

THE BILLIONAIRE CLUBHOUSE

Architect APARNA KAUSHIK reveals the design trends leading the way amongst her ultra-rich clients – think personalised spas, double-floor dressing rooms and customised entertainment hubs

Words by RUE KOTHARI

This indoor pool, at one of Aparna's projects in New Delhi, is part of a larger wellness zone in a private residence. The monolithic curves simulate a soft cave-like retreat

IMAGES: SUPPLIED



OUTDOOR SPACES AND LANDSCAPING

Diverse Gardens and Experiences: High-net-worth individuals are transforming landscapes into experiential spaces, incorporating zen gardens for relaxation and mindfulness; tropical rainforest-inspired areas for an exotic touch; permaculture zones for sustainable gardening enthusiasts; and formal gardens for hosting evening events and larger gatherings.

Outdoor Catering Facilities: Tailor-made outdoor catering blocks with professional-grade equipment to support seamless hosting of large parties and celebrations.

Luxury Poolside Experiences: Infinity pools, heated pools and separate Jacuzzis are in high demand, often complemented by cabanas, sunken lounges and outdoor bars.

Recreational Features: These include private tennis courts, golf putting greens and jogging tracks integrated into the landscape.

LIFESTYLE ENHANCEMENTS

Professional Management: Many prefer homes that are managed by professional services, ensuring that everything from maintenance to concierge services is handled seamlessly.

Technological Integration: Smart home systems that allow full automation of lighting, climate control and security through a single interface are now considered essential.

Wellness Consultation: The inclusion of wellness consultants to design areas that cater to physical and mental health, such as cryotherapy chambers or hydrotherapy pools, is becoming more common.

PRIVACY AND SECURITY

Private entrances and driveways These ensure exclusivity and enhanced privacy across the property.

Advanced security systems with biometric access, AI-powered monitoring, visitor management services and perimeter control are a priority.

Alarm and Emergency Response Systems An integrated alarm system that is linked to a central monitoring station or private security response team ensures that any detected breach or threat (with alarms programmed for different threat levels) triggers an immediate reaction. Installing discreet silent panic buttons in key areas of the home or office also allows residents or staff to alert security forces in the event of a crisis or emergency.

Cybersecurity Vigilance For properties with smart home systems or connected devices, monitoring your digital infrastructure and continuous cybersecurity vigilance is necessary to protect against hacking attempts and data breaches. Establishing cybersecurity protocols for detecting, reporting and mitigating digital threat helps prevent breaches that could compromise physical security systems or reveal sensitive information about the client's movements and assets. ■

Architect Aparna Kaushik only works with the super-rich. Her little black book of HNW clients from the Middle East and around the world contains household names, and with it the knowledge and insight on what today's billionaires demand for their new homes.

"Everything changed after Covid," Aparna explains from her HQ in Delhi, as she prepares to open her design practice in the UAE. "This marked a significant shift in my clients' priorities. They now focus on enhancing their quality of life, and want their private residences to reflect that."

One of the most striking changes is the trend towards acquiring large land parcels to create resort-style living environments. These properties are no longer limited to being secondary holiday homes but are now the primary residence, integrating holistic living experiences with luxurious amenities such as spas, gyms, private pools and entertainment spaces. It reflects a deep desire to incorporate wellness, recreation and exclusivity into daily life.

Now, there is a notable emphasis on architectural design and sustainability. Aparna's regional and international clients are increasingly seeking homes that not only reflect their status but also align with modern global living standards, blending functionality with opulence. "These trends reflect how luxury is increasingly defined by personalisation, convenience and the ability to create memorable experiences within one's own property. High-net-worth individuals are no longer just investing in homes; they are curating lifestyles."

ULTRA-LUXE RESORT-STYLE LIVING

INTERIORS AND LIVING SPACES

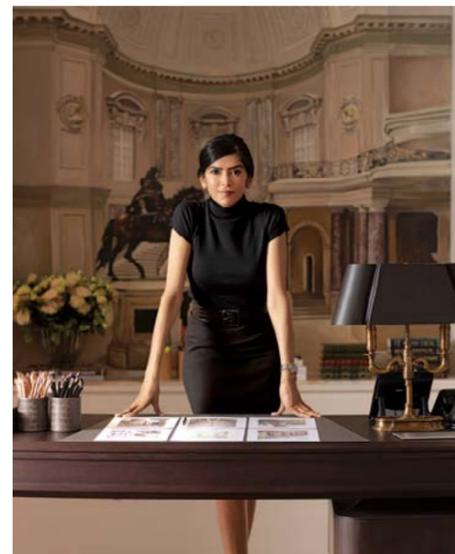
Two-Tier Walk-in Dressers: A growing trend is the demand for expansive, two-tier walk-in wardrobes designed as ultimate dressing sanctuaries. These spaces often include built-in vanity sections, seating, curated lighting and display areas for accessories, footwear and couture.

Wellness Rooms: Dedicated spaces for wellness are highly sought after, including private spas, meditation rooms, and home gyms equipped with cutting-edge technology.

Private Theatres and Gaming Zones: High-end home theatres with advanced soundproofing and immersive technology, alongside gaming zones, are increasingly popular for entertainment within the home.

Kitchens with Culinary Luxury: Kitchens are becoming a focal point of design, featuring teppanyaki grills and state-of-the-art appliances; walk-in cold storage and wine cellars; luxury crockery and silverware storage; and dedicated spaces for in-kitchen dining and interactive culinary experiences.

Custom Libraries and Workspaces: Bespoke home offices and libraries that integrate luxury finishes with ergonomic designs to accommodate hybrid working lifestyles.



Left: Aparna Kaushik, founding principal and designer of multi-disciplinary firm Aparna Kaushik Design Group
Right top: Aparna's project in Hyderabad, with private pool, conservatory and classical-style cabana
Right: This double-storey walk-in closet enriched in natural warm tones, is ideal for fashion patrons across ages and genders

