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The Best of Everything

LIVE

# CASTLES IN THE SKY

FROM EXCLUSIVE EATERIES TO CURATED ART COLLECTIONS,  
THE LATEST TRENDS ON SOUTH FLORIDA'S LUXURY LANDSCAPE

By ZACHARY KUSSIN



The Bristol in West Palm Beach boasts lush outdoor terraces.

## PALM BEACH PIVOT

**1** Sleepy Palm Beach and neighboring West Palm Beach have evolved to a wave of new residential development.

In 2018, Palm Beach, the tony enclave known for multimillion-dollar estates, becomes home to the 30-unit Bristol South Ocean (from \$2.3 million) — the first residential edifice to rise there in over a decade. “[Potential area buyers] are trending toward newly constructed residential... They love the carefree lifestyle of a condo,” says Caprice Weber of Douglas Elliman Development Marketing, who’s leading marketing efforts for Bristol South Ocean. These clients are largely in pursuit of vacation property, she adds. This offshoot development — whose team includes DGC, Champalland Design and K&B Karp Architecture — will provide light-filled homes and private beach access.

West Palm Beach is also making a splash — notably among buyers in search of a full-time residence near the city’s shopping, entertainment and dining venues, like CityPlace.

The Bristol, a posh West Palm condominium whose interiors come adored by Amir Khammeipour, will house 69 roomy flats (from \$3 million), plus amenities such as lush outdoor terraces and spas with treatment rooms.

“They want to live, work and play all in one area,” says Weber, who’s directing sales at the Bristol.

There’s also the Architectonica-designed One West Palm — a mid-rise development crafted by billionaire developer Jeff Greene — that will include 326 rentals, a full-service spa, a fitness center and a restaurant (prices unavailable).

The first phase of Related Group’s Marina Village is also forthcoming, with 132 units boasting high ceilings and chef’s kitchens (prices unavailable).

Most of all, these West Palm developments will all share Florida’s best amenity: a picture-perfect bay and ocean views.



AMIR KHAMMEIPOUR



The 30 residences at Palm Beach’s sleek and sophisticated 3550 South Ocean will have floor-to-ceiling windows and private balconies.

## TWIN TOWERS

**2** Panoramic views of turquoise shores and over-the-top amenities no longer set a luxury Miami address apart from the rest. Buildings today must also make a bold architectural statement — and what could be bolder than two stunning new towers dazzling

Set in a private park, the Rafael Viñoly-designed One River Point condo features twin towers joined at the top by a three-level, Adrian Zecha-curated leisure space. Once completed in 2021, it will rise 66 stories above the Miami River (360 units, from \$750,000). Offset and perpendicular in their orientation, the project’s objective was to breathe new elements into Miami property aesthetics. “[It’s] very unorthodox, design has now set the new standard for Miami,” says Shuhub

Karmel, of KAR Properties, which is developing One River Point.

Five at Island Estates — mirror-image Sieger Suarez-designed 16-story buildings — grace South Florida’s last buildable private island (600 homes from \$2.1 million). These elegant structures are immediately surrounded by the Intracoastal, and enjoy a backdrop of the Atlantic Ocean.

Meanwhile, the sprawling, 4.9 million-square-foot Bitchell City Centre development will be home to the 43-story Reach and Rise residential towers — twin Architectonica-designed properties with 800 apartments per building priced from \$395,000. It’s not just these structures that make for architectural spectacle, but also their dwellings: Residents boast floor-to-ceiling sliding glass doors, lofty ceilings and terraces with city and bay views.

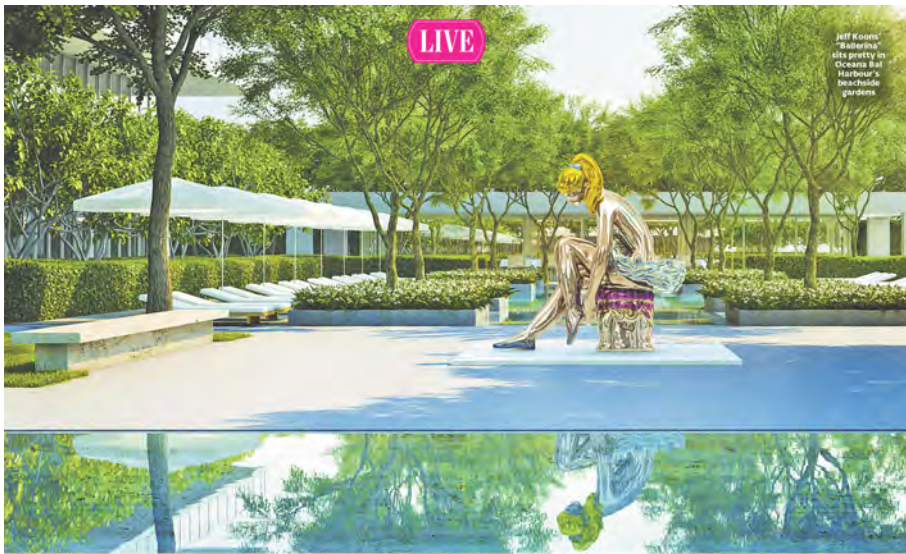


One River Point’s towers will be joined by a three-level leisure space at 17th high.



Privé at Island Estates sits on an exclusive private island in the Intracoastal Waterway.

PHOTOS COURTESY OF THE RESIDENCES



## ART ADVANTAGE

**3** A brilliant laser display will illuminate the sky above the Ritz-Carlton Residences, Miami Beach during Art Basel (26 units, from \$2 million). Designed by visual artist Yvette Materna, "Global Rainbow" beams the hues of the rainbow across a 25-mile viewing field. It's a spectacle to behold, but privileged residents can also enjoy marvelous art within their luxury addresses.

