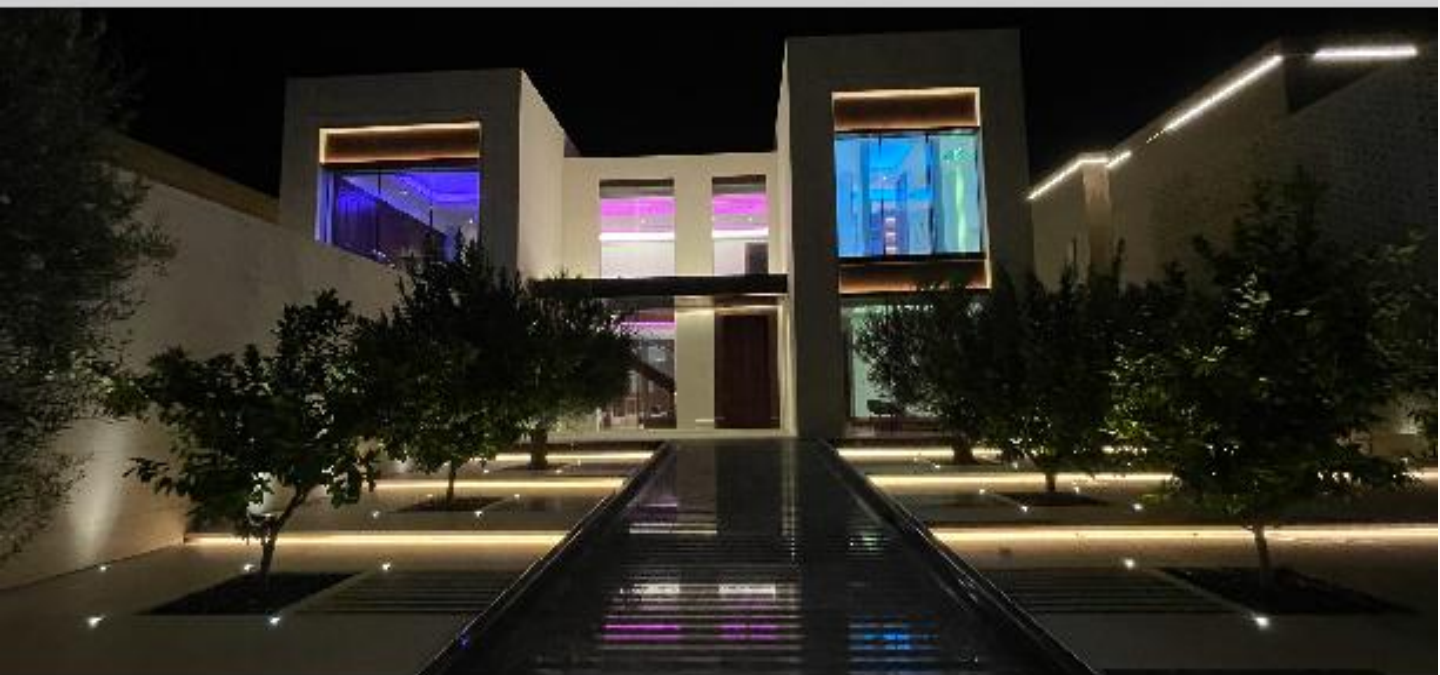


SEASIDE SMART HOME SANCTUARY



RTI Powers Ultra-Luxury Beach Estate with 53 Control Points and Cinematic Integration



When luxury meets the ocean, expectations soar as high as the waves. For one discerning client seeking the ultimate beachside retreat, ordinary home automation simply wouldn't suffice. The vision required a smart home system that could seamlessly blend cutting-edge technology with coastal elegance, all while remaining virtually invisible to guests and family alike.

GHS Special Projects Ltd took on this ambitious project, understanding that creating a truly exceptional smart home experience meant going far beyond basic lighting and audio control. The challenge was designing a system sophisticated enough to manage every aspect of the residence - from hidden televisions that emerge at the touch of a button to color-changing garden lighting that transforms olive trees into works of art. To control and automate a project of this scope, GHS selected RTI.

