

ROYAL KINGSWELL

ESTATES

ROYAL KINGSWELL PRESENTS

MAISON LUMIÈRE

The Riviera Residences

BORN OF LAND. BUILT FOR LEGACY.



THE ROYAL KINGSWELL VISION

A home filled with light.

Maison Lumière imagines a life shaped by sea air, garden paths and beautiful shared spaces. French architectural character brings warmth and permanence to a contemporary residential estate.

A morning on the terrace. An afternoon by the pool. A home that makes those moments part of everyday life.



THE CONCEPT AT A GLANCE

An estate with room to breathe.

15,000 m²	An illustrative coastal plot, used to explore arrival, gardens and the relationship to the sea.
Three wings	Terraced residences up to ground plus six upper levels. Lower wings and setbacks shape a more intimate garden edge.
180 homes	Six proposed collections, from one-bedroom apartments to four-bedroom garden duplexes and penthouses.

Fictional site and concept quantities. No actual parcel or development approval is represented.

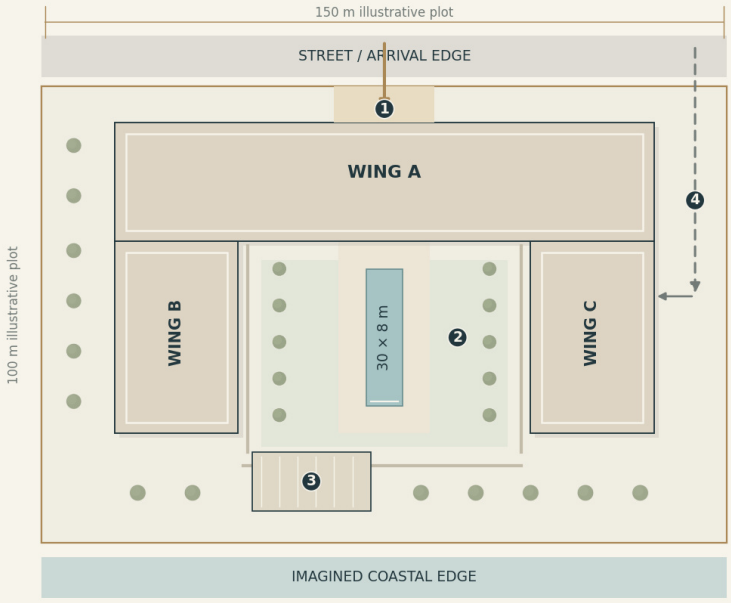
CONCEPT SITE FRAMEWORK

One estate.
Three distinct addresses.

MAISON LUMIÈRE / ARCHITECTURAL STUDY

A courtyard open to the sea.

Three residential wings frame a shared garden, a grand pool and the Conservatory Club.



01 Resident arrival
A clear address and controlled welcome.

02 Garden & pool
Shared landscape at the heart of the scheme.

03 Conservatory Club
A social pavilion beside the lower garden.

04 Service edge
Separate delivery and maintenance approach.

15,000 m²
Fictional plot
No beach-access rights implied.

Concept study · not to scale

DESIGN INTENT

Three residential wings frame a shared garden. Arrival and service access sit on the street side; the open landscape faces the imagined coast.

Resident privacy guides the connection between shared paths and private gardens.

The diagram studies relationships; it does not establish footprints, setbacks or parking capacity.



ARRIVAL AND MOVEMENT

A graceful first impression.

01 / Welcome

A sheltered drop-off, a clearly visible front door and a generous threshold bring residents from street to salon.

02 / Belong

A shared reception and lounge connect to controlled wing lobbies. Visitors are welcomed without turning residential corridors into public routes.

03 / Retreat

Homes, private gardens and upper terraces form the quietest layer. Delivery, refuse and plant routes are planned along a separate service edge.

Accessible routes, fire access and parking are to be tested on the measured site plan.



THE RESIDENTIAL WELCOME

Hospitality in the everyday details.

A personal arrival

Concierge space, comfortable waiting areas and clear wayfinding support a welcoming resident experience.

Useful services

Parcel storage, short-stay delivery handling, secure access and an estate service desk make the setting practical as well as beautiful.

