDED



CEDAR & MOSS

Terra Pendant

Bone ceramic + brass

A quiet slip-cast clay dome on warm brass with an opal diffuser — the entry-level Japandi note.

FINISHES



Brass



Aged Brass



Alabaster



Ceramic

INCLUDED IN EVERY RESIDENCE

LIGHT • PENDANTS

Brass, alabaster, clay.

A hewn-brass down-dish, a glowing alabaster globe, and a hand-thrown ceramic dome — sculptural-minimal, candle-warm.

Shibui

REFINEMENT • UPGRADE



WORKSTEAD
Orbit Cord Pendant

Hewn brass dish

A hand-finished brass down-dish — candle-warm and sculptural-minimal over an island.

FINISHES



Brass



Aged Brass



Alabaster



Ceramic



ALLIED MAKER
Alabaster POI

Blackened brass + alabaster

A real alabaster globe glows warm and stone-soft — a Sonoran-material centerpiece.

FINISHES



Brass



Aged Brass



Alabaster



Ceramic



CEDAR & MOSS
Tumwater Large

Stoneware + brass

A hand-thrown ceramic dome — mid-century studio-pottery warmth at the mid tier.

FINISHES



Brass



Aged Brass



Alabaster



Ceramic

LIGHT • PENDANTS

The refined glow.

An opaline glass disc, a nickel-arc orb, and a wood-and-brass linear island anchor — gallery-grade restraint.

Miyabi

REFINED ELEGANCE • COMMISSION



IN COMMON WITH Opaline Disc • Medium

Hand-blown glass + brass

A soft glowing opaline disc on brass — the refined dining and entry statement.

FINISHES



Brass



Aged Brass



Alabaster



Ceramic



ALLIED MAKER Arc Globe O8"

Nickel arc + opal globe

A sculptural single orb on a slim nickel arc — quiet jewellery over an entry.

FINISHES



Brass



Aged Brass



Alabaster



Ceramic



ROLL & HILL Counterweight Linear

Ash, brass, marble ballast

The linear island anchor — steam-bent wood, brass and stone; gallery-grade craft.

FINISHES



Brass



Aged Brass



Alabaster



Ceramic

À la carte — the commission

For a single sculptural-orb upgrade, Apparatus Cloud 19 or Cloud 25 (mouth-blown frosted spheres on brass chain) are made-to-order statements above the line, quoted POA.

LIGHT • THE CENTREPIECE

A restrained cluster.

An articulated brass candelabra-cluster, quietly sculptural and free of ornament — the statement ceiling piece, kept calm.

Kanso

SIMPLICITY • INCLUDED



ROLL & HILL

Agnes • 6-Light

Brushed brass + glass tubes

An articulated brass candelabra-cluster — quietly sculptural, zero ornament; the statement kept calm.

FINISHES



Brushed Brass



Aged Brass



Frosted Glass



Black

INCLUDED IN EVERY RESIDENCE

LIGHT • THE CENTREPIECE

Globes and orbs.

A modular multi-globe cluster, a hand-frosted orb cloud, and a brass-arrow spray — great-room scale without the flash.

Shibui

REFINEMENT • UPGRADE



ROLL & HILL Modo • 15-Globe

Brushed brass + frosted glass

A modular warm-brass multi-globe cluster — clean spoke-and-hub geometry at great-room scale.

FINISHES



Brushed Brass



Aged Brass



Frosted Glass



Black



APPARATUS Cloud 19

Aged brass + frosted orbs

The iconic sculptural orb cluster — warm-brass armature, diffuse light, statement-luxe without crystal.

FINISHES



Brushed Brass



Aged Brass



Frosted Glass



Black



APPARATUS Arrow

Aged brass spray

A brass-arrow spray of light — directional, sculptural, warm; the design-led alternate.

