

N1.4

THREE-BEDROOM RESIDENCE

The Residences at
Mandarin Oriental Mayfair,
London



THE RESIDENCES
MANDARIN ORIENTAL
MAYFAIR LONDON

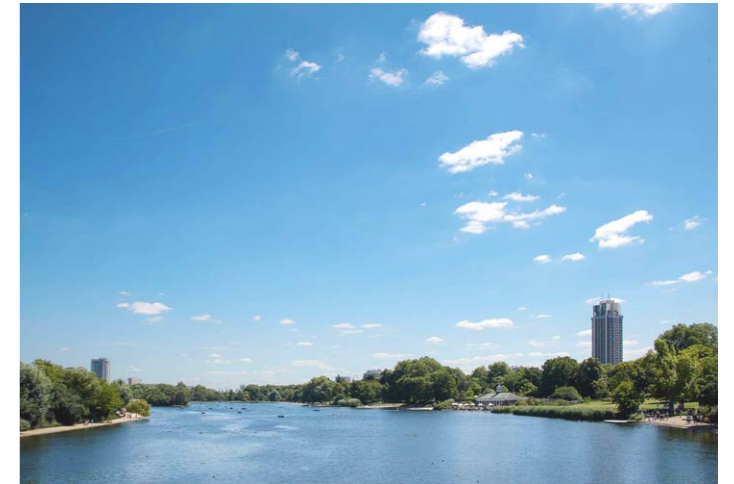
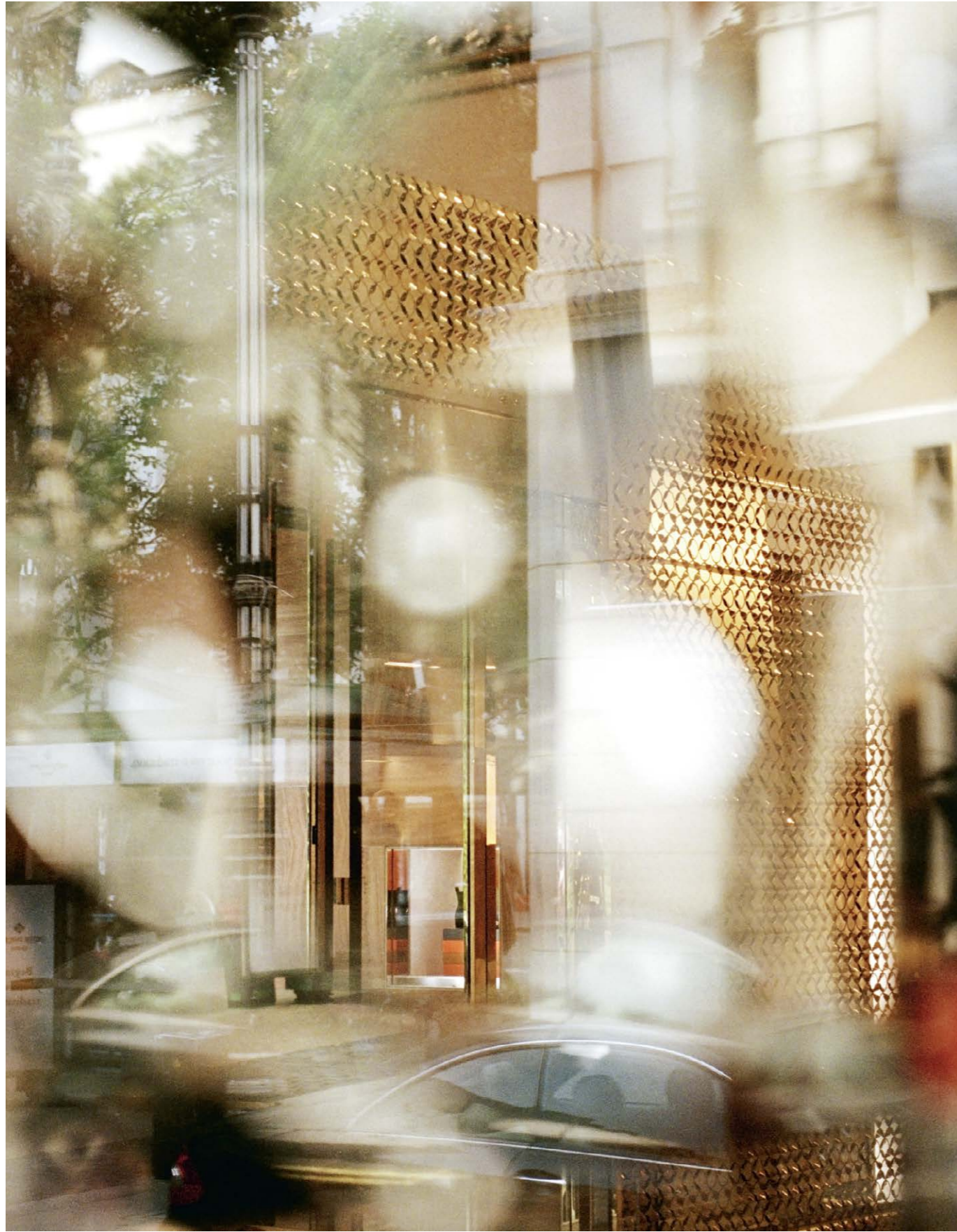
The Residences at Mandarin Oriental Mayfair, London

