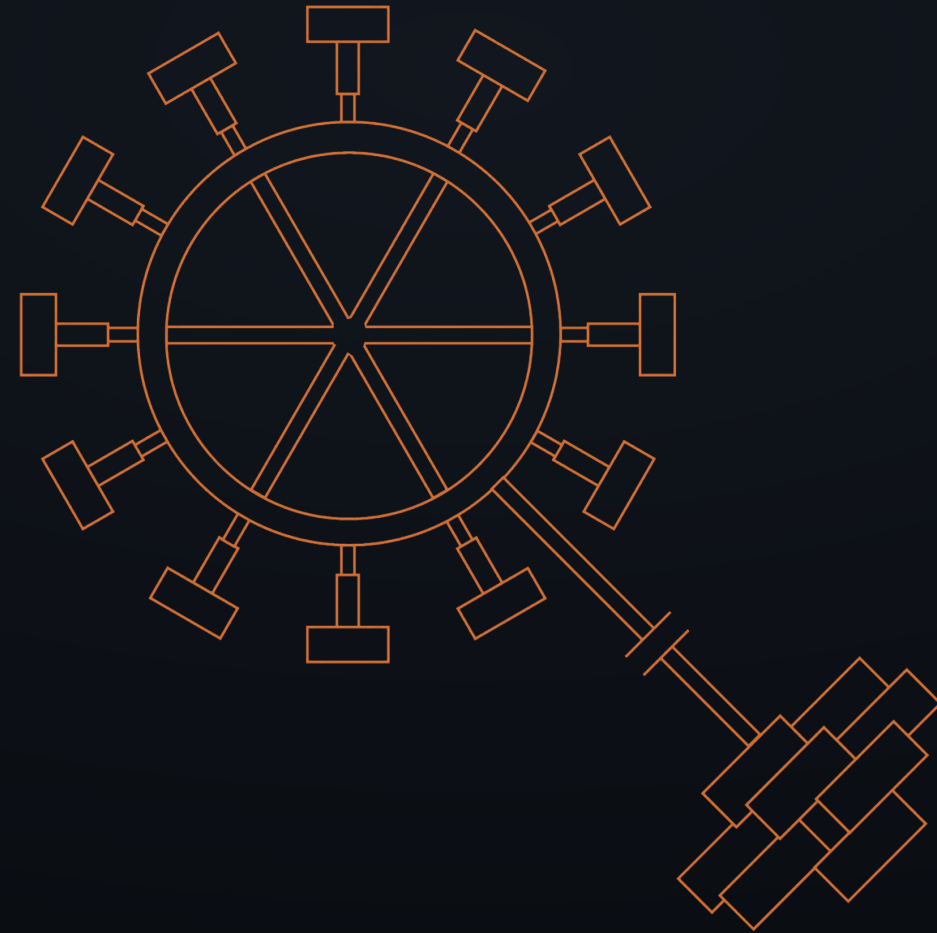


-orium

THE MANIFESTO

Biome-locked autonomous retreats



The Manifesto

A single document for the people who could build, operate or back **-orium**. It runs from the idea to the architecture to the economics, and states its numbers as planning ranges.

Part I

The Idea

What -orium is, what it believes, and the rules that never move.

Why this, and why now

People at the top of anything are spending more than ever to get away, and the reason is not indulgence. The world has become louder, faster and harder to switch off. Always-on work, a saturated attention economy and a decade of instability have made uninterrupted solitude scarce, and scarcity is what luxury tracks.

The culture is already there. Seclusion, self-sufficiency and the pull away from a chaotic world run through recent film, television and writing. More people, quietly, are seeking somewhere they cannot be reached. What used to read as eccentric now reads as sensible.

-orium takes that shift seriously without turning it into fear. This is not a doomsday product. It is a calm answer to a real and growing need: enough time, in a place that asks nothing of you, to think. The demand exists. It is waiting for something built properly around it.



Concept: one warm ring in a world with no other light

THE SHIFT, IN THREE LINES

Attention is the scarce resource. Those who have the most of everything have the least of it.

Seclusion is rising in culture. Retreat and self-sufficiency are everywhere on screen and in print.

Instability makes autonomy attractive. A place that needs nothing is a quiet kind of insurance.

Twelve identical residences, each locked to one extreme world.

-orium is a network of invitation-only retreats. Each site is a ring of twelve corten-steel residences set around an empty centre, dropped into one of the earth's most severe landscapes and built to run on its own.

The building carries the argument. Identical modules, very different worlds. A guest chooses a climate rather than a room, and disappears into it. Nothing is shared except a single Commons a walk away, so solitude stays the default.

For an operator the same design reads as unit economics: one repeatable module, one autonomy stack, one brand system that scales from a single ring to a network. The suffix carries the idea. Attach -orium to any world and the model holds.



Concept: the ring set into old-growth forest

12

RESIDENCES PER RING

1

COMMONS, OFF-RING

Off-grid

AUTONOMOUS BY DESIGN

By invitation

ACCESS ONLY

What -orium is, and why it works

\$97M

BASE BUILD, ONE RING

\$8.1M

ALL-IN PER RESIDENCE

\$10.6M

BASE ANNUAL REVENUE

\$8.8M

BASE ANNUAL OPEX

2 to 5

SITES TO PROVE THE NETWORK

The idea. A ring of twelve identical residences in weathering steel, one per extreme biome, around an empty centre, linked to a single Commons by one walkway. Invitation-only, self-sufficient by design.

The thesis. Autonomy is privacy. A place that makes its own power, water and heat answers to no one, which makes it deeply private. Resilience is sold as luxury.

Built greener, and cheaper. Residences begin as reclaimed steel and repurposed structural cores, finished to the standard of the Ring. Lower embodied carbon and a lower build cost than a conventional structure of equal quality, with no compromise visible.

The product. Residencies of three nights to thirty days, full-site buyouts, a Commons guest-room tier, and a membership spanning the network. Buyouts, long stays and membership carry the economics.

The market. The founders and family offices already buying islands and building self-sufficient compounds, without wanting to own, staff or maintain them. -orium is that outcome as a product.

The ask. Fund the feasibility round to reach the pilot gate, then build the first ring alongside an operating partner. The plan, and the numbers, follow.

“Twelve worlds. One form. For the few who need to disappear and think.”

Autonomy is **privacy.**

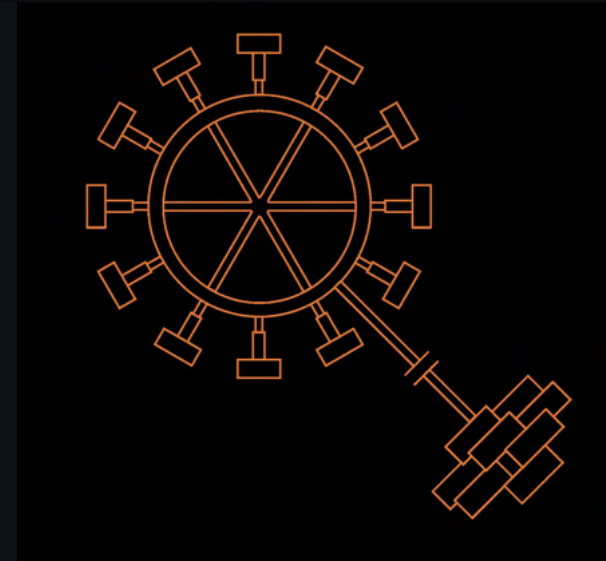
A place that makes its own power, water and heat answers to no one. No grid, no supply run, no third party with a reason to know you are there. Self-sufficiency is usually sold as resilience. Here it buys a rarer thing: to be unreachable, by design.

Every rule follows from that. The residences face outward, never each other. The centre stays empty. The one shared building sits far enough away that company is always a choice. What results is a small, self-contained world you are briefly allowed to vanish into.

The decisions that never move

These are fixed. Everything else is designed around them, so a guest in any biome, in any year, is recognisably inside the same idea. One controlled exception is allowed: where a biome demands it, a single deviation per edition is permitted and named as such (Rift, White and Cave each carry one).