Privacy by design

Separate social rooms from private lift lobbies. Plan acoustic separation, discreet servicing and a continuous accessible route to each home.



THE ARCHITECTURAL LANGUAGE

French character. Coastal ease.

A composed ground floor

Arches, colonnades and warm stone create a comfortable scale along the gardens. The entrance is expressed through depth and proportion.

A rhythm of outdoor rooms

Tall windows, aligned balconies and recessed loggias make the façade readable. Planters soften selected terraces without overwhelming the architecture.

A quiet skyline

Stepped upper levels and slate-toned roof pavilions make room for penthouses, shade and planted retreats. Plant and maintenance access remain part of the roof design.



THE EXTERNAL PALETTE

A façade with depth.

Pale stone

Limestone tones at arrival and touch points; compare suitable stone and mineral systems for upper façades through samples and testing.

Dark metalwork

Fine balcony rails and bronze-toned frames give definition. Select coatings, fixings and replaceable details for the eventual coastal exposure.

Deep reveals

Coordinate glazing, shade, insulation and drainage. Approve a full façade bay before finalising repeated components.

These are material intentions, not a completed envelope specification.



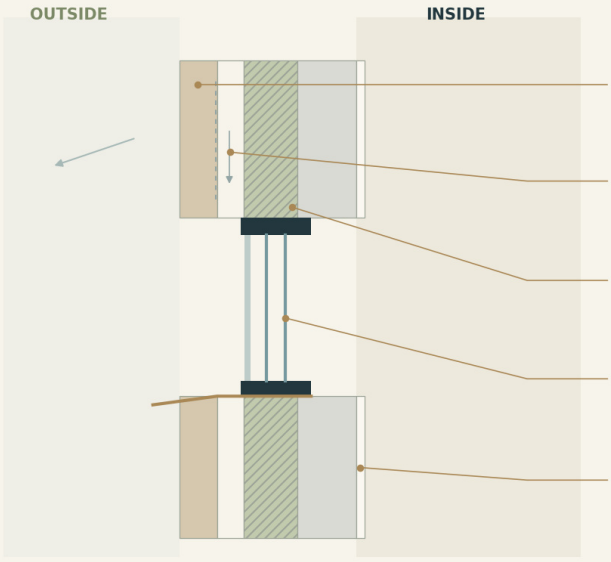
ENVELOPE DESIGN STUDY

Beauty, built into the detail.

MAISON LUMIÈRE / ARCHITECTURAL STUDY

A façade designed as one system.

Indicative wall and window relationships; final assemblies require coordinated specialist design.



01 Pale mineral finish
Texture and colour family to be sampled.

02 Drained cavity
Water-control and drying strategy.

03 Insulation + backing
Continuity through the wall and perimeter.

04 Window connection
Glazing, frame and seals coordinated together.

05 Interior finish
Comfort, moisture behaviour and maintainability.

LOCAL WALL / WINDOW STUDY

Layer relationships only. No dimensions, fixings, fire rating or tested performance are established by this diagram.

Concept study · not to scale

DESIGN INTENT

A refined façade depends on coordinated layers: external finish, drained cavity, insulation, air and water control, structure and interior finish.

Resolve terrace thresholds, planter waterproofing, balustrade fixings and window interfaces together.

The study is schematic. Anchors, fire performance, loads and product selection require specialist design.



TERRACES AND ROOF PAVILIONS

A skyline made for living.

The setback sequence

Upper-level terraces give the buildings a composed ending and create furnished outdoor rooms. Their area must be reconciled with the apartment mix.