The Residences at Mandarin Oriental Mayfair, London offers a unique serviced residence living experience in the heart of the city, where residents enjoy exclusive access to services and amenities provided by the integrated Mandarin Oriental Mayfair, London.

Services include in-residence dining and cuisine by award-winning Chef Akira Back, round-the-clock concierge, housekeeping, valet parking, and a luxurious spa managed by a dedicated team. For your peace-of-mind and comfort, Mandarin Oriental Mayfair, London's security team is present throughout the property day and night.

IMAGE P.03 – THE SLEEK FAÇADE OF THE RESIDENCES AT MANDARIN ORIENTAL MAYFAIR, LONDON VIEWED FROM HANOVER SQUARE





HYDE PARK – 5 MINUTE WALK

The Heart *of* London



BOND STREET – 1 MINUTE WALK



REGENT STREET – 1 MINUTE WALK



The Place to Be

Located between New Bond Street and Regent Street, The Residences are within moments of London's finest retail destinations, from flagship luxury boutiques to Savile Row tailors, and numerous notable private member clubs and restaurants.

MEMBERS CLUBS

- 01. ANNABEL'S
- 02. 5 HERTFORD STREET
- 03. GEORGE
- 04. OSWOLD'S
- 05. RAC CLUB
- 06. THE ARTS CLUB
- 07. HOME HOUSE

RESTAURANTS

-  AKIRA BACK
-  ELSA
-  DOSA
-  ABAR LOUNGE
-  ABAR ROOFTOP
- 08. HIDE
- 09. BACCHANALIA
- 10. CUT
- 11. SCOTT'S
- 12. THE IVY
- 13. MURANO
- 14. UMU
- 15. THE WOLSELEY
- 16. NOBU
- 17. NOVIKOV
- 18. GORDON RAMSAY
- 19. 34 MAYFAIR
- 20. LAVO

