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Ocean views
from a Tower
Suite terrace at
the in-progress
Turnberry Ocean
Club.
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Miami Heat

SOUTH FLORIDA'S REAL ESTATE MARKET IS SIZZLING, THANKS IN PART TO A NEW WAVE OF DESIGN-FOCUSED RESIDENTIAL DEVELOPMENTS. **BY PAUL RUBIO**

CRANES ARE ONCE again dominating South Florida's skyline. From South Beach to Sunny Isles Beach, the region is seeing a groundswell of fresh and stylish residential developments, both recently built and in the offing. Captivating the attention of prospective home buyers are everything from mixed-use projects—such as the ambitious 9-acre Brickell City Centre now under way in Miami—to new high-design towers and art deco reinventions. Here we present eight new developments that promise to make a splash.

BRICKELL CITY CENTRE

Designed by Arquitectonica, a Miami-based architecture firm with global reach, this \$1.05 billion mixed-use development downtown will include more than 5.4 million square feet of retail and restaurant space, hotel accommodations, office buildings, and residences upon its completion late this year. Each of the two condo towers, known respectively as Reach and Rise, is a glass-and-steel high-rise structure that stands 43 stories tall and houses 390 units. The finished homes will measure from 1,681 to 6,979 square feet and are priced from \$550,000 to \$2.7 million. Shared amenities will include a mega spa with a hammam and a half-acre, garden-adorned deck, while in-unit highlights will range from temperature-controlled wine storage to glass-and-aluminum-railed terraces with city views.

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Brickell City Centre's heated-pool area (top). The lobby (bottom) designed by Richardson Sadeki, feels like an extension of homeowners' own living rooms.
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Brickell City Centre,
residencesbrickellcitycentre.com





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One of two lobbies at Oceana Key Biscayne (left). The building's outdoor breezeway (above) connects the ocean to the front entrance of the building.
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OCEANA KEY BISCAYNE

Land is limited on the sleepy island of Key Biscayne, and some of the acreage is protected parkland, so naturally this sizable beachfront development made local news when it was first proposed. Many residents opposed the project, but ultimately Oceana Key Biscayne—the first new high-end development in the area

in nearly 13 years—was completed this past September. Located on the grounds of the former Sonesta Hotel, about five miles from downtown Miami via bridge and roadway, the project has seen brisk sales: Seventy-five percent of the all-glass, 14-story, 154-unit property sold in less than two months following the fall 2012 market debut. Today, 10 units remain available for

purchase. Prices range from \$1.4 million to \$21 million for homes ranging from 1,800 to 7,500 square feet. Contributing to the overarching contemporary aesthetic is architecture by Arquitectonica and interiors by Yabu Pushelberg.

Oceana Key Biscayne,
oceanaresidences.com/keybiscayne

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A model living room (right) and a penthouse ocean view (below), both at 1 Hotel & Homes South Beach.
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**1 HOTEL & HOMES
SOUTH BEACH**

Starwood Capital Group's CEO Barry Sternlicht and the real estate mogul Richard LeFrak masterminded this half-billion-dollar hotel and residential development in South Beach. Set along a 600-foot stretch of coastline in the Art Deco District and built on the bones of the former Gansevoort South Hotel, this project of renovations and new additions includes 155 oceanfront residences measuring between 868 and 4,207 square feet and priced from \$1.3 million to \$20 million. The homes' interiors, designed by the Brazilian architect Debora Aguiar, exude nature-influenced luxury through their use of recycled woods, driftwood lighting, and oversize energy-efficient casement windows. The 29 penthouse units on the 16th and 17th floors were released to the market in December and are scheduled for completion this year.

1 Hotel & Homes South Beach,
1hotels.com/homes



FAENA DISTRICT MIAMI BEACH

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The New Faena District Miami Beach will include the Residences at Faena Hotel Miami Beach, which will feature 13 one-of-a-kind penthouses.
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The Argentinean hotelier and developer Alan Faena—who is largely responsible for the transformation of Buenos Aires’s Puerto Madero district into some of the capital’s prime real estate—has turned his attention to Miami’s Mid-Beach area. Faena is on a \$1 billion-plus mission to restore and reinterpret the historic buildings along Collins Avenue from 32nd to 36th Streets, and he is looking to christen the multi-block quarter the Faena District Miami Beach. The first

in his series of projects (there will be more than condos) is Faena House, an 18-story property set for completion this summer, whose Norman Foster–designed units are already spoken for, including the building’s penthouse, which reportedly closed at \$10 million over its \$50 million asking price. Also of note are the Residences at Faena Hotel Miami Beach, a collection of 13 fully furnished penthouses designed by Catherine Martin and Baz Luhrmann that debuted on the market in January. Units at the Residences will range from 860 to