DIMENSION	LOCKED DECISION
Base form	Twelve T-shaped corten residences around one raised circular ring.
The centre	An empty elemental void. No building, no lounge, no plaza.
The Commons	A separate building a walk away, never in the middle.
Glazing	One full-height glass wall, outward to the landscape.
Material	Corten, black steel, grating, dark glass, one local element.
The promise	Remote luxury and real self-sufficiency, in one object.



Concept: ring, empty centre, the Walk to the Commons

POSITIONING, IN ONE LINE

Aman-level privacy, Explora-level landscape, membership-style network, and continuity-grade resilience without the bunker look.

Part II

The Architecture

The ring, the residence, and the short list of materials that build every world.

One ring, one empty centre, one walk to the Commons

The Ring

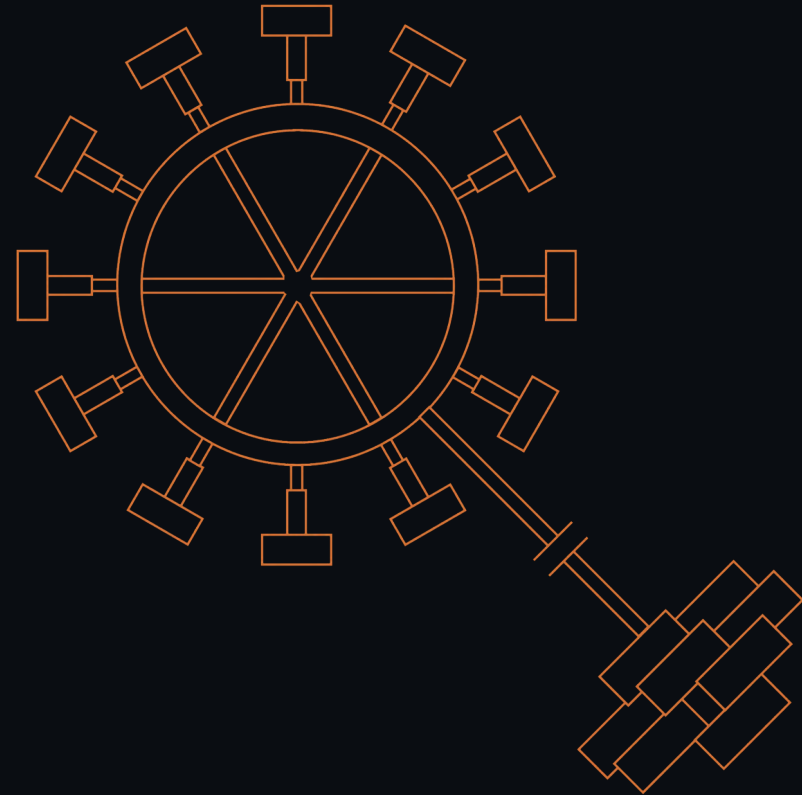
A raised circular boardwalk carries twelve residences at equal thirty-degree spacing, each turned outward. Spokes cross to a small central hub. The structure is the wayfinding.

The empty centre

The middle stays bare. No amenity, no gathering space. It is the visible sign that this place is about the world outside the ring.

The Commons and the Walk

A single walkway leaves the ring for the Commons, a separate building holding everything shared. Company is chosen by walking to it.



One form, built once, repeated twelve times

Every residence is the same T in plan: a narrow spine reaching in to the ring, opening into a single wide room that reaches out toward the element. In section it steps down and extends over falling ground on slender legs.

Identical geometry carries the economic case. It is engineered once, valued once, and refined across the network. The world changes; the object holds.

Entry spine

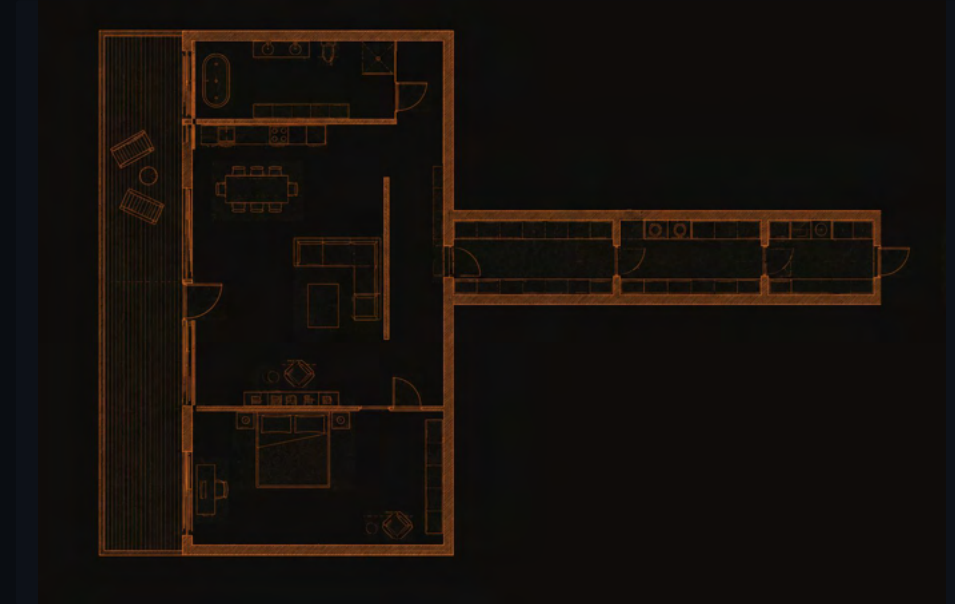
The narrow inward arm. Entrance from the ring, then storage, laundry and the mechanical heart, concealed. A closed approach.

Habitation bar

The wide outward volume. One open room for living, kitchen and sleeping, turned to the single glass wall.

Terrace

A pale-timber deck reaching beyond the glass on splayed legs, with a thin black rail. The edge of the object and the edge of the world.



Concept: the full T-plan and extended section

GLASS

STRUCTURE

SKIN

Outward face only

Steel legs, point footings

Corten, dark glass

Moving through the ring, safely and without noise

The Ring and spokes. Black steel and open grating, wide enough to feel generous, detailed to shed water, snow and sand. Lit low and warm so the structure reads at night without spilling light into the dark.

The Walk. A single route to the Commons, so leaving the residence is always a decision. In severe biomes it is sheltered or heated; in mild ones it is left open to the weather.

Edge and fall protection. Every reach, terrace and spoke is engineered to code for extreme exposure, with guarding detailed to hold the line while staying out of the view.

Fire and evacuation. Firebreaks, non-combustible skin, suppression, and a rehearsed route off every residence to a safe muster. Safety stays invisible until it is needed.

“The structure is the wayfinding. Nothing is signed.”

The one building built for company

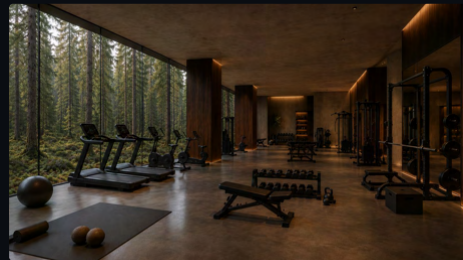
Set off the ring and reached by the Walk, the Commons holds a private restaurant and bar, a gym and treatment rooms, a library, a spa, a medical room, and a quiet boardroom for those who bring their people. It also carries a small number of **Commons Guest Rooms**: a separate tier with access to the Commons but not to the Ring, booked through the same invitation channel. The Ring is never shared. The Commons is where company happens, including guests who come for the Commons alone.



The lounge



The dining room



The gym and treatment rooms



The boardroom



The spa

Few materials, chosen to age well



Corten steel

The skin. It weathers to a living rust that sits inside the palette of rock, sand and iron. The structure beneath begins as reclaimed steel and a repurposed core.



Black steel & grating

The frame and the walkways. Matte, exact, quietly industrial. It carries the loads and steps back.



Dark glass

The single outward wall. Smoked to hold privacy by day and warmth by night, with the landscape mirrored back.