HOTELS

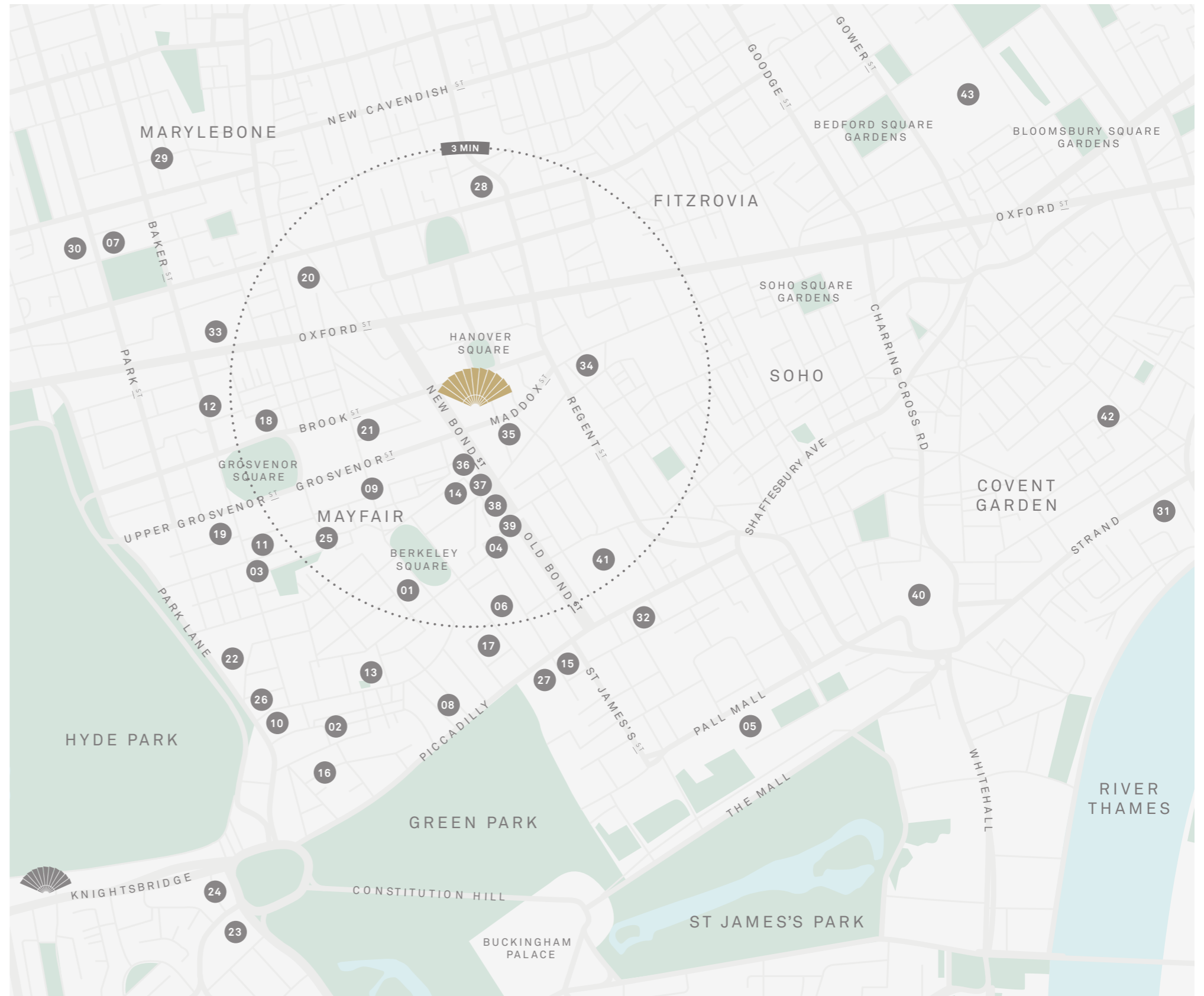
-  MANDARIN ORIENTAL MAYFAIR
-  MANDARIN ORIENTAL HYDE PARK
- 21. CLARIDGE'S
- 22. THE DORCHESTER
- 23. THE PENINSULA
- 24. THE LANESBOROUGH
- 25. THE CONNAUGHT
- 26. 45 PARK LANE
- 27. THE RITZ
- 28. THE LANGHAM
- 29. CHILTERN FIREHOUSE
- 30. NOBU HOTEL LONDON PORTMAN SQ
- 31. THE SAVOY

FASHION & RETAIL

- 32. FORTNUM & MASON
- 33. SELFRIDGES
- 34. LIBERTY
- 35. LVMH
- 36. GUCCI
- 37. HERMÈS
- 38. LORO PIANA
- 39. DIOR

CULTURE

- 40. THE NATIONAL GALLERY
- 41. ROYAL ACADEMY OF ARTS
- 42. ROYAL OPERA HOUSE
- 43. THE BRITISH MUSEUM





Introducing Residence N1.4



The three-bedroom Residence N1.4 epitomises refined city living. Featuring spacious interiors with the highest quality finishes and appliances, this residence offers a blend of modern elegance and comfort in one of London's most dynamic locales.