Planting with purpose

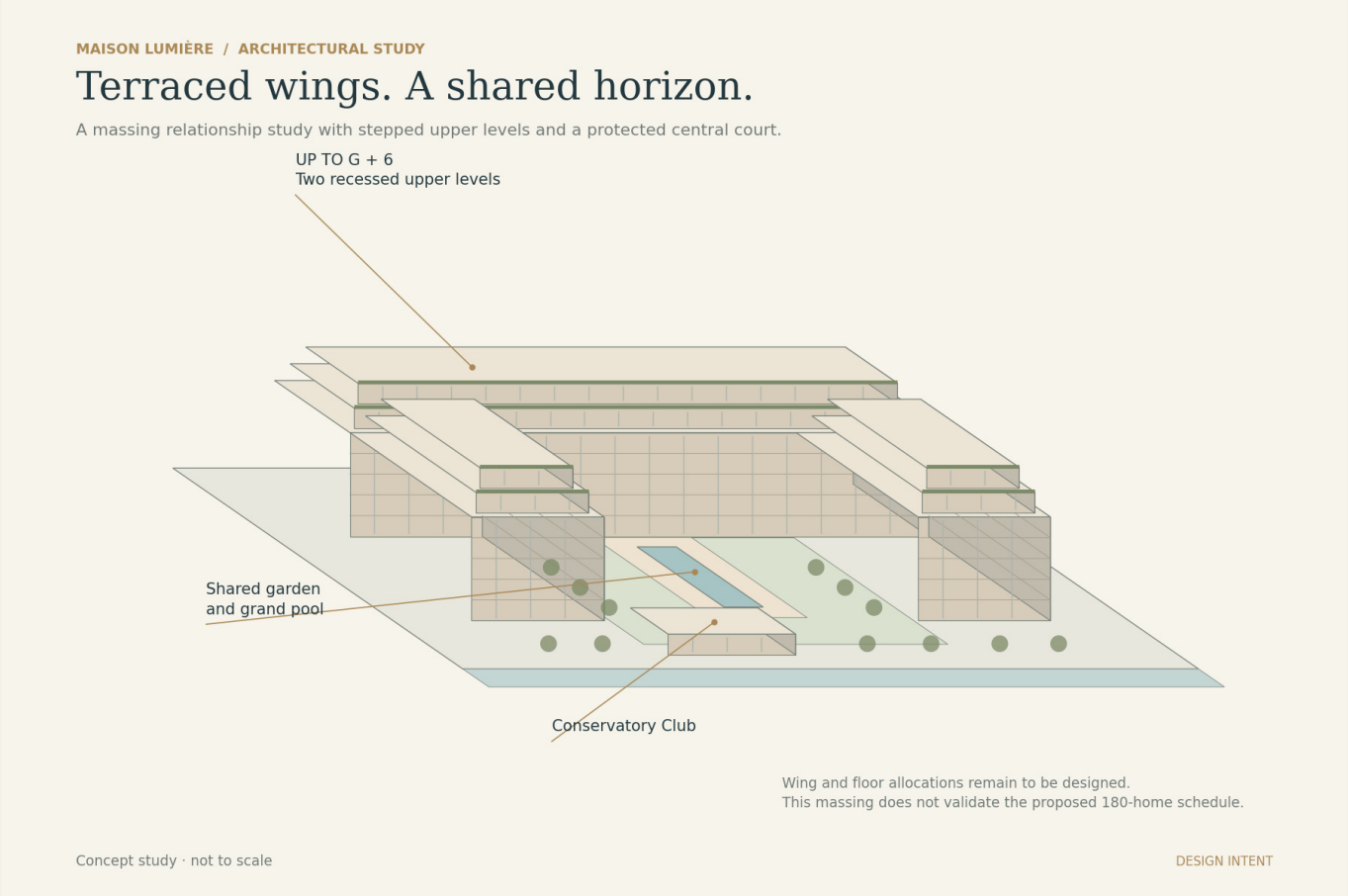
Use selected planters for shade, privacy and seasonal texture. Coordinate root volume, irrigation, drainage and saturated weight.

A working roof

Screen plant thoughtfully and reserve safe routes for inspection, cleaning and replacement. Keep decorative roof elements maintainable.

MASSING AND SPATIAL HIERARCHY

The estate in three dimensions.



The conceptual massing pairs a garden enclosure with an open coastal outlook. The upper floors step back to form a family of terraces.

G+6 denotes a maximum of seven above-ground levels per wing.

The 180-home inventory is not yet allocated by wing or floor. The massing is a spatial study, not a verified floor-area model.

