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Joe Kelly/NIHI Rote

## NEWS &amp; ADVICE

Across six (almost seven) continents, it's going to be a banner year for hotels.

BY

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In the world of hotel openings, 2025 will be a year of firsts: Oetker Collection makes its debut in North America, 1 Hotels is heading to Australia, and likewise Aman to Mexico and Auberge Resorts to Italy, to name just a few. Grande dames like the [New York City Waldorf Astoria](#) will reopen (after an eight year closure, no less), and boutique concepts like NIHI will find footing in second locations. Here, we've scoured the globe for the most exciting hotel openings to have on your radar for 2025. Whether you're an armchair traveler just looking for inspiration, or you're ready to book your next flight—happy new year of travels.

The Cooper

## The Cooper—Charleston, South Carolina

With so, so many great hotels in Charleston, how does one stand out from the pack? There's a lot to get excited about for the fall 2025 opening of **The Cooper**, but its remarkable waterfront location is sure to attract both locals and visitors. Adjacent to Joe Riley Waterfront Park (home to the Pineapple Fountain), The Cooper is walking distance from downtown's top dining and attractions. It will also have an infinity pool overlooking the water, and a private on-site marina with a fleet of luxury cruising vessels for guest use, a house yacht for dinner cruises and private events, as well as water taxi service for excursions to nearby Daniel Island. It's the low country experience—in the heart of Charleston's downtown.

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## The Vineta, Oetker Collection—Palm Beach, Florida

There's no shortage of luxury in Palm Beach these days, but [Oetker Collection's stateside entrance](#) is set to raise the bar with its impeccable European hospitality. Located on Coconut Row, the historic building has been at various times both a hotel and a condo complex for nearly a century, and has undergone a gut renovation led by Paris-based interior designer Tina Zervudachi. It's a short walk from shopping on Worth Avenue, popular restaurant Buccan, the beach, and the town marina—but why leave? Four dining and social spaces will ensure plenty of opportunities to sip, snack, see and be seen, from day to night.

## Kosmos Stargazing Resort—Mosca, Colorado

Wide open spaces and pitch dark skies make southern Colorado's San Luis Valley the ideal destination for stargazing, and this new resort will appeal to celestial connoisseurs and newcomers alike. Accommodating either four or eight guests each, the twenty villas here are built from sustainable hempcrete (it's one of the first hotels to be built from hemp), and comes outfitted with private observation decks, personal telescopes, Jacuzzis under glass domes. Not a pro? Every reservation includes guided stargazing and telescope training. And with Great Sand Dunes National Park just 15 minutes away, as well as hiking trails, hot springs, and ski resorts all within close reach, the best of Colorado is at your fingertips.

One&Only Moonlight Basin

## One&Only Moonlight Basin—Big Sky, Montana

150 secluded acres contiguous with Big Sky Resort, a private gondola straight to the Madison Base area, and the North American debut of **One&Only**—what's not to love? Designed by renowned firm Olson Kundig, the interiors here center around dramatic floor-to-ceiling windows that bring the breathtaking views indoors. This highly anticipated ski resort will bring a new level of luxury to the already luxurious Big Sky, yet feature soulful and immersive touches like forest-to-plate foraged cuisine and a hidden moonshine whiskey shack in the woods.

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## Faena New York—New York City

Two decades after its debut in Buenos Aires, splashy South American hotel brand Faena will soon open its doors in West Chelsea. Details on the new hotel are still pretty mum, but two things are clear. First, there will definitely be some exciting new food, drink and nightlife coming to West 18th Street. Second, the hotel has appointed François-Olivier Luiggi as General Manager; he has a sterling track record leading legendary Manhattan hotels like The Mark, The Carlyle and The Pierre.