One local element is added per site, a single stone, timber or mineral drawn from the biome, so every ring is unmistakably of its place while remaining unmistakably -orium. The structure begins as what the world already made, reclaimed steel and repurposed cores, finished to the standard of the Ring.

Part III

The Worlds

Twelve extreme editions, a private script, and the horizons where the suffix goes next.

Twelve worlds, one form. **-orium** is a suffix.

The form is fixed so the world can be the variable. Each edition takes the same twelve-residence ring and locks it to a single extreme biome, tuning only siting, autonomy and the one local material. The twelve follow. The seven after them are where the suffix could go next.

All imagery is concept and reference. It shows intent, not the built work.

Rock

REGION

Granite highland, above cloud

CHARACTER

Bare, clear, vertiginous

AUTONOMY

High

CANDIDATE SITES · THE DOLOMITES · DRAKENSBERG · SIERRA NEVADA · RORAIMA

The clearest reading of the form. On bare granite above a sea of cloud, the residences sit on splayed steel legs and reach out over the drop, so the floor ends and the world falls away. Weather arrives from below.

DESIGN MOVES

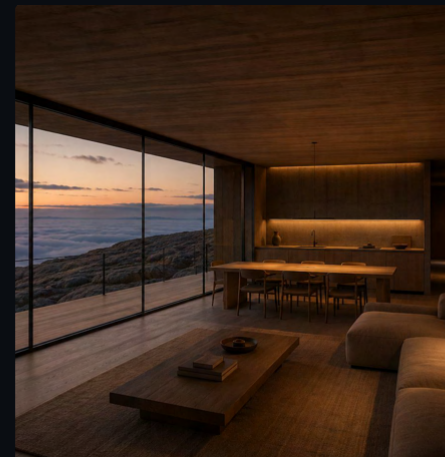
- **Reach over the edge.** The outward end extends past the fall line, one glass wall to the horizon.
- **Minimal footprint.** Legs land on point footings and the plateau is left unscarred.
- **Storm-clear glazing.** A single full-height pane engineered for exposure.

SIGNATURE

A glass floor-plate at the reaching end. Coffee served where the structure stops and the cloud begins.



Concept



Dune

REGION

Deep sand sea

CHARACTER

Warm, endless, shifting

AUTONOMY

High

CANDIDATE SITES · THE NAMIB · RUB AL KHALI · ERG CHEBBI · THE ATACAMA

One form in an ocean of moving sand. Low and long, the residence reads as a single dark line against dunes that redraw themselves overnight. Heat by day, cold and silence by night.

DESIGN MOVES

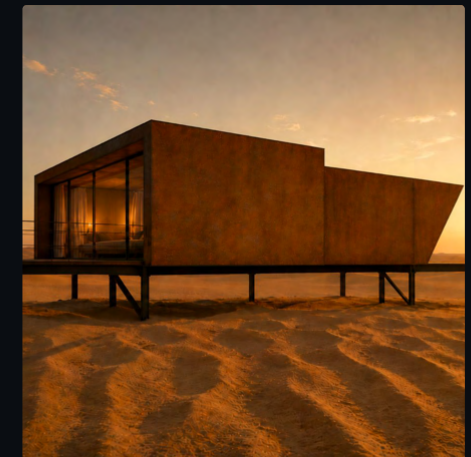
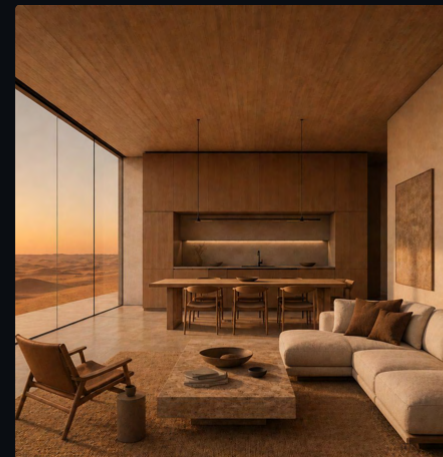
- **Wind-shadow siting.** Turned to the prevailing wind so sand builds behind, never against the glass.
- **Deep shade porch.** The terrace is recessed under the mass, holding shade through the day.
- **Thermal mass core.** A heavy interior carries the night's cool into the afternoon.

SIGNATURE

The terrace after dark with every light off, the desert sky the only ceiling.



Concept



Forest

REGION

Old-growth forest

CHARACTER

Enclosed, green, quiet

AUTONOMY

High

CANDIDATE SITES · MUDDUS, LAPLAND · THE GREAT BEAR RAINFOREST · YAKUSHIMA

A sheltered edition among old trees. The residence holds one clearing and turns its glass wall into it, so the forest is the view and never the neighbour.

DESIGN MOVES

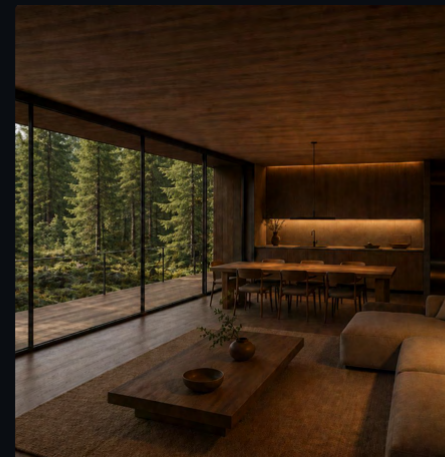
- **Touch the ground lightly.** Raised on legs to clear roots and let the forest floor run underneath.
- **One clearing, one view.** The glass wall frames a single opening; the other faces stay closed.
- **Canopy-height terrace.** The deck sits level with the mid-canopy.

SIGNATURE

Rain on the canopy, read from a dry terrace suspended in the green.



Concept



Black

REGION

Volcanic plain

CHARACTER

Raw, mineral, elemental

AUTONOMY

High

CANDIDATE SITES · THE ICELANDIC HIGHLANDS · KAMCHATKA · LANZAROTE

A black plain of ash and cooled lava, ground still being made. The corten reads almost warm against the black, and steam drifts across the site at dawn.

DESIGN MOVES

- **Sit on the flow.** Foundations keyed into stable lava, terrace over a fissure line.
- **Heat as amenity.** Where geothermal is present it feeds heat and hot water directly.
- **Monochrome discipline.** Only the corten and the fire inside carry colour.

SIGNATURE

A hot spring cut into the terrace edge, steaming into cold black air.



Concept



Ocean

REGION

Exposed sea shelf

CHARACTER

Vast, saline, dramatic

AUTONOMY

Medium

CANDIDATE SITES · THE FAROE ISLANDS · LOFOTEN · BIG SUR

Exposed to the full horizon and the full weather, and engineered to take both. Set on a sea shelf or cliff, the residence is built to shrug off salt and storm.

DESIGN MOVES

- **Marine-grade envelope.** Sealed detailing and storm shutters that vanish when open.
- **Horizon lock.** The glass wall holds nothing but sea and sky.
- **Above the surge.** Legs lift the floor clear of the highest modelled wave.

SIGNATURE

A storm watched from a warm, silent room while the sea throws itself at the glass.



Concept



Rift

REGION

Canyon and rift wall

CHARACTER

Deep, red, sheltered

AUTONOMY

High

CANDIDATE SITES · THE COLORADO PLATEAU · FISH RIVER CANYON · TODRA GORGE

Cut into the shoulder of a canyon, the residence looks down the rift rather than out. Rock walls hold the weather off and the view runs vertical. The biome forces one deviation: a second, high light slot.

DESIGN MOVES

- **Read the canyon.** The glass wall faces down and along the rift.
- **Rock-sheltered flank.** Inner faces sit against stone, warm and protected.
- **One high slot.** A single upper opening tracks the sun across the far wall.

SIGNATURE

Last light climbing the opposite wall, watched as the rift goes blue.



Concept



Snow

REGION CHARACTER AUTONOMY
 Polar snowfield White, silent, severe High

CANDIDATE SITES · SVALBARD · GREENLAND · BAFFIN ISLAND

A hard test of autonomy. On a polar snowfield the residence makes its own power, water and heat and glows warm in a place with no other light.