The residence includes a large open-plan living area, a beautifully designed kitchen, and three exquisite bedrooms, each with a luxurious en-suite bathroom.

IMAGE P.08 – RECEPTION SEATING AREA OF RESIDENCE N1.4

IMAGE P.09 – ENTRANCE HALLWAY

IMAGE P.10 – KITCHEN AND DINING AREA





IMAGE P.12 – GUEST BEDROOM
IMAGE P.13 – CENTRAL HALLWAY
IMAGE P.14 – MASTER BEDROOM SUITE





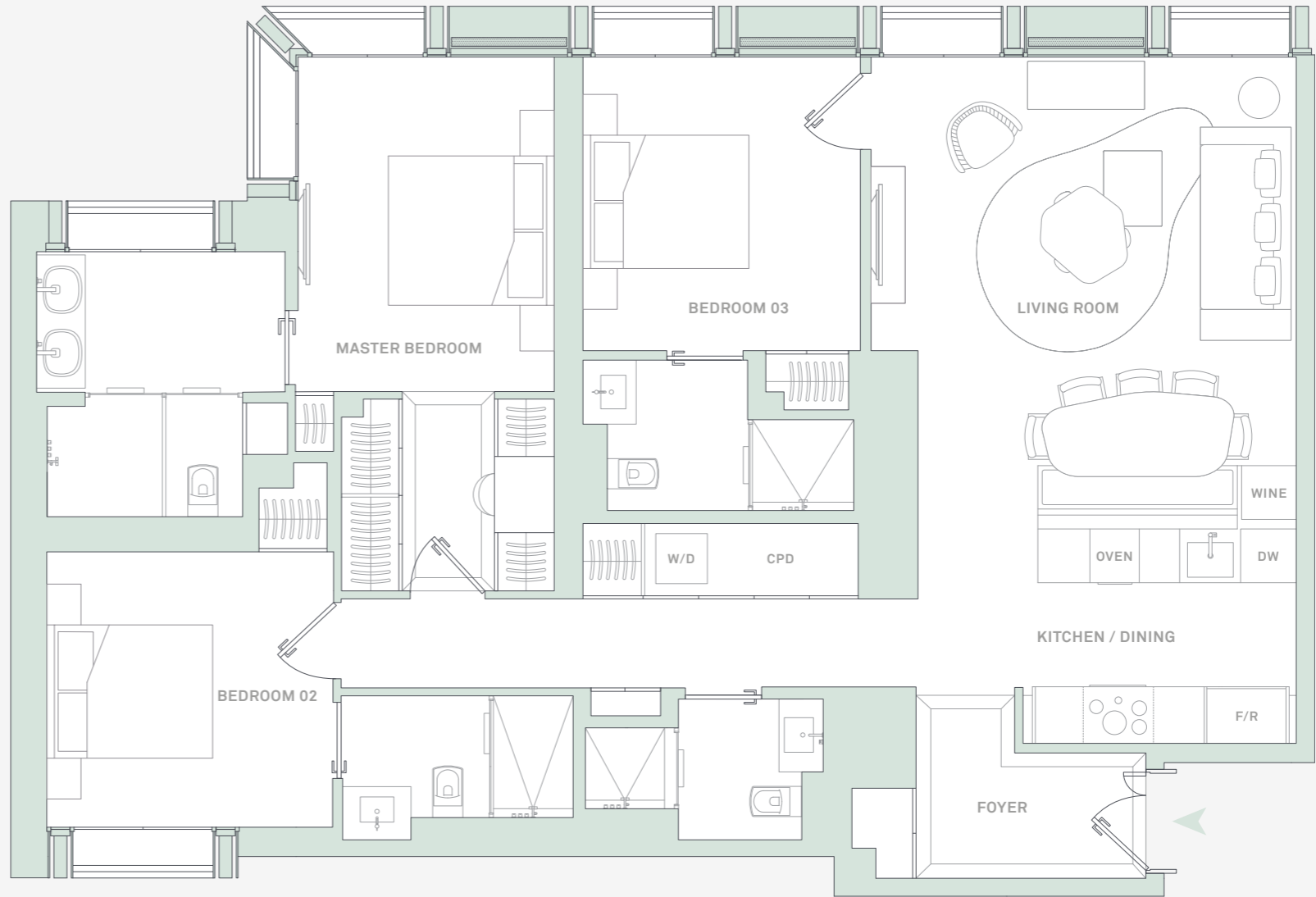
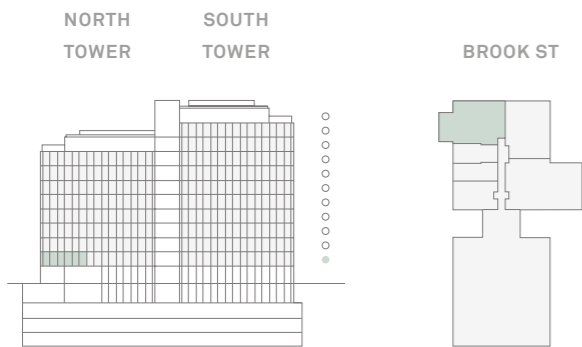


