

The extravagant in-house amenities of Florida's elite

Zachary Kussin December 1, 2016



Jeff Koons' (inset) "Ballerina" sits pretty in Oceana Bal Harbour's beachside gardens.

From curated art collections to exclusive eateries to over-the-top lobbies, these are the latest trends on South Florida's luxury real-estate landscape.

ART ADVANTAGE

A brilliant laser display will illuminate the sky above the Ritz-Carlton Residences, Miami Beach during Art Basel (126 units, from \$2 million). Designed by visual artist Yvette Mattern, "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 “Pluto and Proserpina” and “Ballerina” — two sculptures by Jeff Koons that residents will jointly own — have pride of place in Oceana Bal Harbour’s outdoor spaces (240 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 \$5.7 million), contemporary artist Helidon Xhixha will craft one-of-a-kind sculptures for each dwelling that buyers receive at move-in. And at Privé at 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.”

PRIVATE DINING



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

Photo: ArX Solution

Miami's luckiest homeowners will soon live a zippy elevator ride from the buzziest 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.



Mark Tropea.

Photo: Greg Buyalos

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 317-unit GranParaiso (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 Oceana Bal 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 (132 units, from \$6.3 million) and the Adrian Zecha-curated Sky Club at One River Point will host a not-yet-announced rotating roster of acclaimed international chefs.

Turnberry Associates is also in talks to include an eatery at the 154-home Turnberry Ocean Club Residences (from \$3.9 million).

Of course, maintaining optimal 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.

Photo: Courtesy of One River Point.

HOBBY LOBBY



The dazzling lobby in Elysee was designed by Jean-Louis Deniot and looks out onto Biscayne Bay.

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 aperitivo 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 balmy 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 Doner-designed table and benches — which serves as the property’s lobby.



Michele Oka Doner.

Photo: Michele Oka Doner

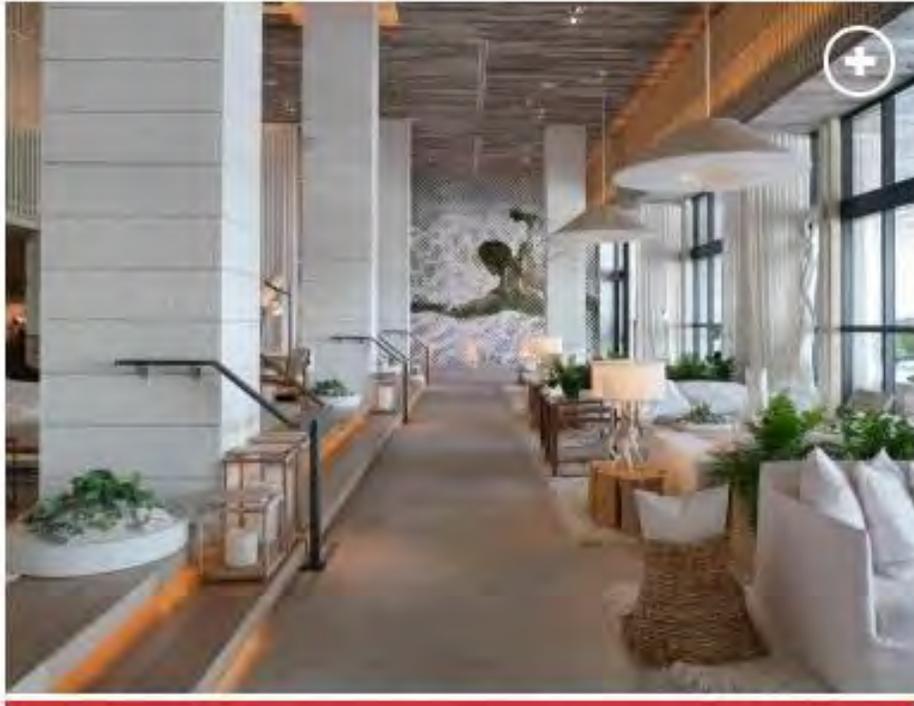
Meanwhile, the shared lobby at the 155-unit 1 Hotel & Homes South Beach (from \$3.2 million) brings the outdoors in, with a jungly array of Boston ferns and vanda orchids — as well as an impressive green wall.

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 PYR is handling the interiors, the glassy 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.

Photo: 1 Hotel & Homes