FINISHES



Brushed Brass



Aged Brass



Frosted Glass



Black

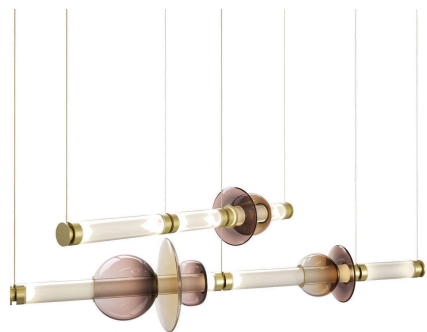
LIGHT • THE CENTREPIECE

The sculptural statement.

A tiered faceted-glass icon and a halo of brushed-brass light — designer-pedigree centrepieces for the stair and dining.

Miyabi

REFINED ELEGANCE • COMMISSION



GABRIEL SCOTT
Luna • 2-Tier

Satin brass + blown glass

An iconic tiered faceted-glass statement — designer pedigree, sculptural but warm, a true centerpiece.

FINISHES



Brushed Brass



Aged Brass



Frosted Glass



Black



ROLL & HILL
Halo • 3-Ring

Brushed brass, warm LED

Paul Loebach's halo of brushed-brass light — three rings, architectural and sculptural-minimal.

FINISHES



Brushed Brass



Aged Brass



Frosted Glass



Black



ROLL & HILL
Halo • 4-Ring

Brushed brass, warm LED

The four-ring halo — the largest configuration, a luminous architectural crown for a double-height void

FINISHES



Brushed Brass



Aged Brass



Frosted Glass



Black

À la carte — the commission

The Miyabi chandeliers are made-to-order — finish, ring count and drop are configured per ceiling height and quoted at spec, with 12–20 week lead times.

LIGHT • SCONCES & ARCHITECTURAL

Light, through stone.

A travertine arch on an aged-brass backplate, lit from within through a single carved slit — the warm-dim baseline, and the first note of the project's stone story.

Kanso

SIMPLICITY • INCLUDED



MODERN FORMS

Clog 16"

Travertine + aged brass • 2700K

A solid-travertine arch throws a warm downlight through a carved slit — real stone, quietly lit. The included baseline that opens the Sonoran-material story.

FINISHES



Travertine



Aged Brass



Basalt



Black

INCLUDED IN EVERY RESIDENCE

LIGHT • SCONCES & ARCHITECTURAL

Disc, fluted, alabaster.

A spun-brass disc sconce, a fluted-glass cylinder, and an alabaster-faced glow — quiet warm wall accents.

Shibui

REFINEMENT • UPGRADE



CEDAR & MOSS
Mira Disc Sconce

Solid brass disc

A quiet hand-spun brass disc with no glare cone — the entry-tier wall accent that reads as architecture.

FINISHES



Brass



Aged Brass



Alabaster



Bronze



HUDSON VALLEY
Shaw Fluted Sconce

Fluted glass + aged brass

A fluted-glass cylinder in aged brass — the texture the tier wants, and a warm vertical glow. The step up buys material and a finer diffusion.

FINISHES



Brass



Aged Brass



Alabaster



Bronze



ALLIED MAKER
ADA Alabaster Sconce

Machined brass + alabaster

An alabaster-faced disc that glows like a lit stone — warm, soft, slim enough for any corridor.

FINISHES



Brass



Aged Brass



Alabaster



Bronze

LIGHT • SCONCES & ARCHITECTURAL

The alabaster plane.

An alabaster plane bisected by fluted brass, a ribbed machined-brass body, and an architectural alabaster beam — light kept hidden.

Miyabi

REFINED ELEGANCE • COMMISSION



APPARATUS Median Sconce

Fluted brass + alabaster

A translucent alabaster plane bisected by fluted brass — the definitive alabaster-plane statement; light stays hidden.

