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New York Post, Thursday, January 21, 2016

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MIAMI NICE

PUTTIN' ON: The Ritz-Carlton in Sunny Isles will loom over the sea.

Across the Magic City, new real estate keeps blooming despite whispers of a slowdown

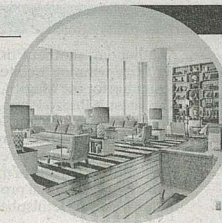
By ZACHARY KUSSIN

THE The Big Apple might have it all, but it definitely doesn't have good weather — especially now.

Fed up with cold, dark days, deep-pocketed New Yorkers are buying second homes in sunny Miami. And despite reports of a market slowdown, there are still plenty of projects both ready for occupancy and still in development.

The residences currently available cater to a range of styles and tastes. From large-scale to small, riverside to oceanfront, Fort Lauderdale to South Beach, builders anticipate buyers with any budget.

Read on for a look at our favorites.



THE RITZ-CARLTON RESIDENCES, SUNNY ISLES BEACH

The 52-story, 212-unit Ritz-Carlton Residences at 15701 Collins Ave. in Sunny Isles Beach offers all the trappings you'd expect from the luxury brand: residences with Atlantic, city and Intracoastal views; ceiling heights over 10 feet (some even 15 feet) high, and roomy terraces with private pools. Perhaps it's no surprise, then, that a full-floor penthouse sold in late 2015

for \$21 million — a record for Sunny Isles. The Architectonica-designed tower, with interiors by Michele Bönan, will be finished in 2018 and feature two- to four-bedroom units priced from \$2.5 to \$25 million. **Contact: Fortune Development Sales and Château International Realty, 305-901-0048**

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BUYERS ON THE BEACH

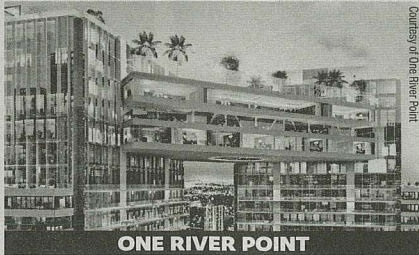
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BOULEVARD 57

The eight-story Boulevard 57 — a 105-unit condo located in Miami's emerging Upper Eastside enclave — launches sales on Feb. 4. Prices range from the \$600,000s to \$2.7 million, with homes sized from one-bedrooms to penthouses and measuring from 1,123 to 4,622 square feet. Projected to wrap up in summer 2018, the final product will yield drool-worthy features, like 10- to 12-foot high ceilings, floor-to-ceiling glass windows and top-of-the-line Italian kitchens. Best yet, each of the 12 penthouses will deliver a private roof terrace and plunge pool. Boulevard 57's amenities will include an infinity-edge pool with cabanas, grill and bar, and a fitness center. **Contact: ONE Sotheby's International Realty; 786-953-8448**

LOUVER HOUSE

Looking for a three-bedroom home on South Beach? Then the Rene Gonzalez-designed Louver House, which just broke ground, is the place for you. This South-of-Fifth property — which is already half sold — will have 12 units in total, all three-bedrooms, measuring from 2,088 to 2,432 square feet and priced from \$2.5 million to \$6 million. Residences boast Sub-Zero and Wolf appliances, washer/dryers, sound-insulated walls, floor-to-ceiling windows and, for some units, private outdoor space. Meanwhile, residents will also get secured garage parking, a fitness center, outdoor yoga studio, roof deck and an infinity-edge pool. **Contact: ONE Sotheby's International Realty; 305-742-4220**



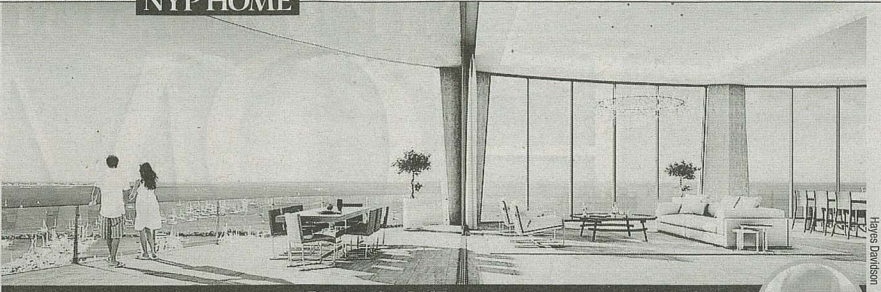
ONE RIVER POINT

Sure, a number of interested buyers turn to Miami real estate for proximity to the ocean. But lesser known is the Miami River, site of a new KAR Properties-developed tower on its banks called One River Point designed by Rafael Vinoly (right). Not far from Brickell City Centre, Wynwood and the Design District, this bold 350-unit project includes two 60-story towers, which rise atop a podium and are joined from above by a glass sky bridge. It's currently in soft sales and launches officially on Feb. 18. Apartments, which range from 1,000 to 12,000 square feet,



begin at \$750,000. They'll come with 10- to 12-foot ceilings, honed stone flooring; some will have roomy outdoor space and private pools. Sweet perks include temperature-controlled art storage and an 8,000-square-foot waterside restaurant, but One River Point's 35,000-square-foot, members-only Sky Club — located in that glass sky bridge — deserves special mention. There, hotelier Adrian Zecha of uber-luxe Aman Resorts will curate a restaurant, wine cellar and tasting room, media room, a lounge and more. **Contact: Douglas Elliman Development Marketing; 305-809-7566**