THE RESIDENCE PROGRAMME

Six ways to call it home.

Collection	Homes	Internal m²	Outdoor m²
1 bedroom	48	80	18 balcony
2 bedrooms	64	125	28 balcony
3 bedrooms	32	175	40 balcony
4 bedrooms	16	225	55 balcony
Garden duplex / 4BR	12	245	100 garden
Penthouse / 4BR	8	300	120 terrace

180 proposed residences

Areas are design allowances per home. Private gardens are ground area and are shown separately from internal accommodation. Garden duplex internal area spans both storeys.



THE RESIDENCE COLLECTION

The one-bedroom residence.

48 proposed homes

80 m²
INTERNAL

18 m²
PRIVATE BALCONY

An intimate coastal retreat with a proper living room, a private bedroom and a balcony that extends daily life outdoors.

ILLUSTRATIVE SPACE ALLOWANCES

Living and dining	28 m²
Kitchen	10 m²
Bedroom	16 m²
Bathroom	6 m²
Entry, storage, utility and circulation	20 m²

Spatial brief: entry and storage lead to the living room; the bedroom remains a separate retreat. Living and sleeping spaces connect to daylight at the façade.

Concept allowances only. Room relationships and legal measurement basis will be developed with the selected site.



THE RESIDENCE COLLECTION

The two-bedroom residence.

64 proposed homes

125 m²
INTERNAL

28 m²
PRIVATE BALCONY

A generous salon and two private bedrooms suit couples, small families or owners who want space for visiting guests.

ILLUSTRATIVE SPACE ALLOWANCES

Living and dining	34 m²
Kitchen	12 m²
Primary bedroom and ensuite	24 m²
Second bedroom	14 m²
Shared bathroom	6 m²
Entry, utility, storage and circulation	35 m²

Spatial brief: a shared living centre opens to the balcony; two bedrooms sit beyond a quieter circulation zone. Test bedroom privacy and furniture clearances in the next plan study.

Concept allowances only. Room relationships and legal measurement basis will be developed with the selected site.



THE RESIDENCE COLLECTION

The three-bedroom residence.

32 proposed homes

175 m²

INTERNAL

40 m²

PRIVATE BALCONY

Designed around a generous family living area, with room for children, visiting relatives and a useful study nook.

ILLUSTRATIVE SPACE ALLOWANCES

Living and dining	44 m²
Kitchen	16 m²
Primary suite	28 m²
Bedrooms two and three	30 m²
Shared bath and powder room	10 m²
Study	10 m²
Utility, storage, entry and circulation	37 m²

Spatial brief: living spaces face the terrace, with bedrooms grouped for privacy. Reserve a practical laundry and storage zone before adding decorative features.

Concept allowances only. Room relationships and legal measurement basis will be developed with the selected site.



THE RESIDENCE COLLECTION

The four-bedroom residence.

16 proposed homes

225 m²
INTERNAL

55 m²
PRIVATE BALCONY

A substantial family home with a larger entertaining salon, a separate study and generous bedroom accommodation.

ILLUSTRATIVE SPACE ALLOWANCES

Living and dining	55 m²
Kitchen	20 m²
Primary suite	32 m²
Bedrooms two, three and four	45 m²
Shared bathrooms and powder room	16 m²
Study	12 m²
Utility, storage, entry and circulation	45 m²

Spatial brief: the entertaining front and private bedroom wing should work independently. Test an adaptable bedroom for guests or multigenerational living.

Concept allowances only. Room relationships and legal measurement basis will be developed with the selected site.



THE BEDROOM EXPERIENCE

Rest comes naturally.

A calm palette

Layer warm timber, tactile fabrics and softly detailed walls. Let daylight and the outlook carry the room.

Comfort before decoration

Develop blackout, acoustic separation, cooling distribution and bedside lighting together. Maintain useful space around furniture.

A complete private suite

Coordinate wardrobe capacity, ensuite privacy, ventilation and balcony access. Show the real furniture plan before committing to joinery.



THE RESIDENCE COLLECTION

The garden duplex.

