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The dining room features the **Mast Teak dining chair** by Atelier Pendhapa, **Luco dining table** by Studioparisien and the **Reprise pendants** by Apparatus Studio (ecc.co.nz).

Above the Fray

INTERIOR DESIGN — BANDA DESIGN STUDIO

PHOTOGRAPHY — NICOLE FRANZEN

In designing this eye-wateringly high Manhattan penthouse, Edoardo Mapelli Mozzi of Banda Design and Development Studio created a veritable haven, where breathtaking views, luxury spaces and a comfortable vibe collide.

Perched atop the second tallest residential building in the western hemisphere, set in the heart of New York City, is a brand new penthouse that defies the bustling energy of its surroundings. The apartment at 111 West 57th Street was developed by Edoardo Mapelli Mozzi (husband of Princess Beatrice) and his lauded design and development studio Banda, and not only offers one of the most jaw-dropping views of the Manhattan skyline, but now, comprises a series of luxurious interior spaces to match the grandeur of its surrounds. That said, while opulent luxury is certainly the name of the game here, there is also an overarching sense of serenity that weaves through every room, promising to offer future residents a calm, tranquil refuge from the bustling city below.

From the moment Mapelli Mozzi first ascended to the 76th-floor of this historic building to view this penthouse, he was captivated by the transformative power of its panoramic views. The way in which the journey up saw him rise above the clouds to emerge into beautiful sunshine was a pivotal experience and one that became the foundation of his design approach. He wanted to craft a space that accurately



The lounge features the **Rose sofa** by Pierre Augustin and the **Ebisu armchairs** by Charlotte Biltgen.

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In a city known for its relentless energy, this extraordinary, sky-high penthouse offers an oasis. It is a testament to its designer’s vision and expertise in creating a space that harmonises with its surroundings while providing a necessary escape from the urban clamour.

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captured that same sense of relief and of sanctuary that he felt on that day.

The building in which this penthouse sits comprises two structures. One is a newly-constructed 1,428-foot tower (designed by SHoP Architects), the other, is the landmarked Steinway Hall, once home to the Steinway & Sons piano company. And while being so high up has given this penthouse (and all of its generous 6,512-square-foot floor plan) unparalleled vistas of Central Park, the East River, the Hudson River and the Statue of Liberty, the lofty height also presented a number of design challenges for Mapelli Mozzi and his team, who were determined to honour the deep history of the building while infusing the space with a distinctly contemporary narrative, too.

Collaborating with The Invisible Collection, Mapelli Mozzi meticulously curated furniture and decor that balanced comfort with luxury and that could offer moments of peace and tranquillity but also, be suitable for entertaining. He envisioned an escape from New York’s hustle and bustle that didn’t take anything away from the captivating energy of the city. And so, a compromise was found between homely haven and energised space for social gatherings.

Given Mapelli Mozzi’s extensive experience working on a number of historically-listed buildings and homes in London, he and his Banda team were perfectly positioned to ensure that this penthouse could harmoniously merge the past and the future, paying homage to the tower’s rich history while embracing the sleekness of its modern architecture. Notably, the custom staircase, masterfully designed by William Sofield, seamlessly integrates these elements, serving as a stunning centrepiece that exemplifies the amalgamation of old and new.



The lounge features the **Rose sofas** by Pierre Augustin and the **Signal Y pendants** by Apparatus Studio (ecc.co.nz).



The colour palette and furnishings within the penthouse were influenced by the mesmerising views. Able to be enjoyed from multiple areas of the residence, whether lounging on a chaise or relaxing in the luxurious William Holland bathtub, the home's generous windows allow those within to witness the changing seasons, observe rain traversing the cityscape, bask in brilliant sunlight, and even catch a glimpse of the mountains to the north. The ever-changing seasons and vibrant hues of Central Park specifically, find their reflection in the interior design choices, where soft lines, organic shapes and warm tones meet captivating, abstract artworks by renowned artists like Wolfgang Tillmans, Andy Warhol and Per Kirkeby, softening the linear architecture and creating a harmonious and inviting atmosphere.

The concept of cultural fusion plays a pivotal role in the design narrative, particularly when it comes to the furniture used. Inspired by New York City's status as a melting pot

of cultures, Mapelli Mozzi fearlessly blended elements from various places across the globe when finishing the interiors. The result is a collection of exceptional pieces, ranging from heritage items with remarkable stories to new creations by skilled artisans. This eclectic mix embodies the spirit of the city below (as well as the dichotomy of the building itself), embracing diversity and celebrating the beauty to be found in global influence.

In a city known for its relentless energy, this extraordinary, sky-high penthouse offers an oasis. It is a testament to its designer's vision and expertise in creating a space that harmonises with its surroundings while providing a necessary escape from the urban clamour. With its seamless blend of design elements, captivating views, and meticulous attention to detail, this extraordinary penthouse offers a unique opportunity to experience the epitome of luxury living, high above one of the most iconic skylines in the world.