N1.4

THREE-BEDROOM RESIDENCE

1,272 SQFT – 118 SQM

ROOM	SQFT	SQM
LIVING ROOM	204	19
KITCHEN / DINING	173	16
MASTER BEDROOM	184	17
BEDROOM 02	118	11
BEDROOM 03	127	12



CPD - CUPBOARD
W/D - WASHER/DRYER
F/R - FREEZER/REFRIGERATOR
DW - DISHWASHER
WINE - WINE REFRIGERATOR





Specifications

RESIDENCE FEATURES

- Floor-to-ceiling windows with openable doors
- Leather panelled wardrobes with integrated lighting
- Full-height, one leaf solid wood entrance doors
- Bespoke furniture and lighting design
- Engineered wood flooring in reception areas, bedrooms and corridors
- Feature stone flooring at entrance (selected residences)

LIGHTING AND AUDIOVISUAL

- Lighting control for all rooms (Lutron or similar)
- Fully integrated communications system to hotel services and 24-hour concierge
- Fully future-proofed AV set up through a terminated cabling backbone built in to finished residences

MASTER BATHROOM

- Carved stone to main walls with metal frame
- Carved stone double vanity with feature lighting (selected residences)
- Stone surround double-ended bath (selected residences)
- Separate WC and shower rooms (selected residences)
- Wall-hung electronic WC
- Dornbracht brassware (or similar)
- Marble floors
- Electric underfloor heating

HEATING AND COOLING

- Comfort cooling/heating throughout
- Electric underfloor heating in bathrooms

KITCHEN

- Bespoke kitchen design by Thomas Juul-Hansen
- Integrated kitchen island and carved stone banquette seat
- Stone countertop and splashback with fluted glass to finish overhead cupboards
- Integrated Gaggenau and Miele appliances
- Wine refrigerator
- Bespoke ironmongery
- Integrated, concealed lighting design

SECURITY

- 24-hour hotel monitored and staffed security in all internal and communal areas
- Lift access to secure underground parking