FINISHES



Brass



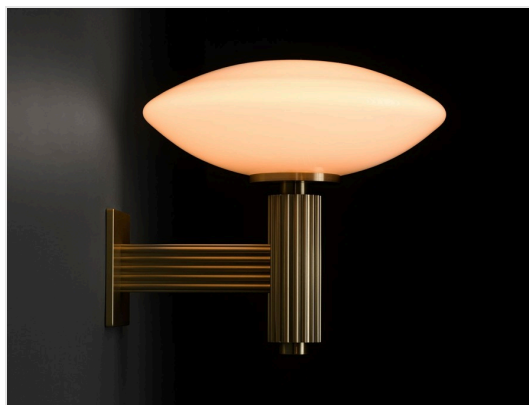
Aged Brass



Alabaster



Bronze



ALLIED MAKER Meridian Sconce

Ribbed machined brass

A hand-machined ribbed-brass sculptural body — the warm sculptural-brass sconce, pedigree NY craft.

FINISHES



Brass



Aged Brass



Alabaster



Bronze



CTO LIGHTING Artés Wall

Honed alabaster + satin brass

A honed-alabaster beam on a satin-brass plate, glowing like lit stone — architectural and warm. The alabaster taken vertical; an atelier commission.

FINISHES



Brass



Aged Brass



Alabaster



Bronze

À la carte — the commission

The Apparatus, Allied Maker and CTO sconces are made-to-order, 16–28 week lead — priced per finish and scale; spec the metal and dim driver at order, confirm the hero finish from the studio.

THROUGHOUT • WHAT THE HAND TOUCHES

The switch, in brass.

A screwless solid-brass toggle with a diamond-cut knurl — tactile and minimal; the warm-metal device that replaces the white-plastic builder switch.

Kanso

SIMPLICITY • INCLUDED



BUSTER + PUNCH

IG Toggle Switch

Cross-knurl solid brass

A screwless solid-brass toggle with diamond-cut knurl — tactile, minimal; the warm-metal anchor.

FINISHES



Brass



Bronze



Black



Nickel

INCLUDED IN EVERY RESIDENCE

THROUGHOUT • WHAT THE HAND TOUCHES

Dimmer, outlet, plate.

A matched rotary dimmer and receptacle, and an invisible-plate toggle — one cohesive metal across the whole wall.

Shibui

REFINEMENT • UPGRADE



BUSTER + PUNCH 1G LED Dimmer

Cross-knurl solid brass

A rotary brass dimmer matched to the toggle family — one cohesive metal across the wall.

FINISHES



Brass



Bronze



Black



Nickel



BUSTER + PUNCH Duplex Outlet

Cross-knurl solid brass

A receptacle in the identical brass finish — it kills the white-plastic builder outlet.

FINISHES



Brass



Bronze



Black



Nickel



FORBES & LOMAX Invisible Plate Toggle

Unlacquered brass dolly

The plate disappears — only the warm brass dolly reads; quiet luxury, multi-gang ganging.

FINISHES



Brass



Bronze



Black



Nickel

THROUGHOUT • WHAT THE HAND TOUCHES

Machined and bespoke.

A machined solid-brass plate, a machined rotary dimmer, and a flush metal keypad — the control system as jewellery.

Miyabi

REFINED ELEGANCE • COMMISSION



MELJAC Ellipse • Machined Plate

Solid brass, bespoke

A 3mm machined solid-brass plate, made-to-order in France — Versailles/Louvre pedigree.

FINISHES



Brass



Bronze



Black



Nickel



MELJAC Rotary Dimmer

Machined, dark nickel

A solid-metal rotary dimmer on a machined Meljac plate — the dimmer as jewellery, hand-built in France.

FINISHES



Brass



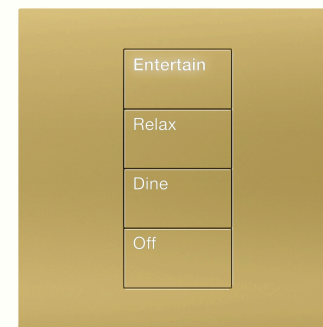
Bronze



Black



Nickel



LUTRON Palladiom Keypad

Bright brass, machined

A uniplanar flush keypad, button and faceplate one machined metal — the control-system upgrade.

FINISHES



Brass



Bronze



Black



Nickel

À la carte — the commission

A fully bespoke wall — Meljac machined solid-brass plates in custom gangs and 25+ patinas, configured per room.