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PARK GROVE

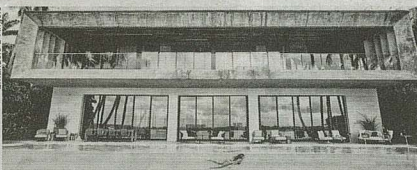
Park Grove, a 260-unit, three-tower development at 2701 South Bayshore Drive in Coconut Grove, marks the first US residential project by OMA and its co-founder, Pritzker Prize-winning architect Rem Koolhaas. Developed by Miami heavy-hitters Terra Group and The Related Group, one-to-

six-bedroom residences here span 2,200 to 3,600 square feet, featuring interiors by Meyer Davis, kitchens and baths by design maestro William Sofield, and prices from \$2 million. There's a full roster of amenities, including a 28-seat screening room, wine-tasting room with private storage

and rooftop pool deck. Best of all, the project will have an Enzo Enèa-designed sculpture park and a restaurant by Miami favorite, chef Michael Schwartz. Sales are live and completion is anticipated in 2017. **Contact: Douglas Elliman Development Marketing; 305-834-7600**



COOL BREEZES: Dutch architect Rem Koolhaas (above) designed Park Grove in Coconut Grove.



252 BAL BAY DRIVE

Few US enclaves compete with Bal Harbour for exclusivity — and few Bal Harbour homes can compete with 252 Bal Bay Drive. Set just a stone's throw from the swanky Bal Harbour Shops, the single-family listing is asking a cool \$36 million. Designed by local architect Chad Oppenheim, the 20,198-square-foot manse has eight bedrooms,

nine bathrooms and one half bath. It's also located on a waterfront plot — just 300 yards from one of two Miami Beach inlets that join the Atlantic with the bay — and comes with its own dock. There's also a 70-foot glass infinity pool facing the bay, which is surrounded by landscaping designed by Fernando Wong. **Contact: Douglas Elliman; 212-350-8561**

OCEANFRONT TOWNHOMES 9501

Can't wait for a building to finish? That's okay. Oceanfront Townhomes 9501 — a seven-townhouse development located at 9501 Collins Ave. — is ready for occupancy now. Six of them are still for sale, with prices from \$3.75 to \$7.25 million. And they're quite roomy, with combined indoor/outdoor measurements beginning at 5,200 square

feet and reaching to 6,202 square feet. The Steven G.-designed interiors feature white-gloss porcelain and bleached hardwood flooring, Duravit bathrooms and fixtures, glass-enclosed elevators and kosher kitchens. Outside, each home has a private roof terrace with kitchens and plunge pools. **Contact: Douglas Elliman; 305-926-8223**



1. Park Grove
2. One River Point
3. Boulevard 57
4. Ritz-Carlton Residences
5. 252 Bal Bay Drive
6. Oceanfront Townhomes 9501
7. Eighty Seven Park
8. Fasano Hotel + Residences at Shore Club
9. Louver House

EIGHTY SEVEN PARK

Another day, another Pritzker Prize-winning architect designing for the Magic City. The latest is Renzo Piano, who's working on Eight Seven Park, a 70-unit beachfront condo at 8701 Collins Ave. in North Beach. It's one of the firm's first residential project in the Western Hemisphere.

Prices are not yet available, but apartments will measure roughly 1,400 to 7,000-square feet and are slated for completion in 2018. American oak, Italian stone and glass walls are just some interior touches. But every condo will come with wraparound terraces and panoramic vistas.

Eighty Seven Park will also be packed with amenities — including a spa, salon, library and an enoteca for food and wine. The lobby will have a leafy orangery, plus a year-round botanical exhibit with orchids and cacti. **Contact: Douglas Elliman Development Marketing; 305-834-4999**



FASANO HOTEL + RESIDENCES

South Beach is set to welcome the Fasano Hotel + Residences at Shore Club at 1901 Collins Ave. The hotel and condo should open in late 2017 with 75 units and about 100 hotel rooms. This is the first Miami project by Brazilian architect Isay Weinfeld (below) and the first US hotel from the Brazil-based Fasano banner.



New York developer HFZ is also on board. Residences are priced from \$2 million and measure between 800 and 4,000-plus square feet, with one- to four-bedroom spreads on offer; a triplex penthouse will be released later. Best of all, the Fasano will feature a 250-foot-long pool — the largest in South Beach. **Contact: Douglas Elliman Development Marketing; 305-535-0111**