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Three Hundred Collins

Close to marina, park and port, SoFi (South of Fifth) is the name of the chic South Beach neighborhood south of Fifth Street at the southern tip of Miami Beach. The area's latest development is Three Hundred Collins, a boutique, 19-residence, new-construction luxury building conceived, designed and styled by Thomas Juul-Hansen. A protégé of architect Richard Meier, Juul-Hansen already has one million square feet of luxury interiors for residential towers in New York City in his portfolio, which includes One57, New York City's tallest residential building. Three Hundred Collins will be his first Florida venture.

The intimately scaled 50,000-square-foot building, with approximately 40,000 square feet of salable interior square footage, will feature

wide, column-free terraces that will cantilever 10 feet and greater. "Not only is Thomas my designer on this project — he is a good friend, and we are having fun building a boutique-size building in Miami Beach," said Jason Halpern, founder and managing partner of JMH Development, the building's developer. "We are creating something with a more understated approach to both our exterior and interior finish selections than you might see in many other Miami projects. As you might expect from him, this project has a lot of sophistication and maturity in the design, in this case with ornamental metals and our own terrazzo. Here you are buying Thomas's design, since everything, from the kitchens and baths to the public spaces, is designed directly by him. Every apartment buyer is buying a

Thomas Juul-Hansen custom-designed apartment."

Consisting primarily of three and four bedrooms (although there are a limited number of one and two bedrooms), unit sizes range from 995 square feet to more than 3,700 square feet.

Three Hundred Collins will be a focal point of South Beach's chic SoFi neighborhood. Rendering: Bloom Images

with prices ranging from \$1.2 to more than \$7 million. Full-service amenities will include a large 75-foot private pool with hot tub and a fitness center, along with 24-hour attended lobby and valet parking. Each residence will feature custom kitchen cabinets, white oak wood flooring and Miele appliances.

The boutique design represents a new gen-

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eration of restrained elegance for the exclusive beachfront neighborhood. "The overall design is glamorous but in no way overpowering," said Halpern. "Our units and terraces are predominantly column free, and we are spending the extra cost on the reinforcement of the concrete, opening the spaces wherever we can. The terraces feel like they flow directly from the apartments, which will have wide-plank floors. We are putting new terrazzo in the lobby, which will feel very tasteful and warm, and not overly contemporary. Our goal is to bring more of a classic European look and feel to SoFi, more like something you would see in a new building in London, for example. It is all very toned down and sophisticated — still light-filled and beachy, but at the same time comfortably elegant."

For more information, call 305-762-9162 or visit 300callus.com.

Oceana in Bal Harbour

Built on one of the most prized parcels less than a mile from the exclusive Bal Harbour Shops, Oceana is a 28-story glass structure currently under construction on the last available oceanfront site of the elite enclave of Bal Harbour. The only luxury condominium in Bal Harbour set parallel to the ocean, the 240-unit tower features 5.5 acres of land with 400 feet of beachfront.

As evidenced by the two larger-than-life artworks created by artist Jeff Koons to be installed in the building's 50-foot-wide-by-50-foot-high outdoor breezeway, the entire building

and its grounds are dedicated to the display of art. After a yearlong display at the Whitney Museum in New York, one of the Koons sculptures will be displayed at the Centre Pompidou in Paris later this year before it is permanently installed at Oceana. In addition to Koons (the only American artist to have exhibited at Versailles in France), the star-studded creative team — assembled by Argentine developer, art collector and museum founder Eduardo Costantini — includes architect Bernardo Fort-Brescia of Arquitectonica, Italian architect/designer Piero Lissoni and Swiss landscape architect Enzo Enea.

The building occupies only 15 percent of the land, allowing for an expansive green area, designed by Enea, for relaxing, walking and sitting. There will be no palm trees on the property. "There is a tremendous art component to this project," said Ernesto Cohan, Oceana's director of sales. "In addition to the Koons pieces, we will display 10 major pieces in the lobby curated by the Latin American Art Museum of Buenos Aires, which itself houses one of the most important collections of contemporary Latin American art in the world. From the minute you walk in, the landscaping will be another piece of art that will work with the art itself. Without any palm trees, the feeling is more like a European park than a beachfront property. Enea's design allows for the two outdoor sculptures to be contemplated under the shadow of the trees in the garden."