12 proposed homes

245 m²
INTERNAL

100 m²
EXCLUSIVE-USE GARDEN

A four-bedroom home over two levels, with the independence of a garden entrance and the convenience of a managed residential estate.

ILLUSTRATIVE SPACE ALLOWANCES

Lower level: living, dining and kitchen	66 m²
Lower level: guest bedroom and bath	24 m²
Lower level: entry, stair, utility and storage	35 m²
Upper level: primary and two bedrooms	64 m²
Upper level: family lounge and bathrooms	30 m²
Upper level: stair, landing and storage	26 m²

The lower level totals 125 m² and the upper level 120 m². The 100 m² garden is separate ground area, not additional floor area. Keep shared paths outside the private garden boundary.

Concept allowances only. Room relationships and legal measurement basis will be developed with the selected site.



THE RESIDENCE COLLECTION

The penthouse collection.

8 proposed homes

300 m²
INTERNAL

120 m²
PRIVATE TERRACE

Four-bedroom penthouses offer a generous entertaining salon, a private study and a terrace designed as an outdoor living room.

ILLUSTRATIVE SPACE ALLOWANCES

Salon and dining	70 m²
Kitchen and pantry	28 m²
Primary suite	45 m²
Three further bedroom suites	75 m²
Study	18 m²
Entry, storage, laundry and circulation	64 m²

Spatial brief: arrival opens to the main salon and terrace, with bedrooms protected from entertaining routes. Plan service access and planter maintenance without crossing private rooms.

Concept allowances only. Room relationships and legal measurement basis will be developed with the selected site.





BALCONIES, TERRACES AND GARDENS

Rooms under the open sky.

A furnished outdoor room

Allow space for seating, dining and circulation. Coordinate thresholds, guards, shade, external lighting and power from the beginning.

Privacy at every level

Test overlooking between adjacent terraces and across the courtyard. Use screens and planting where they improve comfort without blocking daylight.

Practical landscape details

Every planter needs a viable root zone, drainage, waterproofing and a maintenance route. No private pool is included in the current home programme.







INTERIOR DESIGN DIRECTION

A palette that feels considered.

Stone and porcelain

Honed stone character in shared spaces; durable, cleanable wet-area surfaces. Confirm slip, stain and maintenance requirements through samples.

Oak and linen

Warm timber tones, tactile upholstery and restrained wall detailing. Coordinate wear, moisture exposure and acoustic finishes with their use.

Bronze and soft light

Selective metal accents and layered lighting at mirrors, joinery and thresholds. Use replaceable fittings and accessible drivers.

Material images establish tone and texture; final specifications and quantities are not fixed.



LE GRAND BASSIN

Your everyday Riviera escape.

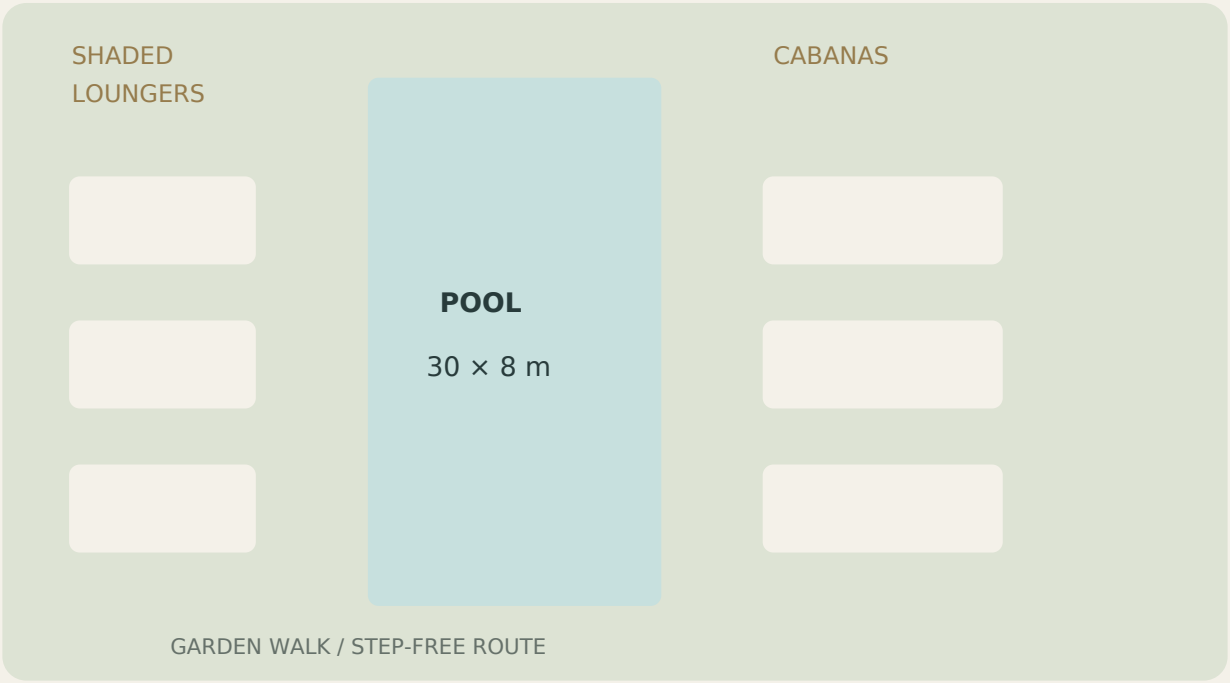
A proposed 30-metre outdoor pool anchors the estate gardens. Shaded cabanas, quiet loungers and carefully planted edges create space for a swim, a conversation or a slow afternoon.