POWDER ROOM

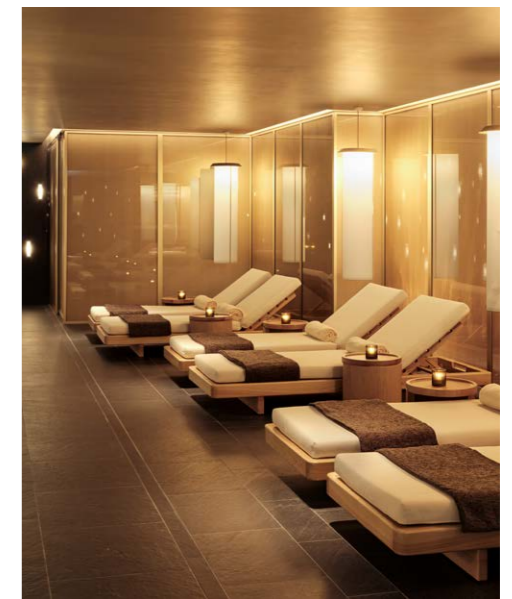
- Bespoke carved stone sink
- Discrete guest shower room (selected residences)
- Full-height mirror in vanity with metal and glass detailing
- Integrated mood lighting
- Dornbracht brassware (or similar)
- Stone flooring

DESIGN

- Architectural design by RSHP
- Interior design by Thomas Juul-Hansen
- Residences interior design by Studio Indigo
- Hotel public areas by Curiosity