The scale of this installation speaks to its complexity: 53 RTI control panels strategically positioned throughout the property, supported by 14 handheld remotes and anchored by a robust XP-8V control processor with 16 secondary XP-3 processors distributed across zones. This distributed processing architecture ensures lightning-fast response times regardless of location within the expansive beachside estate.

"Fully customized control was the key factor for the client," explained George Bailey of GHS Special Projects. The system needed to accommodate not just standard home automation functions, but specialized requirements that would set

this residence apart from typical luxury installations. The integration challenge was significant - coordinating RTI control with sophisticated lighting systems, multi-room audio, security infrastructure, and automated furniture systems.

One of the project's most striking features involves the seamless integration of entertainment technology. Rather than compromising the home's clean aesthetic with visible televisions, the design team specified Nexus21 automated



lifters for LED displays in the bedrooms. At rest, these screens remain completely hidden, preserving the minimalist coastal design. When video entertainment is desired, the RTI control system orchestrates the smooth emergence of displays—leveraging the local room control from one of the XP-3's—while simultaneously adjusting room lighting and audio to create the perfect viewing environment.

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"Fully customized control was the key factor for the client. The integration of 2 Universes of DMX channels for every single LED light was required for control and flexibility for the RGBW systems and downlights - flexibility in color and ambiance was a key factor."

George Bailey, GHS Special Projects Ltd

The lighting design represents another technical tour de force. Two full universes of DMX channels provide granular control over every single LED fixture throughout the property. This level of control enables dynamic lighting scenes that can transform spaces throughout the day—from energizing morning brightness to warm evening ambiance, with full RGBW color mixing capabilities for special occasions or seasonal themes.

Audio distribution throughout the multi-room system relies on Origin Acoustics speakers paired with Symetrix processing, ensuring pristine sound quality in every zone. The emphasis on speech clarity was particularly important given the open coastal architecture and potential for ambient ocean sounds. The RTI control system manages source selection, volume balancing, and zone grouping across all areas, allowing effortless transition from quiet background music to full entertainment mode.

The property's security infrastructure integrates seamlessly with the RTI system, providing comprehensive CCTV coverage and laser perimeter detection. The video gate entry system represents a perfect example of the installation's user-centric design philosophy; incoming visitors can be greeted and admitted from any of the 53 control panels throughout the home, whether the owners are in the primary suite, one of the main living areas, or outdoors on the terrace.

Perhaps nowhere is the system's sophistication more evident

than in the outdoor lighting design. Color-changing fixtures transform olive trees and decorative plantings into dynamic focal points, while low-level pathway lighting provides safe navigation without compromising the natural beauty of the coastal landscape. All lighting scenes can be programmed and recalled instantly through the RTI interface, enabling everything from subtle moonlight effects to vibrant party atmospheres.

The user experience centers around RTI KX4 and KX10 touchpanels, complemented by 32 RTI wall keypads providing quick access to frequently used functions. Two master iPads serve as mobile command centers, allowing complete home control from anywhere on the property. The interface design prioritizes intuitive operation - guests can easily adjust their bedroom environment, while power users can access advanced features for entertaining or maintenance.

Video distribution uses the RTI VIP-UHD system with 22 transmitters and 16 receivers, ensuring 4K content reaches every display with visually lossless compression and without delay. The centralized approach keeps equipment organized while providing flexibility to route any source to any display throughout the residence.

The end result transcends typical home automation, creating an environment where technology enhances rather than complicates daily life. Whether hosting large gatherings where lighting and audio automatically adapt to party modes, or enjoying quiet mornings where systems gradually wake the home with natural lighting progressions, every interaction feels effortless and refined. For GHS Special Projects, this installation demonstrates how the scalable RTI architecture can accommodate even the most demanding luxury applications. The distributed processing power, comprehensive control options, and seamless third-party integration capabilities enabled the creation of a truly unique smart home experience worthy of its spectacular oceanside setting.

List of RTI products used:

- 26x KX4 Touchpanel plus Processor
- 1x KX10 Touchpanel
- 32x RK1 In-wall Keypad (4&8 button variants)
- 1x XP-8V Control Processor
- 16x XP-3 Secondary Processor
- 14x T4X Remote Control
- 22x VIP-UHD-TX 4K Video over IP Transmitter
- 16x VIP-UHD-RX 4K Video over IP Receiver
- 1x VIP-CTRL Video over IP Controller