9,800 square feet and are priced from \$3.5 million to \$55 million. And by this summer, the 22 residences of Faena Versailles Classic—a restoration of the classic art deco Versailles Hotel—will be released to the market. Construction of Classic’s counterpart, a 41-unit new building called Faena Versailles Contemporary, will commence this year. Both are expected to welcome residents in 2017.

Faena District Miami Beach,
faena.com

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The private docks (right) will accommodate boats up to 45 feet. The Piero Lissoni-designed bedrooms (bottom) will feature floor-to-ceiling windows throughout.
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THE RITZ-CARLTON RESIDENCES, MIAMI BEACH

Unlike its towering beachfront contemporaries, the Ritz-Carlton Residences, Miami Beach, will stand as an ultramodern mid-rise development at the confluence of Mid-Beach's western bayside and Surprise Lake, where homeowners will park their yachts (up to 45 feet) at 36 private boat dockages. Scheduled for completion in the winter of 2016, the project includes 111 condos and 15 villas. The Italian architect and

designer Piero Lissoni is taking full advantage of the striking waterfront surroundings through an architectural fusion of indoor and outdoor space. He has devised more than 60 distinctive floor plans for units that range in size from 1,700 to 11,000 square feet and are priced from \$2 million to \$40 million. At press time, more than half of the homes had sold.

The Ritz-Carlton Residences, Miami Beach, theresidencesmiamibeach.com

The living room at one of Regalia's residences, each of which spans an entire floor.



REGALIA

Set on the northernmost oceanfront expanse of Sunny Isles Beach and neighbored by Golden Beach, where buildings are not permitted to exceed two stories, this 46-story tower houses just one expansive residence per floor. Some of the

units at Regalia, which was completed in December, feature unobstructed ocean and city views and such interior highlights as bespoke leather-paneled walls and cabinets, hand-hammered bronze walls and countertops, and crystal vases and glassware made exclusively for residents. Listed

at \$40 million, the three-story, eight-bedroom penthouse boasts a 16,805-square-foot floor plan (including exteriors) replete with its own 28-foot rooftop swimming pool and a glass elevator.

Regalia, regaliamiami.com

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THE ESTATES AT ACQUALINA

In Sunny Isles Beach—due south of the skyscraping Acqualina Resort & Spa—the dazzling 47-story, all-residential Mansions at Acqualina development is on track for completion this summer. Having sold out for more than \$500 million, the Mansions soon will be joined by another

venture: Plans have been announced for the Estates at Acqualina—two more towers to be located due north of the resort. Sales launched in January, and the Estates are scheduled for completion in 2019. The 264 units will range from 2,800 to 15,332 square feet and be priced from \$3.9 million to \$40 million.

In addition to enjoying the property’s 502 feet of prime beachfront, Estates owners will have access to such amenities as an ice-skating rink, bowling lanes, a bocce court, and a soccer field.

The Estates at Acqualina,
estatesatacqualina.com



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A living room with a view of the Miami skyline (right). The gated entrance into the Estates (above).
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The kitchen and living room of a sample unit (above). A view of one of the two cantilevered pools on the Sky Club (right) that encompasses floors 30 to 32.
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TURNBERRY OCEAN CLUB

This planned 54-story tower in Sunny Isles Beach promises to be a dramatic ensemble of glass, steel, and soaring white pillars upon its completion in 2018. All of the 154 residences will have a flow-through design, with each unit spanning the tower's entire width. This design feature will ensure that residents enjoy both sunrise views over the ocean and sunset vistas of the city and bay. The units,

priced from \$4 million to \$35 million, will range in size from 2,900 to 10,645 square feet. Six floors will be dedicated to the property's state-of-the-art shared amenities, such as a pair of cantilevered swimming pools on the 30th floor, an alfresco ocean-view fitness center, and a sky-high dog park. **R**

Turnberry Ocean Club,
turnberryoceanclub.com