Noë & Associates Courtesy The Boundary/Waldorf Astoria New York

Noë & Associates Courtesy The Boundary/Waldorf Astoria New York

## Waldorf Astoria New York—New York City

Historic, iconic, groundbreaking, spectacular, all of the superlatives—one of New York’s grandest grand dame ushers in a new era of luxury after a multiyear closure and complete reimagination for the 21st century. While some things are the same (there’s still the Peacock Alley lounge that started it all, gut renovated of course), the hotel is more luxurious than ever, with just 375 opulent rooms and suites down from over 1,400 before the hotel closed in 2017. A 30,000 square foot spa and fitness center, over 43,000 square feet of event space, and a new signature restaurant Lex Yard led by acclaimed chef Michael Anthony can only mean one thing: the Waldorf is so back, baby.

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## Amanvari—Los Cabos, Mexico

For its first property in Mexico, Aman Resorts has selected the Costa Palmas development on the eastern cape of Baja California Sur, overlooking the glittering Sea of Cortés and down the road from the Four Seasons Resort Los Cabos. Aman Residences, a spa and multiple dining venues are planned, and guests will have access to Costa Palmas’ Robert Trent Jones II golf course.

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Rosewood Mandarinina

## Rosewood Mandarinina—Nayarit, Mexico

The recent introduction of a modern highway has opened up Riviera Nayarit's Mandarinina development like never before—now, with less than a 50-minute drive from Puerto Vallarta International Airport, travelers can reach what feels like a hidden enclave teeming with lagoons, rivers, mountains, and about 200 miles of pristine Pacific beaches. Each suite at this Rosewood (the brand's fourth in Mexico) will have a plunge pool, large outdoor terrace, and design touches crafted in partnership with local artisans. After a long day of surfing, zip lining, or perhaps attending a polo match at Mandarinina's expansive equestrian facilities, kick back with a spicy margarita as you watch the sunset from the resort's cliff bar.

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## Silversea Hotel—Puerto Williams, Chile

In a bid to further differentiate itself in the competitive Antarctica cruise segment, Silversea is getting into the hotel biz. The luxury expedition cruise company is developing its own hotel in Chilean Patagonia's Puerto Williams, thirty miles southeast across the Beagle Channel from Ushuaia, so that travelers can spend a pre- or post-cruise night in Silversea-caliber hospitality on their way to or from the White Continent.

## Under Canvas Yosemite—California

Yosemite? Absolutely amazing. Figuring out where stay when there? Often challenging. But with the arrival of Under Canvas's newest camp (the brand's first in California), you can now camp with all the comforts of home right in Big Oak Flat, just ten minutes to the main entrance of Yosemite National Park, and with a public transportation shuttle stop directly across from the camp's entrance. Yosemite has never been so easy.

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Kilchoan Estate by Dunton

## Kilchoan Estate—Inverie, Scotland

Dunton Destinations, the group behind Colorado's iconic Dunton Hot Springs, purchased the 13,000-acre Kilchoan Estate in 2020, with the intention of preserving and enhancing this coastal sliver of the Scottish Highlands. Since then, they've been methodically, lovingly restoring a collection of stone cottages and houses, upgrading the public spaces, and installing new energy-efficient cooling and heating systems designed to make this new property one of the most sustainable of its kind in Scotland. Best of all? It's located apart from the UK's mainland road network, so it's accessible only by boat or foot, for a truly (literally) off-grid experience.

## Six Senses London—England

Situated at a comfortable distance from the cluster of five-star luxury hotels in Marylebone, Mayfair and Westminster, Six Senses' UK debut brings its unique wellness concept to West London between Notting Hill and Paddington. Highlights include a 65-foot indoor swimming pool and a 3,500 square foot gym so travelers can stay in their routines while away from home. The second floor will be home to a social and wellness club with cowering spaces, a restaurant as well as treatment rooms.