Indeed, art amenities have become a must-have inclusion in Miami's toniest addresses. They range from space set aside for crafty pursuits to trophy entryways.

Inside the Ritz-Carlton, architect Piero Lissoni designed a spacious art studio where creative minds can unwind through painting, sculpture and even ceramics during their spare time. Art aficionados can also peruse fine art at home, both "Philo and Proserpina" and "Ballerina" — two sculptures by Jeff Koons that residents will jointly own — have pride of place in Oceanside Harbour's outdoor spaces (260 homes, from \$3 million).

Inside, this same edifice boasts an art library curated by mixed-media artist Jorge Méndez Blake, lined with tomes on poetry and fine art, and exhibits of his own works.

Other developments will bring art directly into individual homes. At the 68-unit Muse Residences (from \$57 million), contemporary artist Helidon Xhaska will craft one-of-a-kind sculptures for each dwelling that buyers receive at move-in. And at Privé on Island Estates, art adviser Kipton Cronkite — who's also selecting pieces for the common areas — will escort owners on gallery visits to help them find works for their own condos. It's an effort to help them feel settled. "People... are spending a lot more time in Florida," says Cronkite. "They want the property to feel more like the home they own elsewhere."



JEFF KOONS



Visual artist Yvette Materna's "Global Rainbow" light installation beams over the Ritz-Carlton Residences.

PHOTOS: GETTY IMAGES; COURTESY OF OCEANSIDE HARBOUR; QUILLADRA/ALAMY



Residents of the Turnberry Ocean Club in Sunny Isles Beach won't need to cook once its on-site restaurant opens.

## PRIVATE DINING

**4** Miami's luckiest homeowners will soon live a zippy elevator ride from the busiest new restaurants. Built-in eateries are increasingly on the menu in luxury condominiums across the Magic City — giving these properties bragging rights as all-inclusive destinations for residents, their guests and, in certain cases, members of the public.

Chef Michael Schwartz — the James Beard-winning star behind the Design District's Michael's Genuine — will debut two condominium restaurants next year, both focusing on locally sourced cuisine. One, at the 357-unit GrandParaiso (from \$800,000), stands two stories, while the other, at the 274-unit Park Grove (from \$1 million), is enveloped by a garden.

"Having in-house food and beverage service improves residents' lifestyles," says David Martin of Terra, a developer of Park Grove and the sole developer of Grove at Grand Bay (where one \$28 million penthouse remains). At the latter, twin glass towers house 98 dwellings and Grove Kitchen, a restaurant

that prepares health-conscious Italian fare.

Starting in January, foodies at Oceanside Harbour can savor chef Mark Tropea and Starr Catering Group's Ballerina — a Mediterranean-inspired dining space with ocean views. Meanwhile, the gourmet restaurants at the Porsche Design Tower



MARK TROPEA

(154 units, from \$6.5 million) and the Adrian Zecha-curated Sky Club at One River Point will host a mid-year-announced rotating roster of acclaimed international chefs. **Turnberry Association is also in talks to include an eatery at the 154-home Turnberry Ocean Club Residences (from \$19 million).**

Of course, maintaining optional beach-body appearance is a priority. That's why the Harbour — a 425-unit development priced from \$500,000 — will include a restaurant with green juices and salads on its menu. This is Miami, after all.



One River Point's Sky Club will welcome a rotating cast of top international chefs at its in-house eatery. PHOTOS BY ANA SOLOVIOVA FOR ENR; STARR CATERING

## HOBBY LOBBY

**5** Bid farewell to drab residential lobbies that serve as mere corridors. Today's luxury addresses in Miami embrace their denizens with grand entrances — lavish landings that encourage neighbors to stop, unwind and stay awhile.

At Fisher Island's 43-unit Palazzo del Sol development, the festive, Antrobus + Ramirez-designed lobby at ground level features a lounge with an appetizer bar where small bites and drinks come hand-delivered by a butler (units from \$6.5 million). You can nibble and sip while gazing upon Government Cut, via lobby windows that open fully to the bally outdoors.

"People hang out there all the time — it's a great place to congregate," says Dora Puig, Palazzo del Sol's director of sales and marketing.

The Jean-Louis Deniot-designed lobby at Elysee — a 100-unit condo in East Edgewater — will similarly lend itself to lounging (units from \$1.3 million). Its ground-level parlors come dressed with ornate chandeliers and midcentury modern furnishings, along with al fresco seating overlooking a pool and Biscayne Bay.

But if the tropical outdoors are your top priority, the forthcoming 12-unit Louver House (from \$2.5 million) in Miami's South of Fifth 'hood will boast a lush courtyard — accented by a Michele Oka Demeo-designed table and benches — which serves as the property's lobby. Meanwhile, the shared lobby at the 155-unit 1 Hotel & Homes South Beach (from \$1.2 million) brings the outdoors in, with a jungle array of Boston ferns and vanilla orchids — as well as an impressive green wall.

And some South Florida lobbies go above and beyond — connecting residents with far more than their homes. At the 192-unit Jade Signature in Sunny Isles Beach, where PPR is handling the interior, the glossy lobby not only encompasses a reading lounge and library, it also leads directly to three levels of amenity spaces (from \$4.8 million). When you finish that book, saunter up the staircase to access the hammam spa. Or simply head down to the direct-access beach amenities, including a bar, grill and hammocks — where you can make the most of Miami.

Ferns, orchids and a living "green wall" help bring the outdoors inside at the lobby in the 1 Hotel & Homes South Beach (right). The dazzling lobby in Elysee (below) was designed by Jean-Louis Deniot and looks out onto Biscayne Bay. PHOTOS: COURTESY OF MICHELE OKA DEMEIO; MICHELE OKA DEMEIO; MICHELE OKA DEMEIO