DESIGN MOVES

- **Lifted above drift.** High legs keep the floor above the deepest seasonal snow.
- **Snowmelt intake.** Meltwater is gathered, treated and stored on site.
- **Triple-sealed envelope.** Built for deep cold, warm to the touch on the inside of the glass.

SIGNATURE

The aurora overhead and the residence the only warm light for a long way in any direction.



Concept



Green

REGION

High steppe and tundra

CHARACTER

Open, grassed, windswept

AUTONOMY

High

CANDIDATE SITES · THE MONGOLIAN STEPPE · PATAGONIA · THE ALTIPLANO

Wide grassland under a large sky. The residence sits low and long, a dark bar in an empty green plain, with weather visible for an hour before it arrives.

DESIGN MOVES

- **Low to the wind.** Kept close to the ground and aerodynamic against constant wind.
- **Long horizontal glass.** The view is the width of the plain, not its height.
- **Grass to the glass.** The steppe is allowed to grow up to the terrace.

SIGNATURE

A weather front crossing the whole plain, watched from one end of the terrace.



Concept



Red

REGION

Iron desert plateau

CHARACTER

Hot, ancient, saturated

AUTONOMY

High

CANDIDATE SITES · THE PILBARA · WADI RUM · THE UTAH RED ROCK

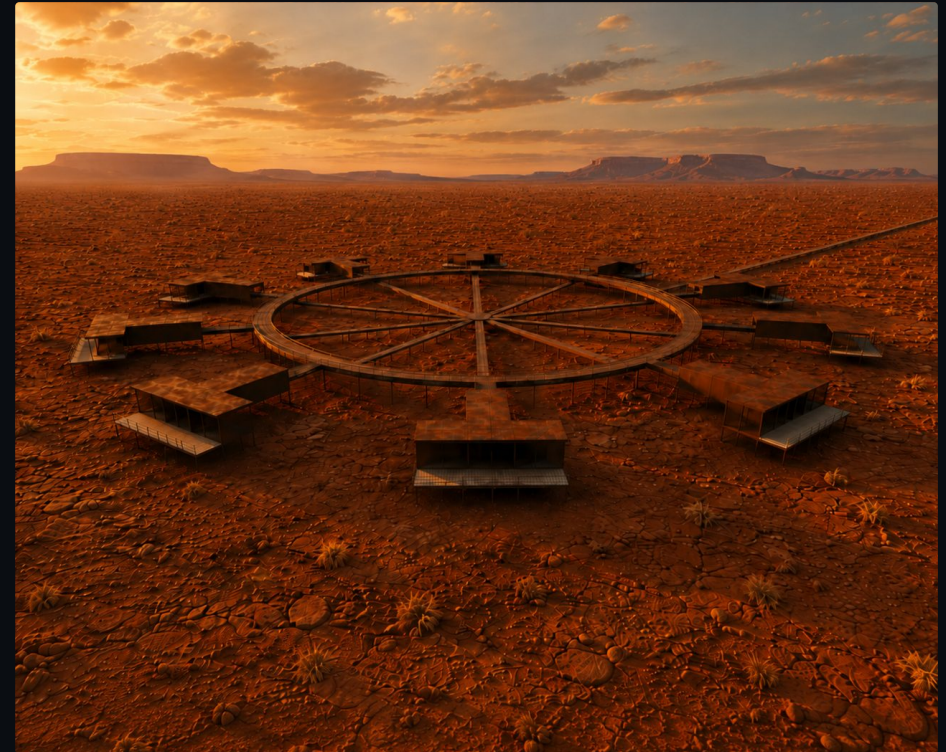
A plateau of red rock and iron dust under a hard sun. The corten and the earth read as one material, and the light turns heavy and orange late in the day.

DESIGN MOVES

- **Material continuity.** The corten sits inside the palette of the rock itself.
- **Deep-set glass.** Glazing recessed to hold shade and cut the glare.
- **Dark-sky priority.** No external light; the desert dark is the amenity.

SIGNATURE

The plateau turning molten at sunset, then a sky of hard, close stars.



Concept



Rain

REGION

Temperate rainforest coast

CHARACTER

Wet, lush, atmospheric

AUTONOMY

High

CANDIDATE SITES · FIORDLAND · THE CHILEAN FJORDS · TASMANIA

Built for weather rather than against it. On a high-rainfall coast the residence turns rain into the experience: water on glass, mist in the trees, the terrace dry beneath a deep overhang.

DESIGN MOVES

- **Deep sheltering roof.** A generous overhang keeps the terrace usable in any rain.
- **Water as spectacle.** Channelled runoff becomes a visible sheet off the roof edge.
- **Sealed against damp.** Envelope and ventilation tuned for constant humidity.

SIGNATURE

A storm on the glass, a fire inside, and a dry terrace at the edge of it.



Concept



White

REGION	CHARACTER	AUTONOMY
Salt flat	Blinding, flat, infinite	High

CANDIDATE SITES · SALAR DE UYUNI · BONNEVILLE · THE DANAKIL

The abstract edition. A white plain that erases distance and floods to glass after rain, doubling the sky. The biome forces one deviation: the underside and legs are treated pale to sit in the white.

DESIGN MOVES

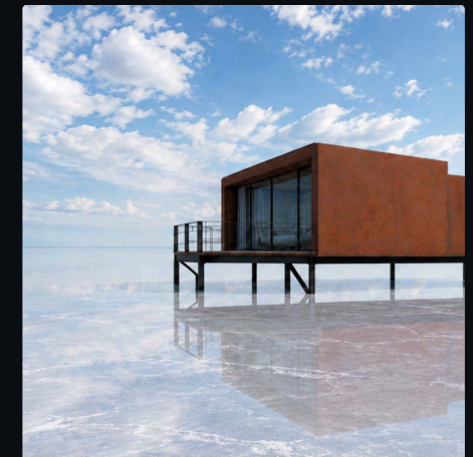
- **Float on the white.** Pale legs and underside so the mass hovers over the flat.
- **Manage the glare.** High-spec glass and shade make the brightness liveable.
- **Reflection siting.** Placed to catch the wet-season mirror and stand in two skies.

SIGNATURE

The terrace after rain, sky above and sky below, no horizon anywhere.



Concept



Cave

REGION

Subterranean chamber

CHARACTER

Dark, secret, mineral

AUTONOMY

Medium

CANDIDATE SITES · CAPPADOCIA · THE GUILIN KARST · NAICA

The edition that turns inward. Partly set into rock, it trades the horizon for depth, mineral walls and a single shaft of daylight. The biome forces one deviation: the outward glass wall becomes a lit rock face.

DESIGN MOVES

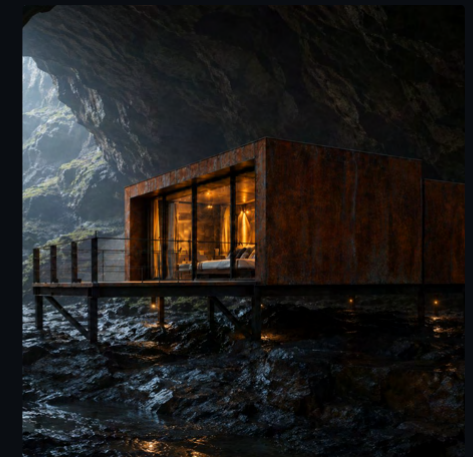
- **Borrow the rock.** Inner faces are the cave wall itself, lit and left raw.
- **One light shaft.** A single engineered opening brings a moving blade of daylight.
- **Managed air.** Ventilation and humidity control keep the depth comfortable.

SIGNATURE

Cutting every light at once and sitting in full darkness and silence, by choice.



Concept



Where the suffix goes next

Research and vision, held apart from the costed plan and ordered by distance from the grid. They exist because the **-orium** discipline, identical modules and full self-sufficiency, is what the hardest environments demand.