SOFT • THE WINDOW

The woven shade.

A handwoven natural-grass shade in a warm hemp tone — the Japandi×Sonoran texture floor, soft and matte at every window.

Kanso

SIMPLICITY • INCLUDED



THE SHADE STORE

Grassweave • Waterfall Woven Wood

Natural hemp/grass

Handwoven natural grass in a warm hemp tone — the texture floor at an accessible price.

FINISHES



Flax



Oat



Sand

INCLUDED IN EVERY RESIDENCE

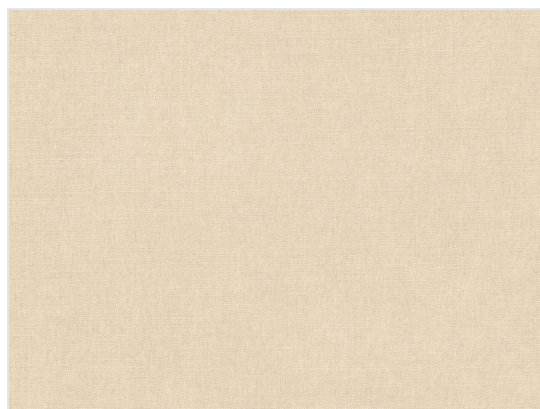
SOFT • THE WINDOW

Linen, wool, motion.

A warm cotton-linen drape, a matte worsted wool for seating, and whisper-quiet concealed motorization.

Shibui

REFINEMENT • UPGRADE



ROMO

Linara • Cotton-Linen

Brushed, warm oat

360+ warm-neutral shades, soft matte drape — the workhorse linen-blend that reads desert-quiet.

FINISHES



Flax



Oat



Sand



KVADRAT

Atlas • Worsted Wool

Matte felted, sand

Dense matte worsted wool, 100k-cycle durability — Scandinavian warmth for seating, no sheen.

FINISHES



Flax



Oat



Sand



LUTRON

Serena • Motorized Roller

Natural-weave, matte

Whisper-quiet concealed motorization in a natural-weave fabric — automation that stays invisible.

FINISHES



Flax



Oat



Sand

SOFT • THE WINDOW

Woven to size.

Bespoke natural-fibre shades and European mill linens — to-the-trade textiles at the artisanal apex.

Miyabi

REFINED ELEGANCE • COMMISSION



HARTMANN&FORBES

Woven-to-Size Grassweave

Jute / sea-grass / reed

Bespoke woven-to-size natural-fibre shades — the literal Miyabi reference, the artisanal apex.

FINISHES



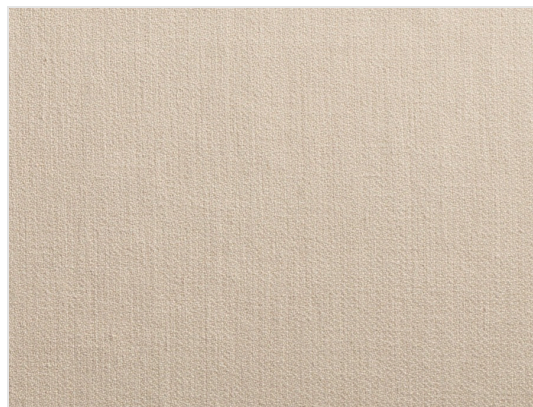
Flax



Oat



Sand



DE LE CUONA

Linen / Hemp Curtaining

European linen, flax

Heavy textured European linen with luxurious drape — statement drapery, warm-neutral.