30 × 8 M POOL WATER SURFACE / 240 M²



AMENITY PLANNING STUDY

A pool garden that works.



Adjacency only - not to scale

Water is only one part of the brief. Develop accessible entry, changing rooms, shade, supervision, safe drainage, pool plant and chemical storage with the operator and specialist designer.

The 240 m² water surface excludes the surrounding deck, steps, plant and support spaces.



THE CONSERVATORY CLUB

The social heart of the estate.

A garden salon

A light-filled lounge and café setting where residents can meet without leaving the estate. Select seating and acoustic finishes for both conversation and quiet use.

Private occasions

A reservable dining salon and support kitchen make room for celebrations. Plan receiving, waste handling and service access alongside the guest experience.

A comfortable conservatory

Test the glazing, orientation and shading together. Develop cooling and glare control before committing to an all-glass enclosure.





THE SHARED INTERIORS

Work, gather and stay awhile.

The library

Quiet work tables, comfortable reading chairs, charging points and a small book collection. Protect it from children’s play and service noise.

Meeting rooms

Bookable rooms for focused calls and small meetings. Provide acoustic privacy and useful technology without turning the club into an office.

The dining salon

Flexible tables, a support pantry and a reservable hosting space. Establish guest limits, booking rules and operating hours before launch.





MAISON WELLNESS

Make room for wellbeing.

Move

A fitness room, Pilates equipment and a stretch studio with a garden outlook. Plan clear circulation, equipment loads and acoustic separation.

Restore

Treatment rooms, hammam and calm recovery seating create a considered spa sequence. Wet and dry circulation should be easy to understand.

Operate well

Humidity control, safe drainage, cleaning access and plant replacement routes are integral to the design. Confirm staffing and booking assumptions with the operator.





FAMILY AND COMMUNITY

A place to grow together.

Discover

A children’s club with creative tables, a reading corner and supervised play. Keep clear sightlines and practical storage for everyday use.

Share

A sheltered family garden, small gatherings and occasional outdoor cinema add variety to life at home. Confirm programming and supervision before operation.

Respect the quiet

Position active spaces away from bedroom façades. Develop cinema sound, lighting and hours around the homes that share the garden.





LES JARDINS LUMIÈRE

A landscape for every day.

Shade and rhythm

A sequence of arcades, pergolas and trees creates comfortable routes between homes, pool and club. Study the eventual sun path before placing shade.

A coastal palette

Citrus, palms and flowering beds establish the visual character. Final species follow climate, salinity, root-volume, irrigation and maintenance studies.

Personal and shared

Separate private gardens from common paths. Provide quiet seating, serviceable planting beds and a continuous accessible resident route.