Underwater

SUBMERGED REEF SHELF

A residence below the surface, glass to a living reef, with pressure and marine engineering as the new autonomy problem.

Polar-extreme

DEEP ICE CAP

Beyond Snow. A continuity station on the ice cap, built for months of dark and cold. The strongest proof of the thesis on earth.

Lunar

LUNAR SURFACE

A buried, radiation-shielded habitat where autonomy becomes survival. Decades out, the same idea, further from the grid.

Geothermal

ACTIVE GEOTHERMAL FIELD

Built to draw heat, power and hot water straight from the ground. The site's energy becomes the amenity.

Underground

ENGINEERED ROCK CITY

A cluster set deep in stable rock, daylight piped and simulated. The Cave logic taken to its conclusion.

Mars

MARTIAN SURFACE

The furthest edition. Power, water, air, food and continuity become non-negotiable. The thesis stated as vision, not plan.

Orbital

LOW ORBIT

The suffix leaves the planet. A pressurised habitat that keeps the discipline: identical modules, one shared core, Earth as the view.

“Everything -orium already practises becomes non-negotiable the further you go.”

A working testbed for life in extreme and isolated places

Every **-orium** ring is, quietly, a live experiment in self-sufficient habitation in a hostile environment. That has value well beyond the guest.

The questions **-orium** answers to run a ring in the desert, on ice or in a cave, how to make power, water, air, food and psychological comfort with no outside help, are the same ones space agencies, polar programmes and extreme-environment researchers are working on now. A network of occupied, instrumented, self-sustaining habitats across the earth's hardest biomes is a dataset almost no one else can produce.

The intent is to partner with agencies, universities and institutions on autonomy, closed-loop systems and human factors in isolation, feeding both **-orium** and the habitats those bodies are designing for orbit, the Moon and beyond. It helps fund the science and gives the brand a purpose past luxury.



Concept: an extreme-biome ring as a live habitat testbed

WHAT PARTNERS GET

Real occupied habitats in twelve extreme biomes, not simulations.

Closed-loop systems data on power, water, air and food over long periods.

Human-factors insight on comfort in isolation, gathered with consent and anonymised.

“The retreat business pays for the research. The research points at the horizons.”

A private network keeps a private mark

Why it exists

The **-orium** script is a constructed alphabet, used sparingly. It appears as quiet wayfinding on the ring, as provenance stamped into objects, and as the membership mark. It is a language that cannot be searched, a small piece of belonging that access alone does not buy.

Built from the form

Each letter is a single mark drawn from the ring and module primitives: a stem with systematic branches, a ring, a dot, one glyph per letter. The system is closed and consistent, like the architecture. The full alphabet is shown opposite.

USE

Signage on the ring, embossing on objects and stationery, the membership stamp, and the mark that closes every -orium document. Never decoration for its own sake.



The constructed -orium alphabet, one mark per letter

Part IV

Systems & Operation

How a remote ring runs itself, stays safe, and disappears around the guest.

How a world qualifies to become an edition

Sites are chosen against a fixed filter. Named regions in this document indicate character only; exact locations are held privately and confirmed at feasibility, under a low-impact protocol and local partnership.

Extreme, legible biome. Readable in a single photograph.

Buildable but remote. Hard to reach, possible to build, defensible in permitting.

Low-impact siting. Minimal footprint, reversible where possible, local partnership.

Autonomy feasibility. Sun, water or geothermal enough to run off-grid.

Access and medevac. A credible route in, and a credible route out in an emergency.

Narrative strength. A place that adds to the story.



Concept: indicative biome regions across several continents

The experience, designed as a sequence

Arrival. A long, slow approach, so the world arrives before the building does. No lobby, no queue. A host, once, then space.

The threshold. Entry through the closed spine, then the room opens to the glass wall and the landscape lands at once. The reveal carries the whole design.

Daily rhythm. No schedule is imposed. Food, service and experiences appear on request and recede when they are not wanted.

Privacy of the Ring. There is never a stranger on the Ring. A residence, a residency or the whole site is held for one party at a time. The Commons is where company happens, including guests who come for the Commons alone.

Company, by choice. The Commons is always a walk away, staffed and ready, used because someone chose to walk to it.

Departure. As quiet as the arrival. The world recedes on the way out the way it arrived on the way in.

Self-sufficiency, specified and priced

Every ring is built to a stated autonomy rating: how long it runs with no outside input, at what level of comfort. The rating is chosen per site and per client, and the language stays deliberate: continuity-ready, autonomous, resilient. Never doomsday. Ratings above the A30 base add to CapEx as shown, and a resilience client is quoted the corresponding figure. How the ring actually switches to autonomous is on the next page.

RATING	WHAT IT MEANS	CAPEX EFFECT
A30	Thirty days fully autonomous, at full comfort.	included in base
A90	Ninety days at reduced draw with larger stores.	+\$5M to \$12M
C365	Continuity for a small group over a long period.	+\$12M to \$35M
HARDENING+	Special comms and hardened shelter, by request.	priced per project

THE CLAIM WE MAKE, AND THE ONE WE DON'T

We say a residence can run itself for a stated period, that it keeps working when services around it stop, and that this is verifiable. We do not sell fear or survivalism. The resilience is real; the framing stays luxury.



Concept: the ring self-lit at night

Connected when it can be, autonomous the moment it must be

In normal operation, where a site can reach outside power or water, it uses them. The ring runs a hybrid of on-site generation and any available external supply together, whichever is cleaner and cheaper. The autonomous system runs in parallel, always charged and ready.

If the outside supply is cut, degraded or compromised, the ring drops to full autonomous mode on its own. There is no flicker, no interruption and no announcement. The guest notices nothing; the rating simply begins to count down.

WHAT MAKES IT AUTONOMOUS

Power. A solar and storage microgrid sized to the biome, with a sealed generator as deep backup.

Water. Gathered on site, treated, stored and recycled, with storage sized to the rating.

Food. A growing house and dry stores holding a baseline independent of any supply run.

Heat. Geothermal where the ground offers it, stored solar and thermal mass elsewhere.

TWO MODES, ONE EXPERIENCE

Connected

Hybrid of on-site and outside supply.
Lowest cost and carbon.

Cut off

Full autonomous mode engages seamlessly. Nothing changes inside.

The rating counts the days. A30, A90 and C365 state how long the ring runs cut off, at full or reduced comfort. Hardening+ adds special comms and shelter by request.



Concept: on-site generation feeding the hybrid

“Cut every line to the site and it keeps running, in comfort, for the rated period. The grid is a convenience, never a dependency.”

How a ring runs itself

Energy

A solar and storage microgrid sized for the biome, with a sealed generator as deep backup, and geothermal for heat where the ground offers it. Remote resorts already run on solar plus multi-megawatt-hour battery banks; this is proven engineering at the top of the market.



Plant room

Water

Gathered on site from snowmelt, rain, air or ground, then treated, stored and recycled. Greywater is reused and waste is processed to leave the land as it was found. Storage is sized to the autonomy rating.



Water intake and treatment

Food

A growing house and dry stores hold a baseline independent of any supply run, extended by provisioning to a brief. Self-sufficiency sets the floor; the private kitchen goes well beyond it.



The growing house

The same residence, at three levels of the world working

Continuity is the same building, quietly able to drop through three states as the world outside changes, without changing what it feels like to be inside.

MODE	WHEN IT APPLIES	WHAT THE GUEST EXPERIENCES
Normal	Full service, full comfort.	Indistinguishable from any top stay.
Reduced	Services around the ring falter.	The ring keeps running on its own stores. The guest may not notice.
Continuity	A prolonged event outside.	A small group lives on for the rated period, in comfort, in place.

“Optionality without the bunker. The safety is felt, never seen.”

Quiet intelligence, and a retreat that works entirely without it

An enhancement, never a dependency

-orium works fully without any of this. The retreat runs, the autonomy holds and the experience is complete with the OS switched off. It is added value for those who want it, and nothing is lost for those who do not.