The Home *of* Service



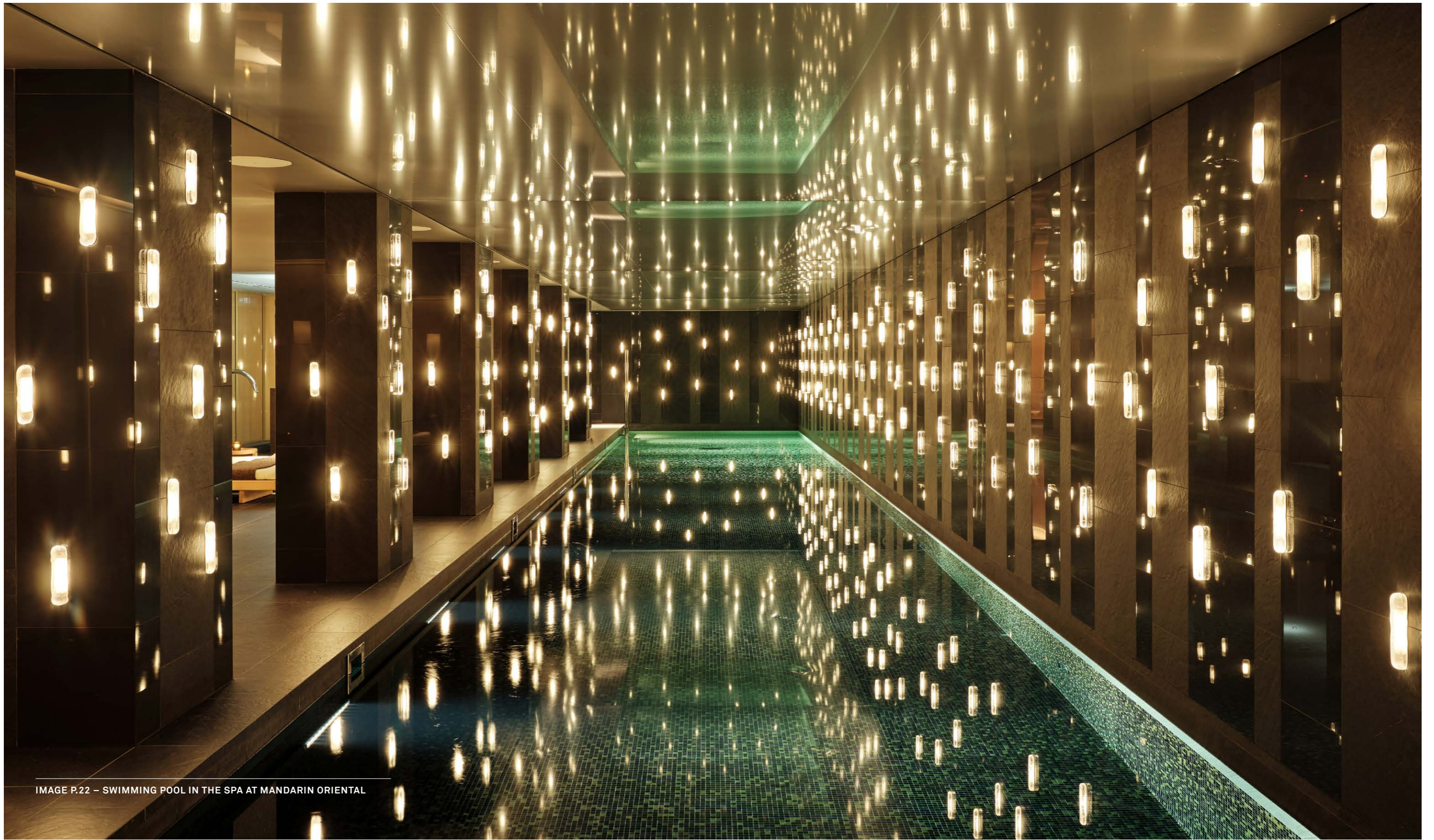


IMAGE P.22 – SWIMMING POOL IN THE SPA AT MANDARIN ORIENTAL



World-Class Amenities & Cuisine

Residents can enjoy a plethora of world-class amenities at Mandarin Oriental Mayfair, London, including a tranquil spa, a state-of-the-art fitness centre, 25-meter indoor pool, vitality pools, sauna, steam rooms and exquisite dining options.

Culinary excellence can be experienced at the flagship modern Japanese Akira Back restaurant at Mandarin Oriental Mayfair, the intimate 14-seat Korean influenced counter-style dining experience, Dosa, and ABar Lounge, offering specially curated cocktails and light bites, plus the soon to be opening ABar Rooftop and Italian restaurant Elsa.

Mandarin Oriental Hotel Group is renowned for its exceptional service standards, offering residents personalised experiences that surpass those of any other hotel brand. Rigorous staff training, meticulous attention to detail, and a commitment to providing the ultimate guest experience ensure an unforgettable way of living.

IMAGE P.24 – AKIRA BACK AT MANDARIN ORIENTAL MAYFAIR, LONDON
IMAGE P.25 – CONCIERGE AND SEATING AREA



Rental Programme

The Residences at Mandarin Oriental Mayfair, London offers an exclusive rental programme, allowing owners to rent out their luxury residences when not in use.

Residences may be rented out on a short-term basis, for a minimum of three nights up to 90 days through Mandarin Oriental Mayfair, London's rental programme.