The promenade is a concept design intention. Public access, shoreline rights and coastal permissions are not established.

ENVELOPE AND CLIMATE STRATEGY

Performance behind the beauty.

Shade, glazing and comfort

Study orientation, daylight and solar gain together. Compare deep reveals, loggias and pergolas against the eventual climate and façade geometry. [2]

Water and moisture

Coordinate façade drainage, terraces, roofs, planters and internal moisture control. Design the envelope and building services as connected systems. [1]

Maintainable quality

Select suitable coatings, hardware and fixings for the exposure. Reserve access for inspection, cleaning, repair and replacement before decorative details are fixed.

Design references are listed on page 65. No energy rating, local-code compliance or façade performance value is claimed.

OPERATIONS AND TECHNICAL DEVELOPMENT

An estate designed to work well.

Access and safety

Test step-free routes, lifts, stairs, emergency escape and firefighting access. Parking quantities and ramp geometry require a measured site study.

Structure and services

Investigate ground and coastal conditions. Align structural grids, wet-room stacks and risers; allow for pool tanks, terraces and saturated planters.

Whole-life operation

Separate deliveries, refuse and plant servicing from resident gardens. Develop staffing, maintenance reserves, commissioning, asset registers and replacement access with the operator.

THE INVESTOR CONVERSATION

A distinctive residential proposition.

A recognisable identity

A consistent French Riviera language connects the architecture, interiors and landscape into one clear brand story.

A considered collection

Six home types create a range of ownership propositions, with meaningful differences in indoor space, terraces and garden access.

A lifestyle worth showing

The pool, club, wellness spaces and gardens provide an engaging visual narrative for a future sales launch.

Commercial feasibility requires a selected site, market evidence, cost planning and a funding structure. No prices, yields or returns are asserted.

THE DEVELOPMENT ROADMAP

From vision to a deliverable project.

01 / Establish the site

Confirm title, survey, planning envelope, coastal restrictions, utilities and ground conditions.

02 / Test the programme

Allocate homes by wing and floor; reconcile cores, terraces, shared amenities, parking and gross area. Validate demand and the operating model.

03 / Coordinate and approve

Develop architecture, structure, fire strategy, accessibility, MEP and landscape. Prepare a quantity-surveyor cost plan and procurement strategy.

04 / Prove the details

Review façade and apartment mock-ups, obtain the required approvals and complete coordinated design before final marketing commitments and construction.

AREA AND INVENTORY BASIS

The programme, reconciled.

Measure	Concept allowance
Homes	180
Internal accommodation	26,380 m²
Private balconies	4,816 m²
Private penthouse terraces	960 m²
Exclusive-use gardens	1,200 m²
Internal + balconies + terraces	32,156 m²
Combined programme including gardens	33,356 m²

Gardens are not floor area.

The combined 33,356 m² figure includes private gardens and must not be treated as gross floor area, built-up area or legal saleable area. Shared amenities and common cores, circulation and services are excluded from these private-area totals.

PROJECT BASIS AND REFERENCES

The concept, clearly stated.

Design status

Maison Lumière is an original architectural concept for Royal Kingswell Estates. The site, coastline, surrounding context and views are imagined. No ownership, approval, construction programme or commercial outcome is established.

Visual status

The architectural and lifestyle images are AI-generated concept visualisations. They are not photographs of a completed project, measured drawings or a coordinated 3D/BIM model. Diagrams show relationships and design intent; they are not construction documents.

Programme status

All residence areas, unit counts, levels and pool dimensions are proposed allowances. Final plans, gross area, parking, amenity footprints and legal measurement rules require site-specific development.

DESIGN REFERENCES

[1] National Institute of Building Sciences / WBDG, Moisture Management. General moisture-control and envelope coordination guidance.
legacy.wbdg.org/resources/moisture-management

[2] U.S. Department of Energy, Building Envelope & Architectural Considerations. General orientation, daylight and shading guidance.
energy.gov / Building Envelope & Architectural Considerations



THE RIVIERA RESIDENCES

MAISON LUMIÈRE

A life filled with light.

Born of Land. Built for Legacy.