



Tatler Homes

SOFT LANDING

Journey through exemplary
living spaces designed to
foster and nurture wellness

GRAND



GESTURES

Award-winning architect Daniel Joseph Chenin crafts a glamorous Las Vegas residence that fuses boutique hotel elegance with residential comfort inspired by 16th-century Italian villas *By Jennifer Choo. Photography by Douglas Friedman*

Las Vegas would seem to be the natural setting for a home that exudes unapologetic glamour. That is indeed the case for this abode, conceptualised by award-winning boutique residential design firm Daniel Joseph Chenin. Having relocated from Hidden Hills, Southern California, the prominent couple who own the house sought an integrated design encompassing architecture, interiors, exteriors, furnishings and accessories for their sprawling 20,000 sq ft residence—a fusion of boutique-hotel elegance and residential comfort.

FROM THE OUTSIDE IN

The journey took shape in 2018 during a lunch meeting where the clients, well-versed in custom residences, made an immediate connection with Daniel Joseph Chenin, lead architect and founder of his eponymous firm. The vision was distinctly defined: a multi-year project designed to cater to their extended family's needs while serving as a private retreat. These specifications made Chenin's expertise,



Clockwise from top left: Blue hues on the dining chairs' embroidered backrests and the panelled living room wall lend an uplifting effect to the gold-toned material palette; a hidden bar wrapped in brass stands at one end of the dining room and offers a peek at the walk-in wine cellar beyond; a view of the powder room vestibule featuring a 12-foot-tall double-sided fireplace clad in orange onyx; the living room is draped in calming blue millwork and adorned with artwork depicting aquatic themes

Previous spread, from left: The contemporary take on 16th-century Italian villas is apparent in the symmetry of this entry gallery, which features the client's collection of Hudson River School paintings; the main entrance is emphasised in the facade with a clean-cut black box and a glass-and-steel upper volume dubbed 'the crown'



honed through luxury projects for esteemed brands such as Four Seasons, especially apt.

"The concept struck a chord as being something that would exude the character of a five-star boutique hotel which would also be comfortable and liveable on a residential scale," says Chenin. "They were seeking a harmonious balance of social engagement and blissful seclusion that could unfold simultaneously in a warm and well-appointed home."

Working from the outside in, the landscape integration was pivotal, with Chenin's team addressing space-planning challenges on a narrow plot adjacent to a hill. The result is a thoughtfully designed property featuring a descending driveway, a beacon-like lantern at the entrance, and an inner courtyard leading to the main portal. The exterior mirrors the fusion of classic and modern elements, offering breathtaking views of the Las Vegas Strip and untouched desert landscapes.

CLASSICAL LEANINGS

The clients had envisioned an H-shaped layout for the home, which would serve to create wings for personal retreats and guest accommodations. Such a layout would also allow the house to be environmentally responsive, with the option to shut down a wing when not in use. Inspired by their desire to showcase their Hudson River School



art collection, Chenin conceptualised an architectural approach that would frame distinct spaces within the home.

“That was the impetus of how we started laying out the house: as a collection of portals, with each transporting one into a different container, or room, with a distinct function,” explains Chenin. “We code-named the project ‘Palladio’ after Italian architect Andrea Palladio, who was famous for his 16th-century villas that utilised cruciform circulation with a strong emphasis on symmetry, proportion, and balance.”

This spatial organisation followed the concept of “discovery of the nuance”, breaking down the scale into liveable environments that blended classical and modern references into a unique aesthetic vocabulary.

The house features a central corridor adorned with wallcoverings, upholstered-fabric walls and a white millwork ceiling. It leads to four main rooms, each with a specific concept: a music room, a formal living room, a dining room with a portal to the kitchen, and an upper-floor entertainment lounge, which is accessible via a framed stairway.



Clockwise from top left: Blue velvet stools by Powell & Bonnell contrast against the custom brass range hood; inside the glass-and-steel volume above the main entrance is an entertainment lounge with a full-service bar; a view of the study and the spaces beyond; the top of this staircase landing offers 360-degree perspectives of Las Vegas Valley; a plushly furnished corner of the entertainment lounge and its vistas of the surrounding desert foothills





This page, from top:
The sunroom captures a special quality of light as the sun rises from the east; this bathroom features masculine detailing and a glassed-in outdoor shower area with a glass roof and operable windows

Opposite page, clockwise from top: Each guest bedroom features resort-quality touches including millwork walls, upholstered inserts and storage drawers in the bedframe; a decidedly feminine bathroom characterised by lighter stone patterns and a standalone soaking tub; this dedicated wellness room features an electronic massage table and shiatsu ceiling bars



The corridors provide visual connections with the exterior while the rooms offer a variety of atmospheres, from a communal space with a double-sided fireplace to a media room with acoustically wrapped walls.

ECLECTIC FANTASTIC

The furniture selection pairs low-slung, resort-style pieces with contemporary picks from brands such as Poltrona Frau and Knoll, aligning with the vision for each space. “This project granted us creative control over the entire property, including the external environments, the architecture, and the interiors,” Chenin says. “That included sourcing custom-designed furniture pieces, lighting fixtures, and artworks that were not part of the client’s existing collection. This allowed us to deliver a level of cohesion and singularity of vision for the entire estate.”

Every room was meticulously designed to be fully illuminated by natural light, supplemented by layered decorative fixtures, including stately Lobsenz chandeliers. The



This page, clockwise from left: Architect Daniel Joseph Chenin; two views of the expansive pool deck and its unspoiled panoramas

Opposite page: The rear yard incorporates a variety of terraced outdoor dining and entertainment spaces; this private outdoor courtyard features a built-in fire feature and cosy seating, and is accessible via the study

material choices, such as steel window framing and hand-forged creations, bring subtle textures and a human touch to the abode.

The home's personal spaces include five guest bedrooms, each of which offers resort-quality amenities and direct access to secluded garden seating areas. The private wing, accessed through a study, features a primary suite with his and her bathrooms, closets, and a sitting area.

"We approached the design of the rooms from an anticipatory standpoint, thinking ahead to what the clients' family and guests might need," says Chenin. "There are plenty of thoughtful details, including internal and external sightline considerations."

"Our projects are about creating unique responses to the needs and desires of our clients, and Palladio is no exception," concludes Chenin. "Above all, the journey begins with building relationships with clients who entrust us with their most intimate spaces, with the knowledge that we will translate their vision into a bespoke, artistic expression."