Guest layer, off by default

A private, predictive layer that anticipates rather than interrupts. It learns a rhythm and can set light, heat and provisioning ahead of need, then stay out of the way. The guest never has to face a screen, and can switch it off entirely and be genuinely alone.

Data model

Guest data is processed locally on site, off by default, and erasable on departure. Nothing about a guest leaves the ring. Only anonymous systems telemetry, energy, water and continuity state, is shared with operations.

OPERATIONS LAYER, ALWAYS ON

For staff, the same predictive intelligence runs energy and water balance, maintenance before failure, and continuity state across the ring and the network, so a small team can run a remote, autonomous site safely. This layer is about the building, never about the guest.

PRINCIPLE

Intelligence here is measured by how little the guest has to think and how few surprises the operator has to handle. It predicts, prepares, and disappears.



Operations console, staff only

Part V

The Business

The market, the model, the numbers, and the path from pilot to network.

A restrained system that lets the world do the talking

Statement. **-orium** is a place for thought. Twelve identical residences in weathering steel, each locked to one extreme world, for the few who need to disappear and think.

Voice. Plain, exact, unhurried. Few superlatives, no fear, no filler. The photography is dark and cinematic; the writing stays out of its way.

The wordmark. **-orium** is written as a suffix, lowercase, with a leading mark. It is made to attach: to a biome, to a partner, to a world not yet built. Its own alphabet is shown in Section 13.

PALETTE



INK · PANEL · CORTEN · RUST · PAPER

TYPE

Space Grotesk for titles and the wordmark. Inter for text. A monospace for labels and data.

A narrow market that already spends this way

-orium is not for the general luxury traveller. It is for a small set of people who already buy privacy, isolation and control, and would rather access it than own, staff and maintain it.

SEGMENT	WHAT THEY NEED	PRODUCT
Founder / operator	Silence, connectivity, focus, privacy	7 to 30-day residency
Family office	A secure, discreet private base	Membership + buyout
Executive team	An offsite with no distraction and no leak	Full-site buyout
Creative team	Deep work and enforced isolation	Residency package
Resilience client	Optionality without the bunker	Continuity membership

Secondary demand sits alongside these: brands and institutions seeking a signature offsite, and family offices seeking a discreet private base. Development and partnership approaches from operators are welcomed through the same private channel.

A few people, each with a real reason to disappear

The founder in a hard season

A decision, a raise, a crisis or a pivot that needs clear thought away from the noise.

7 TO 30 NIGHTS, ONCE OR TWICE A YEAR

The principal who is never off

Recovery and real privacy, away from staff, screens and being recognised.

SHORT AND FREQUENT

The team that cannot leak

An executive offsite with no distraction and nothing that can be overheard.

A WEEK, ON BUYOUT

The writer or maker on a deadline

Deep, uninterrupted work that will not happen anywhere with a door to knock on.

TWO TO SIX WEEKS

The circle that wants a world

A family or group taking the whole ring, together and unreachable.

A FULL-SITE BUYOUT, YEARLY

The one who comes for the element

Drawn by the biome itself: the ice, the desert, the deep forest.

VARIABLE, REPEAT VISITS

These are archetypes, not segments to chase. Most guests are a blend of them. What they share is that a week or a month of genuine solitude is worth more to them than almost anything it competes with.

One asset, several ways to sell its time

Residencies. Nights and weeks sold per residence, from a first three-night stay to a thirty-day residency. The everyday engine.

Full-site buyouts. The whole ring for one party. The highest-yield product, with an existing private-island buyout market at comparable rates.

Commons Guest Rooms. A separate tier with Commons access but not the Ring, opening a mid-priced product without touching the privacy of the ring.

Membership. Annual access across the network, with priority and preferential rate, and recurring revenue that funds expansion. It also carries guaranteed

passage: in a major disruption, members and their household are collected and brought to the nearest open ring.

Founders Circle. A limited early membership with a joining fee that helps finance the next sites.

The network effect. Brand, systems and R&D are built once and spread across sites. Every ring after the first is cheaper to design, easier to sell and more valuable as part of a set.

“The product is scarcity. The model is a private access network, not a twelve-key hotel.”

What it costs to build one - orium

DIRECTIONAL · LOW / BASE / HIGH

COST LINE	LOW	BASE	HIGH
Land, access & due diligence	1	3	12
Design, engineering, permits, legal	3	6	12
12 Residences (repurposed structural core, finished to standard)	10	18	36
Commons, guest rooms & core building	9	18	32
Energy microgrid (solar + storage + backup)	3	7	15
Water, waste & treatment	2	5	11
Siteworks, the Ring & access	5	12	28
Guest-experience & material R&D	1	3	7
FF&E, pre-opening & working capital	5	10	20
Contingency (~18%)	7	15	32
Total (\$M)	46	97	205

Grounded in 2025 to 2026 development benchmarks (see Sources). Median luxury build runs above roughly one million per key, with ultra-luxury higher, and remote or island construction commonly several times mainland cost. The repurposed structural core lowers both the residence line and embodied carbon. Ratings above A30 add per Section 16. Ranges are for a single ring, before financing.



HOW TO BUILD IT FOR LESS

Repurposed core. Reclaimed steel and a container-based chassis cut the residence line.

Build the module once. One engineered design, repeated, spreads design and approval cost.

Choose kinder sites. Solar-rich, reachable biomes lower energy and logistics cost.

Phase it. Pilot first, then let the network spread fixed brand and systems cost.

What it costs to run one -orium, a year

DIRECTIONAL · LOW / BASE / HIGH

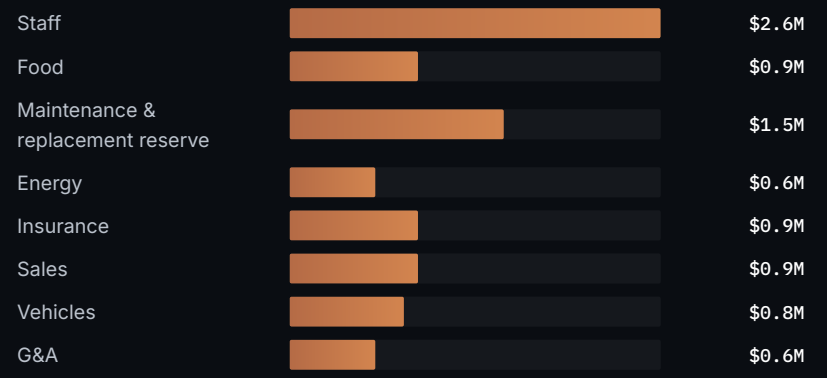
COST LINE	LOW	BASE	HIGH
Staff, housing, rotation & training	1.8	2.6	5.0
Food, beverage & guest supplies	0.4	0.9	1.9
Maintenance & replacement reserve	0.7	1.5	3.0
Energy, water, waste & comms	0.3	0.6	1.3
Insurance, permits & taxes	0.4	0.9	1.9
Sales, marketing & advisory	0.4	0.9	2.0
Vehicles, aircraft, gear & fuel	0.3	0.8	1.9
G&A, legal & software	0.3	0.6	1.1
Total (\$M)	4.6	8.8	18.1

Base annual OpEx of about \$8.8M is the bar every revenue scenario is measured against. Marketing stays lean because this market is reached privately.

HEADCOUNT

A remote ring runs on roughly **30 to 55 people on rotation**, scaling with occupancy and autonomy rating, at about one and a half to three per occupied residence plus back-of-house. Staff live on rotation with dedicated housing; training and culture are held centrally.

BASE OPEX, BY LINE



What it earns, and how

PRICE ARCHITECTURE

PRODUCT	PER NIGHT	PER STAY / YEAR	ROLE
3-night stay	\$5k to \$15k / night	\$15k to \$45k / stay	First contact with the brand.
7-night residency	\$12k to \$30k / night	\$84k to \$210k / stay	The core retreat product.
30-day residency	\$1.5k to \$4k / night	\$45k to \$120k / stay	Lower turnover, the highest-value guest.
Full-site buyout	\$45k to \$120k / night	by arrangement	The whole Ring, one party.
Commons Guest Room	\$2k to \$6k / night	by stay	Commons access without the Ring.
Membership	by tier	\$10k to \$50k / year	Network access, priority, and guaranteed passage in a crisis.
Founders Circle	by tier	\$50k to \$250k joining	Early access that helps fund expansion.