FINISHES



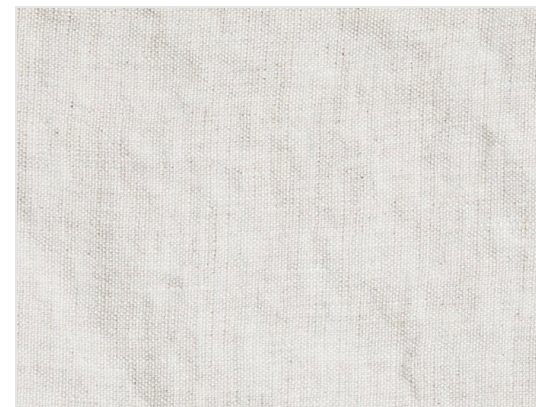
Flax



Oat



Sand



ROGERS & GOFFIGON

Texture Plain-Weave Linen

Vegetable-dyed natural

Small-European-mill artisanal linen, vegetable-dye palette — the most rarefied textile pedigree.

FINISHES



Flax



Oat



Sand

À la carte — the commission

The Miyabi textiles are to-the-trade — Hartmann&Forbes (woven-to-size), de Le Cuona and Rogers & Goffigon are quoted per yardage and width through the design studio's trade account.

THE ROOM • THE LAUNDRY

Stacked, vented, white.

A full-size front-load washer and a true vented dryer, stacked into a single white column — space-saving, honest, and quiet, the way Japandi hides utility.

Kanso

SIMPLICITY • INCLUDED



LG

Front-Load, Stacked

Washer + vented dryer • white

A full-size washer and vented dryer stacked into one clean white column — the space-saving baseline, flush-faced and quiet at every wash.

FINISHES



White



Graphite



Black Steel



Stainless

INCLUDED IN EVERY RESIDENCE

THE ROOM • THE LAUNDRY

Steam, hub, column.

A steam-refined front-load pair, a single-unit laundry hub, and the sculptural WashTower column — more capacity and control, still calm, still vented.

Shibui

REFINEMENT • UPGRADE



ELECTROLUX Front-Load Pair

LuxCare • vented • white

A steam-refined front-load pair with LuxCare wash — the step up buys gentler cleaning and a warmer white face, still full-size and vented.

FINISHES



White



Graphite



Black Steel



Stainless



SAMSUNG Bespoke AI Laundry Hub

Stacked single-unit • vented

Washer and vented dryer in one stacked hub with a centre control panel — a single clean tower, AI-guided, that reads as built-in millwork.

FINISHES



White



Graphite



Black Steel



Stainless



LG WashTower

Stacked column • vented

The sculptural single-column WashTower — washer beneath a vented dryer with centre controls, the most architectural way to stack a full-size pair.

FINISHES



White



Graphite



Black Steel



Stainless

THE ROOM • THE LAUNDRY

Professional, heirloom, luxe.

A stacked Miele professional pair, a Speed Queen built to last a lifetime, and Asko's Scandinavian-luxury column — the machines you install once.

Miyabi

REFINED ELEGANCE • COMMISSION



MIELE Little Giants

24-in stacked • vented • Lotus White

Miele's professional-grade Little Giants, stacked into a 24-inch column — commercial durability, near-silent, the machines that outlast the building.

FINISHES



White



Graphite



Black Steel



Stainless



SPEED QUEEN Front-Load

Heirloom-grade • vented

The commercial-grade heirloom — over-built for decades of daily use, vented and plain-honest. The one you install once and never think about again.

FINISHES



White



Graphite



Black Steel



Stainless



ASKO Stacked Laundry

Scandinavian premium • heat-pump or vented

Asko's Scandinavian-luxe stack — Quattro-suspension quiet, design-forward, the most lapandi machine made. Specified heat-pump or vented to suit the room.

FINISHES



White



Graphite



Black Steel



Stainless

À la carte — the commission

Stack the Miele or Asko into a single column to save floor, add a pedestal drawer to the Speed Queen, or panel any front to vanish behind flush millwork.

THE ROOM • LAUNDRY ACCESSORIES

Beyond the wash.

Everything that finishes the laundry — sink, faucet, drying cabinet, ironer, and steam refresh — offered as three optional packages that layer from a simple wet station to a full finishing room.

À la carte

OPTIONAL • THE FINISHING ROOM



THE WET STATION Fireclay + pull-down

Shaws apron sink • Rohl Lombardia

The essentials — a hand-cast fireclay apron sink and a satin-nickel pull-down. A proper wet station for hand-wash, soak, and pre-treat.