[BOOK A STAY AT SIX SENSES](#)

## Seaton House—St. Andrew's, Scotland

You can't get much closer to golf history than this newly renovated landmark hotel—it stands just steps from the first tee at the legendary Old Course, where the sport's first game was played 600 years ago. Non-golfers will appreciate this one, too, for its highly walkable location and epic views across West Sands Beach. Rooms come with either a sea or garden view, and some rooms have private terraces, too.

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Stefano Scatà/Collegio alla Querce, Auberge Resorts Collection

## Collegio Alla Querce, Auberge Resorts Collection—Florence, Italy

Auberge's Italian debut is about to usher in a new Renaissance for Florence. Collegio Alla Querce is housed in a historic former university building, on a picturesque hilltop overlooking the city center. The hotels' renovation preserved much of the premises' original details, and frescoes. Thanks to its location slightly removed from downtown, you can expect some extra breathing room away from the tourist crowds, as well as some fabulous touches: a large garden and outdoor pool, a spa inspired by Tuscany's vineyards and olive groves, and Il Teatro, a restored theater with stage and wraparound mezzanine balcony (which would make for one heck of a party if you ask us).

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## The Carlton—Milan, Italy

It's almost surprising that posh hotelier Sir Rocco Forte hasn't opened a hotel in the fashion capital of Italy until now, but perhaps he was just waiting for the right piece of real estate to become available. This one certainly fits that bill—it's in a prime location overlooking the boutiques of Via della Spiga, and will have a panoramic rooftop bar with 360-degree views over Milan. *Bellissimo*.

John Athimaritis/Château de la Commarain

Pierre Tual & Romain Berthiot/Château de la Commarain

## Château de la Commaraine—Burgundy, France

Following a painstaking four-year renovation, Château de la Commaraine will open its doors as a hotel in late 2025. A fortified manor dating back to 1112, it's located in the village of Pommard, about two miles from Burgundy's wine making capital of Beaune, ideally situated for hot air balloon rides over the vineyards, and biking through the surrounding villages. Expect a blend of historic elements and contemporary interiors, as well as luxe amenities like a 60-foot heated pool. Most of the thirty-seven rooms and suites offer views over the estate's nine acres of vineyards—one even overlooks the vat room—but if you're traveling in a group, the room to book here will be the lavish four-bedroom *résidence*: it comes complete with its own private tasting room.

## Huka Lodge—Taupō, New Zealand

On the occasion of its centenary last year, North Island's most iconic luxury lodge took a well-deserved ten-month break, and will reopen in March 2025 with a glow-up befitting of its reputation (Queen Elizabeth II visited four times, and its riverfront location is something of a bucket list destination for fishing enthusiasts). Expect refurbished rooms, upgrades to the gardens and outdoor lounging areas, an expanded wellness area featuring an ice shower and hot plunge pool. The reimagined main lodge will be as welcoming as ever, with new floor-to-ceiling windows that further immerse the guest experience in Taupō's lush natural surroundings.

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## Levantine Hill Hotel—Yarra Valley, Victoria

The Yarra Valley's buzziest wine estate Levantine Hill is making a play to command the region's wine tourism with the debut of its very own hotel. With thirty-three rooms, the architecturally impressive building will complement

the existing cellar door and winery buildings. If you're in nearby Melbourne (just one hour away), this will be the boutique winery escape of choice for a weekend away.

## 1 Hotel Melbourne

There's something about 1 Hotels' signature biophilic design that feels particularly at home in Australia, and the brand's debut in the country promises to be a welcome addition to this trending destination. Located on the north bank of the Yarra River just steps from the CBD, this new hotel is built partially from recycled timber reclaimed from the wharf and shed that once stood on the property. There will be plenty of luxurious touches, too, like a Bamford Wellness Spa and indoor pool.