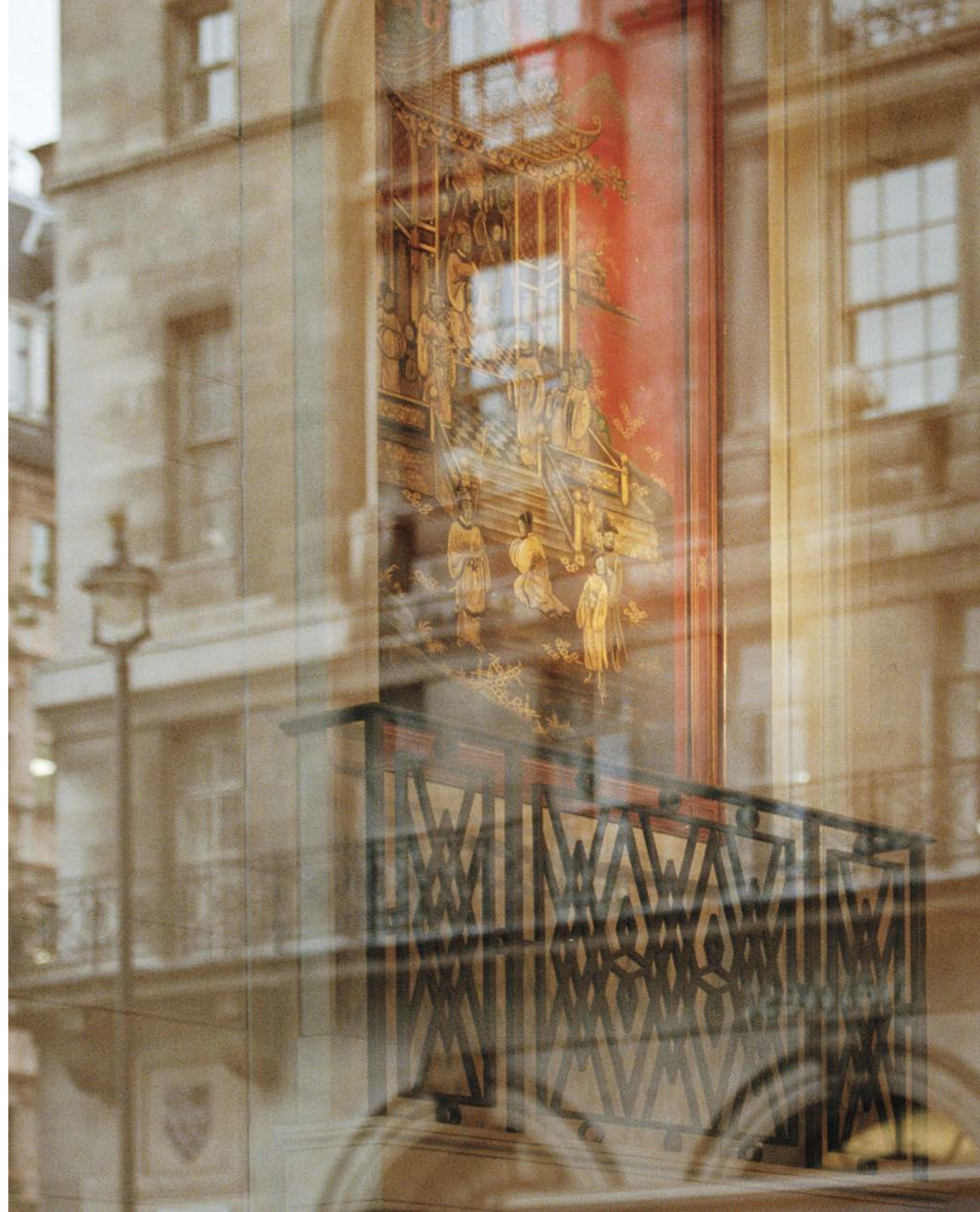
IMAGE P.26 – MANDARIN ORIENTAL'S HOUSEKEEPING TEAM
 IMAGE P.27 (TOP) – ENJOY 24-HOUR IN-RESIDENCE ROOM SERVICE
 IMAGE P.27 (BOTTOM) – DOORMAN AT THE RESIDENCES AT MANDARIN ORIENTAL MAYFAIR, LONDON



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IMPORTANT NOTICE: Clivedale London and any affiliates thereof ("Developer") are the sole offerors of a) the real property being offered for sale as The Residences at Mandarin Oriental Mayfair, London ("Residences") and b) any rental programmes offered to purchasers in connection with the sale of the Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective officers, directors, agents or employees (collectively, "MOHG"), are in any way owners, offerors, promoters, issuers or underwriters of, or responsible or liable for, or are making any representations or warranties with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any increase or return on related investment. MOHG has not assumed and has no liability or responsibility for any financial statements, projections or other financial information contained in any sales and marketing materials, prospectus or similar written or oral statements relating to the Residences. Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOHG Marks") in connection with the Residences subject to the terms and conditions of non-exclusive licence agreement(s) which may be terminated at any time upon certain occurrences. The right to use the MOHG Marks in connection with the Residences is thus not guaranteed and no such right is included in the Residence being acquired by any purchaser. If any of the relevant agreements are terminated, or MOHG ceases to manage the Residences for any reason, use of the MOHG Marks in connection with the Residences may be terminated at MOHG's discretion. All purchasers should seek their own legal, financial and professional advice before entering into any agreement in respect of the Residences.



A truly unique lifestyle with
the best of both worlds; the
comforts of a private home
combined with the unsurpassed
amenities and legendary service
of Mandarin Oriental.

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CLIVEDALE

LONDON

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