FINISHES



Fireclay



Satin Nickel



Aged Brass



Matte Black



HANG-DRY + REFRESH Drying cabinet + steamer

Asko cabinet • garment steamer

Adds a Scandinavian hang-dry cabinet for delicates and a garment steamer — care beyond the wash, without giving over a full room.

FINISHES



Fireclay



Satin Nickel



Aged Brass



Matte Black



THE FINISHING STATION Rotary ironer + steam cabinet

Miele ironer • V-ZUG refresh

The full finishing room — a German rotary ironer for linens and a steam-refresh cabinet, built into the millwork bank. Laundry as a discipline.

FINISHES



Fireclay



Satin Nickel



Aged Brass



Matte Black

À la carte

Each package is optional and additive — start with the wet station and layer up. All plumb and vent into the same millwork bank, panel-fronted to match the cabinetry.

THE ROOM • THE DRESSING ROOM

The dressing room.

A warm wood-grain walk-in with leather-lined drawers and integrated lighting —
handleless, quiet; well clear of the builder-melamine bar.

Kanso

SIMPLICITY • INCLUDED



CALIFORNIA CLOSETS

Walk-In • Wood-Grain

Siena oak + leather, LED

*Warm wood-grain with leather-lined drawers and
integrated light, handleless — the accessible entry tier.*

FINISHES



Oak



Walnut



Leather



Smoked Glass

INCLUDED IN EVERY RESIDENCE

THE ROOM • THE DRESSING ROOM

Oak, open, integrated.

An American oak system, a doorless light-framed walk-in, and a glass-and-metal vitrine — warm minimalism without bulk.

Shibui

REFINEMENT • UPGRADE



HENRYBUILT Wardrobe • Drift

White oak + Opencase

An American-craft oak system with leather valet details — warm, quiet, lapandi restraint.

FINISHES



Oak



Walnut



Leather



Smoked
Glass



POLIFORM Senzafine Walk-In

Oak/elm + techno-leather

Doorless, light-framed oak — maximum warm minimalism without bulk.

FINISHES



Oak



Walnut



Leather



Smoked
Glass



RIMADESIO Cover Walk-In

Aluminium + glass vitrine

A glass-and-metal vitrine language, structural doors only — ultra-minimal, the design-led showpiece.

FINISHES



Oak



Walnut



Leather



Smoked
Glass

THE ROOM • THE DRESSING ROOM

The vitrine wardrobe.

A Lissoni aluminium-and-wood system, a Van Duysen icon, and a bespoke glass dressing room — museum-grade calm.

Miyabi

REFINED ELEGANCE • COMMISSION



BOFFI
Antibes • by Lissoni

Aluminium + wood/leather

Lissoni's frameless system — aluminium-and-wood vitrine warmth, museum-grade restraint.

FINISHES



Oak



Walnut



Leather



Smoked
Glass



MOLTENI&C
Gliss Master • Van Duysen

Wood + ecoskin leather

Van Duysen's warm-minimalist icon — soft leather volumes and recessed light, lapandi calm at the top.

FINISHES



Oak



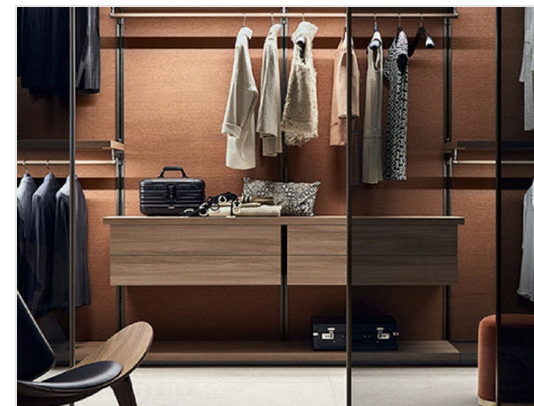
Walnut



Leather



Smoked
Glass



RIMADESIO
Dress Bold Walk-In

Aluminium + back-lit glass

An architectural glass-and-metal flagship — a bespoke back-lit vitrine dressing room.