Jemma Wild/Few & Far Luvhondo

## Few & Far Luvhondo—Limpopo, South Africa

Under Canvas co-founder Sarah Dusek has found her next calling: a fresh vision of luxury eco-tourism with this novel take on the classic safari camp, located in Limpopo Province north of Johannesburg. In addition to private game drives (no sharing the car with strangers here), guests will be able to hike, mountain bike, and volunteer alongside conservationists. A focal point of the experience? “Solfari,” a solar-powered cable car experience that provides a treetop game viewing experience. Most importantly: Few & Far aims to sequester over 100,000 tons of carbon annually through rewilding efforts, as part of the Verra Registered Carbon Program.

## Silverback Lodge—Uganda

Uganda’s Bwindi Impenetrable Forest is, as its name implies, a dense and mysterious place, and for years Marasa Africa’s Silverback Lodge was the perfect (albeit a bit rustic) entry point from which to experience it all. After closing for an extensive reimagination, Silverback reopens this year with a new lease on life, and a new aesthetic, too: there’s an emphasis on floor-to-ceiling windows that capture the property’s breathtaking views of this mountainous forest. It’s an ideal spot for trekking in search of gorillas, trekking in search of monkeys, plain old trekking, and bird watching. After visiting this special lodge, you’ll feel that the Impenetrable Forest is anything but.

## Spier Hotel—Stellenbosch, South Africa

Since 1993, the Enthoven family has been among the winelands’ most renowned stewards, and in 2025, their Spier Wine Farm enters a new chapter with the grand re-opening of Spier Hotel, which has been closed since March 2024. The property’s idyllic rewinded endemic gardens are home to some 39,000 reintroduced fynbos plants—stunning to look at, stunning to smell, and even more stunning to live amongst. Each room enjoys a private space



opening onto those gardens (or a Juliet balcony overlooking the Helderberg Mountains), and at the new Spa, a Cape Herbal Bath House sits amongst the flora. Pairs well with a glass of whatever the hosts are pouring.

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The Oberoi Rajgarh Palace, Khajuraho

Andre J Fanthome/The Oberoi Rajgarh Palace, Khajuraho

## Oberoi Rajgarh Palace—Madhya Pradesh, India

Is there anything dreamier than a palace hotel set in the heart of India? Constructed by Maharaja Hinu Pat Shah in the late 1800's, Rajgarh Palace is a historic gem surrounded by 76 acres of preserve Indian Teak and Flame of the Forest trees. Activities abound: The hotel is ideally situated for jungle safaris at the Pan Tiger Reserve, visits to the centuries-old Khajuraho Monuments, culinary experiences, cultural interactions at Chandranagar village, and leisurely boat rides on a lake fed by the palace's original rain-fed catchment. Expect some truly decadent Oberoi touches, like private gardens (most rooms have them), and a lakeside spa you can arrive at via serene boat ride, like royalty.

## NIHI Rote—East Timor, Indonesia

The elegant, eco-conscious NIHI Sumba is getting a sister property. It's located on a secluded corner of Rote Island in West Timor, one of the southernmost parts of Asia, and so far east and south in the Indonesian archipelago that it's closer to Australia than it is to Bali. Live the barefoot luxury life in one of NIHI Rote's twenty-five thatched roof villas—where you can step out of your accommodations for a dip into your private pool, then take a few further steps and be in the pristine white sands of Bo'a Beach. The resort will offer a number of activities on both land and sea, including foiling, surfing, and excursions to Rote's unspoiled interior.

## Waldorf Astoria Osaka—Japan

Just in time for Expo 2025 Osaka, Waldorf Astoria will make its Japanese debut with this high-rise Osaka property. Expect two new restaurants, the brand's signature Peacock Alley, as well as an outdoor Peacock Terrace—an outdoor food and beverage space overlooking the skyline, which is pretty rare for Osaka.

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For over twelve years, award-winning travel writer Todd Plummer has traveled the globe in search of compelling narratives and passionate people. He is a seasoned connoisseur of hotels and ecotourism experiences, and his regions of interest include Canada, Southern Africa, and his native New England. An adventurer, skier, and polo... [Read more](#)

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