ANNUAL REVENUE BY MIX (ONE RING)

REVENUE STREAM	WEAK	BASE	STRONG
Full-site buyouts	\$1.5M	\$3.4M	\$7.0M
Residence weeks	\$1.4M	\$3.0M	\$4.3M
Commons guest rooms	\$1.1M	\$1.8M	\$2.6M
Membership	\$0.5M	\$1.0M	\$1.6M
Experiences & add-ons	\$0.7M	\$1.4M	\$2.3M
Total revenue	\$5.2M	\$10.6M	\$17.8M

READ IT AS A MIX, NOT A NIGHTLY RATE

Revenue does not depend on filling twelve residences every night. Base is roughly eight buyout weeks, partial residency occupancy, a Commons guest-room tier, and a membership base of a few dozen. A single strong buyout run moves the year.

Break-even, sensitivity, and the honest downside

OPERATING RESULT (ONE RING, VS \$8.8M BASE OPEX)

SCENARIO	REVENUE	OPEX	OPERATING RESULT
Weak	\$5.2M	\$8.8M	-\$3.6M
Base	\$10.6M	\$8.8M	+\$1.8M
Strong	\$17.8M	\$8.8M	+\$9.0M

Operating break-even sits between the Weak and Base cases, at revenue of about \$8.8M. In practice that is roughly six to seven full-site buyout weeks plus the membership base and partial residency, not a full nightly occupancy. Development capital is returned across the network over its life, and per-ring economics improve from the second site as fixed brand and systems cost is spread.

SENSITIVITY

One extra buyout week adds about \$0.4M to \$0.5M straight to revenue.

Membership +20 members adds roughly \$0.4M in recurring revenue.

Commons occupancy +10 pts adds about \$0.4M.

Second site spreads fixed cost and lifts network margin.

THE HONEST DOWNSIDE

In the Weak case a single ring runs at a loss. The model works because it is a private access network with buyouts, membership and a Commons tier, and because scarcity is the product. We show the weak case openly for that reason.

The demand already exists, unbranded

Top down. The top edge of experiential luxury: ultra-high-net-worth individuals, family offices and a few institutions, buying privacy and meaning rather than nights. Small, global, rate-insensitive.

Bottom up. A single ring needs only a few dozen residency weeks, a handful of buyouts, a Commons tier and a membership base to reach Base. A demand target in the hundreds of guests, not the thousands.

The tell. Founders already buy islands and build self-sufficient compounds, spending hundreds of millions for what **-orium** offers as a product. Most have no wish to become landlords to get it.

The shift. Luxury has moved from show to seclusion, from being seen to being unreachable. **-orium** is built on the far end of that shift.

“The people who would want this are already paying for a rougher version of it.”

Everyone owns one corner. -orium owns the intersection

SCORED ON THE FOUR AXES, FIVE IS FULL (INDICATIVE)



CATEGORY	WHO	-ORIUM DIFFERENCE
Ultra-luxury remote	Aman, Amangiri	Systems, autonomy and network logic added to the privacy.
Adventure lodges	Explora	Privacy, architecture and continuity added to the landscape.
Lifestyle / wellness	Six Senses, Habitas	More technical, more isolated, far less social resort.
Remote design destination	Fogo Island Inn	A global biome network rather than a single place.
Private-island buyout	Necker, Musha Cay	A repeatable product and brand, not one owner's island.
Bunker / survival	Vivos, Survival Condo	Luxury and landscape first, resilience without the fear.

The risks are known, and each has a plan

RISK	MITIGATION
Environmental approval	Low-impact protocol, early assessment, and local partnership from day one.
Fire and smoke	Firebreaks, non-combustible skin, suppression, and a rehearsed evacuation.
Medical emergency	A medical room, telemedicine, and a pre-agreed medevac contract.
Overclaiming resilience	Legal review of every autonomy and continuity claim before use.
Cost overrun	Pilot first, phased scope, and a hard capital gate at each stage.
Community conflict	Land partnership and shared local benefit built in from the start.

The largest single risk is regulatory: building in extreme, often protected environments. It is met with a low-impact protocol, early environmental assessment and genuine local partnership, treated as a precondition of siting. The second is language: resilience claims are reviewed so the promise stays defensible.

A low-impact, low-carbon, long-life object

The environmental promise here is measurable, not a label: minimal footprint, a recycled structure, autonomous operation, and a lifespan measured in generations.

Recycled structure. Residences begin as reclaimed steel and repurposed cores, cutting embodied carbon and build cost. Materially lower embodied carbon than a conventional build of equal standard, by design.

Light footprint. Legs and point footings, no concrete slabs. The land can recover.

Reversible where possible. Built to be removed, leaving the site as it was found.

Autonomous by default. On-site power and water, waste processed on site.

Local partnership. Shared benefit with the communities nearest each site.



Concept: legs meeting rock on minimal footings

Five phases, each with a gate before the next

Capital is staged behind proof. Nothing large is spent until the phase before it has cleared its gate. The pilot ring is the pivot: everything before it de-risks the idea, everything after it scales the brand. Years are indicative and confirmed at feasibility.



A small, expert team for a remote object

CORE ROLES ON SITE

Site director. Owns the ring, the guest and the team.

Hosts. The visible face, then space.

Chef & provisioning. Private kitchen, stocked to brief.

Systems & autonomy engineer. Energy, water, continuity, -orium OS.

Maintenance & grounds. Keeps a remote object running.

Experience & guiding. The world outside the ring.

Safety & medical. Medical room, evacuation, quiet readiness.

Headcount scales with occupancy and autonomy rating, at a high staff-to-guest ratio by design (see Section 25).
One operating model, one standard, run by a small team and the same intelligence at every site.

FOUNDER

-orium is founder-led, from a background in design, research and building products end to end. The concept, the architecture rules, the brand system and this document are first-party work. The plan is to build the pilot with a specialist development and operating partner, held to the standard set here.

The staff are everywhere and nowhere

The hardest thing -orium sells is not luxury or autonomy. It is the feeling of being completely alone while being completely looked after. That is entirely a matter of how the staff work.

THE DOCTRINE

Know the guest before they arrive. Every stay is researched: preferences, needs, sensitivities, what a good day looks like for this person. Nothing is asked twice.

Present, not seen. The default is invisibility. Service appears the moment it is wanted and is gone before it is noticed. Days can pass without the guest seeing anyone.

One face, then absence. A single host is the human point of contact. Everyone else works in a world the guest never enters.

Total discretion. Who stays, when, and with whom never leaves the ring. Staff are vetted and bound to it, and there is no record to leak.

Live the rotation. Staff live on site for weeks at a time, in dedicated housing off the ring, so the standard is constant and the guest's world stays undisturbed.



Concept: the Commons, where the staff world stays

THE TEST

A stay has gone right when the guest cannot say how anything got done, only that it did, and that they were left alone to think.

Fund the feasibility round, then build the pilot

Capital is staged in two steps. First a feasibility round to reach the pilot gate. Then a construction round, structured with an operating partner, to build the first ring.

STEP 1 · FEASIBILITY

\$6M to \$10M

FOUNDING EQUITY OR CONVERTIBLE

STEP 2 · PILOT RING

\$46M to \$205M

PROJECT / JV WITH OPERATOR

USE OF THE FEASIBILITY ROUND

Site control and feasibility on the first two candidate biomes.

Design development and autonomy engineering to a costed build.

Brand, waitlist and Founders Circle activation to prove willingness to pay.

Operating model, partner selection and permitting groundwork.

WHAT THE ROUND BUYS

A clear gate: proven demand, a site under control, and a costed, permittable build. Enough to raise the construction round on evidence rather than vision.

FOR PRINCIPALS & PARTNERS

Fredrik Vollin
inquiries@oriumltd.com
 oriumltd.com

Amounts and structure are indicative and open to discussion. Nothing here is an offer or a solicitation.