FINISHES



Oak



Walnut



Leather



Smoked
Glass

À la carte — the commission

Miyabi systems — Boffi Antibes, Molteni Gliss Master, Rimadesio Dress — are bespoke, configuration-driven (run length, island, veneer/leather, lighting), quoted per measured layout.

THE ROOM • THE HEARTH

A ribbon of fire.

A flueless frameless firebox that drops into a troweled-plaster wall with zero hardware showing — a clean linear ribbon, no mantel.

Kanso

SIMPLICITY • INCLUDED



ECOSMART FIRE

Flex 32SS Firebox

316 stainless • ethanol

A flueless frameless insert in troweled plaster, zero hardware — a clean linear ribbon, no mantel.

FINISHES



Stainless



Black Steel



Frameless

INCLUDED IN EVERY RESIDENCE

THE ROOM • THE HEARTH

Wider, warmer, frameless.

A larger ethanol ribbon, a true frameless gas aperture, and an 86-inch line of fire for a full feature wall.

Shibui

REFINEMENT • UPGRADE



ECOSMART FIRE Flex 50SS Firebox

316 stainless • ethanol

A wider ribbon for a full-height plaster surround — no flue, no gas line, pure architecture.

FINISHES



Stainless



Black Steel



Frameless



ELEMENT4 Modore 100 Linear Gas

Frameless glass • 36"

True frameless direct-vent gas — flush glass disappears into stone, a warm full-width burner.

FINISHES



Stainless



Black Steel



Frameless



ECOSMART FIRE Flex 86SS Firebox

316 stainless • ethanol

An 86-inch continuous ribbon for a feature wall — minimal, warm, maximum linear calm.

FINISHES



Stainless



Black Steel



Frameless

THE ROOM • THE HEARTH

Fire as architecture.

A six-foot fire ribbon, a full-depth double burner, and a see-through fire wall — the room's anchor.

Miyabi

REFINED ELEGANCE • COMMISSION



SPARK MODERN FIRES Fire Ribbon 19W 73"

Stainless • direct-vent

The signature six-foot Fire Ribbon — a single pure line of flame, the definitive linear statement.

FINISHES



Stainless



Black Steel



Frameless



ELEMENT4 Modore 185 Linear Gas

Frameless • 72" double

A full-width, full-depth double burner behind frameless glass — an architectural slot of fire.

FINISHES



Stainless



Black Steel



Frameless



ORTAL Clear See-Through

Frameless • direct-vent gas

A frameless see-through ribbon set into a partition — one line of fire read from two rooms at once. The fireplace as a room divider, direct-vent and built for the units.

FINISHES



Stainless



Black Steel



Frameless

À la carte — the commission

The firebox is priced before its surround — budget a separate commission for the full-height stone or hand-troweled-plaster surround, the element that makes the fire read as Japandi × Sonoran.

BEYOND THE BASE

The Miyabi commissions.

Added to any Miyabi residence, à la carte. Scoped and priced privately with the design studio.

The Karesansui Courtyard

A private dry garden — raked decomposed granite, placed basalt, an agave; Camelback borrowed beyond (shakkei).

The Kintsugi Seam

The one precious line — a gold-veined book-matched stone, or brass inlaid into a stone threshold.

The Hyggekgrog

A window-seat reading nook by the hearth — wool, sheepskin, and warm low light.

The Wine Room

A climate cellar or a glass wine wall in the living space.

The Spa

Steam shower, hand-carved stone ofuro, heated stone floors.

The Light Commission

A bespoke fixture — alabaster, washi or bronze — made for your room.

THE APPOINTMENT

Selected once, carried through all twenty-two.

Every finish is specified by our design team and procured through the Lief studio and its trade partners. Slabs, tiles and metal samples are approved in person at your selections appointment. We hold the relationships so you do not have to.

lief

RESERVE A DESIGN APPOINTMENT