Then there is the lifestyle component, which very purposely does not include a hotel. "By

forgoing the hotel, the idea was to bring an elevated sense of privacy to our owners," noted Cohan. "On top of that, the residences will have a wide buffer to the hubbub along Collins Avenue. We are aiming to become a LEED Platinum building, and we paid tremendous attention to the acoustics, glazing, air conditioning and circulation of fresh air to make it even more of a secluded oasis. Yes, there are many other new projects coming to Miami, but we are located on an irreplaceable piece of land. No new builders will come into Bal Harbour for many, many years to come."

Oceana Bal Harbour's resort-style amenities include 24-hour concierge service, upscale poolside restaurant, world-class spa, valet parking, private cabanas, a relaxation pool and an Olympic-style lap pool, grand salon with chef's kitchen and bar, kid's activity room, a cinema and underground parking. A yet-to-be-named major restaurateur, along with a highly regarded spa and fitness operator, will also be a part of the mix. "Both the restaurant and spa will work with the residents of the building for nutritional guidance and to plan health regimens," added Cohan. "The spa will be an extension of the buyer's lifestyle, and both the restaurant and spa personnel will understand the individual needs and wants of each resident."

Homes at Oceana are priced from \$3 million to \$30 million. For more information, call 786-411-2929 or visit oceanabalharbour.com.

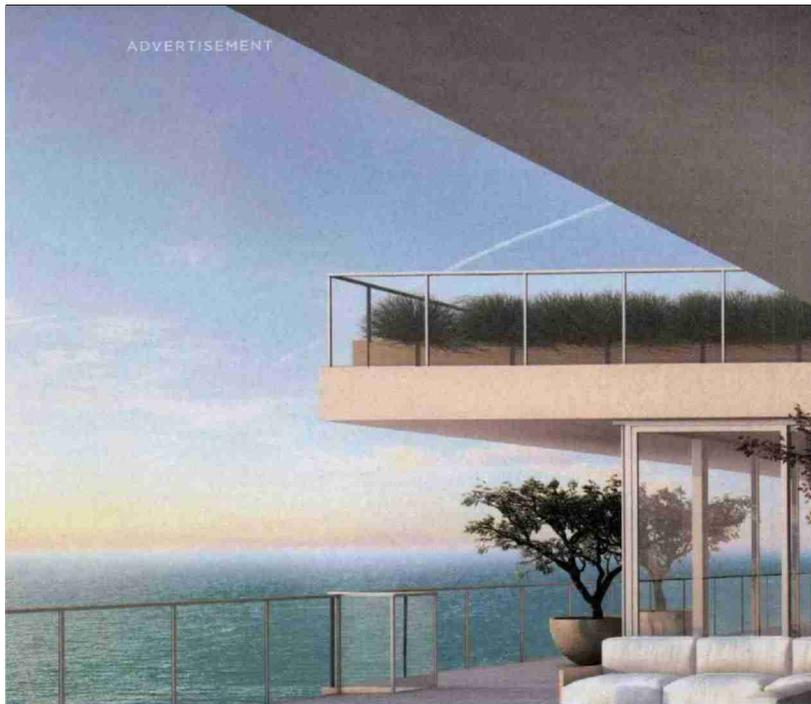
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The Ritz-Carlton Residences, Miami Beach

Developer Lionheart Capital recently announced that The Ritz-Carlton Residences, Miami Beach, a unique residential development comprising 111 residences and 15 stand-alone villas in a low-rise residential section of Miami Beach, passed the 50 percent sold milestone since launching sales last spring. The accomplishment is a testament to the attractiveness of Miami's mid-beach community in one of Miami's most affluent neighborhoods.

"Our competitive edge is our unique lakefront location and the sophisticated lifestyle The Ritz-Carlton Residences will offer," said Ophir Sternberg, C.E.O. and founding partner of Lionheart Capital, the building's developer. "Residents can expect to enjoy an exclusive amenity collection coupled with the premier service that comes with the iconic brand."