The cultural lineage of retreat, solitude and autonomy

-orium is a new object standing on an old instinct: the pull to withdraw somewhere self-contained in order to think, endure, or simply not be reached. The people who already build it, and the work that keeps returning to it.

The people already building it, and the work about it

FOUNDERS AND REAL PLACES

Larry Ellison / Lanai

Bought most of a Hawaiian island to make it self-sufficient, with solar power and on-island food. A founder building autonomy at the scale of an island.

Marlon Brando / Tetiaroa

An atoll bought for solitude, now The Brando, an eco-resort on solar and seawater cooling. Privacy and self-sufficiency as the product.

Richard Branson / Necker

The private-island buyout, run largely on renewables. Whole-site exclusivity proven as a business, not a vanity.

David Copperfield / Musha Cay

A private-island buyout at five-figure nightly rates. Evidence that the buyout product has a paying market.

Bill Gates / Think Week

Twice a year, a secluded cabin and nothing but reading and thinking. A retreat built for cognition.

Mike Cannon-Brookes / Dunk Island

A tech founder redeveloping a remote island as low-impact luxury. The operator instinct, applied to a wild site.

IDEAS IN PRINT

Thoreau, Walden · Cal Newport, Deep Work · Anthony Storr, Solitude · Pico Iyer, The Art of Stillness · Marcus Aurelius, Meditations

ON SCREEN, THE FASCINATION AND ITS DARK SIDE

Solitude and the far edge of retreat run through Walden, Nomadland and Into the Wild, and its danger through The Lighthouse, Nine Perfect Strangers and The White Lotus. -orium takes the pull, not the peril.

ARCHITECTURE REFERENCE

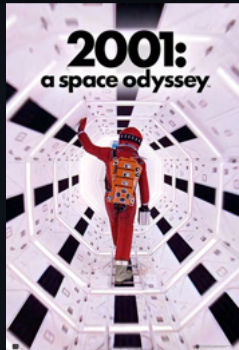
Amangiri, Utah · The Brando, Tetiaroa · Fogo Island Inn, Newfoundland · Longitude 131, Uluru · Explora, Patagonia · Under, Norway (Snøhetta) · Juvet Landscape Hotel, Norway · Arctic Bath, Sweden

“A cabin and nothing but reading and thinking, twice a year. -orium is that instinct, built to a standard.”

Media & inspiration

The films and series closest to the **-orium** idea, for their atmosphere, their architecture, and the questions they raise. Posters to be supplied.

01



2001: A Space Odyssey

Isolation, silence and the strange luxury of being far from Earth. A reference for -orium's calm, almost orbital sense of distance.

02



Ex Machina

Remote architecture where privacy, nature and technology become power. A founder retreat stripped down to glass, silence and control.

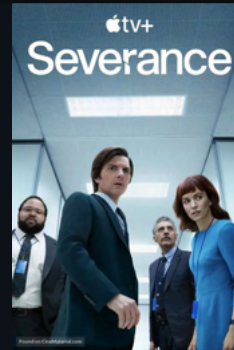
03



The Menu

A closed island ecosystem where food, staff, ritual and guest experience operate as one system. -orium borrows the precision, not the cruelty.

04



Severance

A designed world where architecture controls attention, behaviour and identity. A dark reference for what -orium must avoid: calm without alienation.

05



Elysium

An engineered habitat separated from the ordinary world. The ring as paradise, autonomy and status made visible.

06



Oblivion

One residence suspended against a vast empty landscape. A reference for scale, solitude and living above the world.

07



The White Lotus

Luxury resort life as a social machine: guests, staff, privilege and isolation. A reminder that hospitality is always both beauty and tension.

08



Devs

The tech campus as temple, hidden inside the forest. Circular geometry, silence and belief turned into architecture.

09



Foundation

Civilisation designed at monumental scale. A reference for -orium as a system, not just a building.

10



Dune

Extreme landscape, scarcity and infrastructure become ritual. A world where architecture survives by respecting the biome.

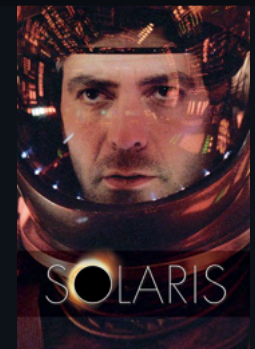
11



Nine Perfect Strangers

Retreat as controlled transformation. Guests enter a secluded environment designed to change their state of mind.

12



Solaris

Isolation as psychological space. A reference for stillness, memory and the emotional weight of distance.

What these numbers rest on

Status. -orium is a pre-development concept. Nothing here is built. All figures are directional planning ranges, not offers or commitments.

Cost basis. CapEx and OpEx are anchored to published 2025 to 2026 luxury and remote-development benchmarks and to the demands of off-grid, extreme-site construction, then adjusted for a twelve-key ring carrying full shared infrastructure and a repurposed structural core.

Revenue basis. Pricing and the revenue mix are built bottom-up from residency, buyout, Commons and membership products, and cross-checked against the private-island buyout market.

Sources. HVS 2025 Hotel Development Cost Survey (build cost per key); public reporting on The Brando, Necker, Lanai and Musha Cay; off-grid resort microgrid case studies. Full references available on request.

Locations & imagery. Biome regions indicate character only, confirmed at feasibility. All imagery is concept and reference, not the built work.

Autonomy claims. Autonomy and continuity ratings describe engineering intent, subject to per-site validation and legal review before use in any offer.

-orium, in one page

The thesis. Autonomy is privacy. A place that makes its own power, water and heat answers to no one.

The form. Twelve identical corten residences in a ring around an empty centre, one Commons a walk away, one per extreme world.

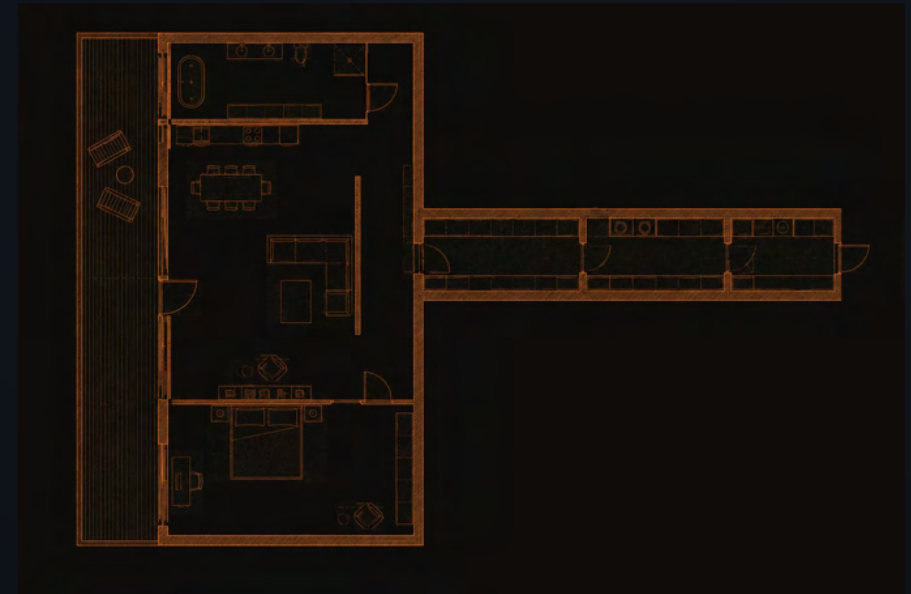
The model. A private access network. Buyouts, residencies, a Commons tier and membership. Base build about \$97M a ring, base revenue about \$10.6M, operating break-even near \$8.8M.

Built greener and cheaper. A recycled structural core, lower carbon, lower cost, no compromise visible.

The ask. Fund the feasibility round to the pilot gate, then build the first ring with an operating partner.

The horizon. Twelve worlds now, seven more where the suffix goes next, out to orbit and beyond.

“Attach -orium to any world. The model holds.”



The residence, in plan and section