Located on seven acres in a quiet lakefront section of Miami Beach, the condominium project, with occupancy scheduled for the second quarter of 2016, will pair the modernist vision of Italian architect/designer Piero Lissoni with the service of The Ritz-Carlton in the only stand-alone Ritz-Carlton Residences in Miami Beach. Amenities include a 36-slip marina, a private esplanade and a captained 40-foot VanDutch yacht. Besides the on-site private spa treatment suite, steam rooms and a sauna, medita-

The 28-story Oceana is less than a mile from the exclusive Bal Harbour Shops. Rendering: Oceana Bal Harbour

tion garden, indoor and outdoor yoga studios and a state-of-the-art fitness center, residents will share two attended lobbies with 24-hour personalized concierge services, valet parking, pet salon suite, barbecue and dining area, library/conference room, roof-top pool and art and music rooms.

The two- to five-bedroom homes range in size from 1,700 to over 11,000 square feet, and are offered in a selection of 60 unique floor plans. Each home will be equipped with a Lissoni-designed Boffi kitchen, oversized stone countertops and Gaggenau appliances with built-in coffee systems, along with Boffi master his-and-hers bathrooms featuring stone flooring, oversized glass-enclosed rrain showers and jetted soaking tubs. Every residence will be wired for smart-home technology, and many homes will include private elevator foyers and broad terraces with summer kitchens and private plunge pools.

"We are in the heart of a residential neighborhood and surrounded by other private residences, not by hotels, and that is what makes us stand out from the competition," said Sternberg. "The other big selling point is our private marina, which is a major differentiator with the other condo projects. Many buyers come here

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Its quiet residential setting is just one attribute that sets apart
The Ritz-Carlton Residences, Miami Beach. Rendering: Dbox



This three-story private Sky Club will top Turnberry Ocean Club's
impressive list of amenities.

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because of the marina, which gives them water access to the bay and the ocean. They are also coming here because they know that Ritz-Carlton service is legendary, and they want to be a part of the experience."

Located at 4701 North Meridian Avenue in Miami Beach, the residences are priced from \$2 million to \$40 million. For more information, visit TheResidencesMiamiBeach.com or call 305-953-9500.

Turnberry Ocean Club

Turnberry Associates has been developing in south Florida for more than six decades, and is known for building the town of Aventura and a broad mix of luxury hotels, including the landmark Fontainebleau resort, along with several high-rise condominiums, a shopping mall, a country club with golf and tennis and a marina, office buildings and multifamily rental buildings over the years. Turnberry Ocean Club, with 154 residences ranging from 2,750 to 10,000 square feet in a 52-floor oceanfront tower rising 649 feet above sea level, is their latest, and greatest, residential condominium tower.

Located at 18501 Collins Avenue in Sunny Isles, the tower will feature 50,000 square feet of amenities spanning six floors, including a three-story private club on the 30th, 31st and 32nd floors that will include a Hammam spa, massage rooms, two pools cantilevered over the edge of the building (one to the east, the other facing west), wine room, private dining, gym and fitness areas, relaxation room, locker rooms and library.

The first three floors of amenities, on the lower floors, are more family oriented, and include a restaurant at the pool level, a kid's club,

two furnished guest suites for the homeowners, an 18-seat indoor theater, a separate outdoor theater and a second restaurant on the third floor. The three-story lobby allows residents and guests to see past the pool to the ocean from the ground floor.

With four residences per floor, all facing both east and west, all of the residences provide both ocean and bay views. There are no fewer than six high-speed elevators servicing four residences per floor. "Turnberry's vision is committed to raising the bar not just in Sunny Isles, but in any other market we enter in the future," stated Dan Riordan, Turnberry Associates' president of residential development. "No one has ever done a sky club like this in the country that we know of."

About 90 percent of the building's residences are three and four bedrooms between 2,900 and 3,600 square feet, and are currently on the market in the \$4 to \$6 million range. There are also 10 signature collection duplex and triplex residences with their own private pools on their balconies. Purchasers become automatic members at Turnberry Isle Resort and Country Club, less than a mile away in Aventura, which is the only private country club in the area. The country club includes two Raymond Floyd-designed championship golf courses, five-star hotel, fitness center and spa, water park, racquet club, private marina and two signature restaurants.

The developers are currently constructing an 8,000-square-foot sales pavilion a block from the site, at 185th Street and Collins Avenue, that is scheduled to open in April of this year. There are also 35 ocean cabanas for sale. The first move-ins are expected in the first half of 2018. For more information, visit Turnberryoceanclub.com, or make an appointment to visit the sales pavilion by calling 305-933-3000.