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Hot Properties, Hot Destinations:
*South
Florida*

ABOVE: Parallel to the ocean, Oceana Bal Harbour will afford residents breathtaking beach, marina, bay and skyline views.

Some of the nation's most forward-thinking residential real estate developments can be found in south Florida, where spare-no-expenses designs with quality amenity packages continue to astound.

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Oceana Bal Harbour

Sitting on the last prime oceanfront site in the one-square-mile village of Bal Harbour, Oceana is Argentine developer, art collector and museum founder Eduardo Costantini's classically proportioned, 28-story luxury tower — the only condominium in the elite enclave that is situated parallel to the ocean. The 240-unit tower is built on 5.53 acres of land overlooking 400 linear feet of beach to the east, with the Bal Harbour marina, Biscayne Bay and the Miami skyline to the west. All of the residences above the 14th floor are full-floor three-, four- and five-bedroom apartments, with views on both sides. The lower floors offer one- and two-bedroom residences.

The Oceana team includes architect Bernardo Fort-Brescia of Arquitectonica, with modern interiors by Italian designer Piero Lissoni and landscaping by **Enzo Enea**, all highly respected leaders in their fields. The property will also display several important works from Costantini's collection, along with two larger-than-life artworks created by Jeff Koons, one of which will appear as the centerpiece of the oversized breezeway of the building.

Besides the 24-hour concierge service and a poolside restaurant, amenities include a spa, valet parking, private cabanas designed by Lissoni, a relaxation pool and Olympic-style lap pool, two championship clay tennis courts, a grand salon with chef's kitchen and bar, a kids' activity room, pet salon, a cinema and underground parking. Each of Oceana Bal Harbour's four upper penthouses features a wraparound terrace and rooftop space, some 9,950 square feet of outdoor living space in all, along with an elevated pool deck, heated infinity pool, summer kitchen, dining area and a sunset deck with an Enea-designed vertical garden.

"Although residents receive the benefits of a five-star hotel, we do not have a hotel component, and, according to our buyers, the privacy here is

one of our biggest differentiators," said Ernesto Cohan, Oceana's director of sales. "Our building is located farther than most properties from busy Collins Avenue, and is landscaped like a private European park. Plus, our units are considerably larger than other units in the area. Our average two-bedroom is 2,400 square feet, where the average in the area is about 1,800 square feet. Our average three bedroom is 3,600 square feet, while

the average in the area is considerably less."

Plans are underway for a 350,000-square-foot expansion of the nearby Bal Harbour Shops, which is consistently ranked high among the world's most exclusive shopping destinations.

Prices start at around \$2 million, and rise to the \$30 million range for the penthouses. Closings will begin in November. For more information, call 786-314-2929 or visit oceanabalharbour.com.

The Ritz-Carlton Residences, Miami Beach

Set on the shores of Surprise Lake, The Ritz-Carlton Residences, Miami Beach is a one-of-a-kind luxury development of 111 lakefront residences and 15 stand-alone villas. Developer Lionheart Capital recently announced that the seven-acre development, in a quiet mid-Miami Beach community of single-family homes, had passed the 65 percent sold milestone.

Since the area is zoned for low-rise single-family homes, the 10-story structure, in line for LEED certification, will offer 360-degree protected views of both the ocean and Miami skyline. The two- to five-bedroom homes range from 1,700 to more than 11,000 square feet, each with its own unique floor plan designed by Italian architect and designer Piero Lissoni. Many homes will include private elevator foyers, sprawling terraces, summer kitchens and private plunge pools.

"Ours is a unique building in Miami Beach, with more than 66 different floor plans," explained Carolyn Ellert, broker and co-founder of Premier Sales Group, the exclusive sales agent, along with ONE Sotheby's International Realty, for the property. "There is something for everyone here, from single levels to duplexes, many with expansive terraces, summer kitchens and some even with a front yard that sits on the lake. We are a lakefront midrise, not a skyscraper — and designed with a sleek and modern European sensibility in a secluded location where you wouldn't expect to have a luxury condominium like the Ritz-Carlton. It is a surprise on Surprise Lake."

Among the unique elements are the music rooms and the Lissoni-designed art studio, ideal for art classes and set up for painting, sketching and jewelry making. They also offer virtual golf, a groom room for pets and access to a Van Dutch day yacht, which can be scheduled by the

concierge for excursions to private beach club facilities. There is also a marina, a difficult-to-find asset in the busier sections of Miami Beach, with boat slips that are for sale to residents.

"In the end, it is the Ritz-Carlton brand, and level of staff training, which will make residents feel like they are coming home and not living in a hotel, that is resonating most with our buyers," she concluded. "There is a lot of primary and secondary ownership — with both local buyers and buyers from the Northeast and from around the world who are especially looking for Ritz-Carlton service. They know that for Ritz-Carlton, service is paramount."

The Residences, located at 4701 North Meridian Avenue in Miami Beach, are priced from \$2 million to \$40 million. For more information, call 305-953-9500 or visit theresidencesmiami.com.

One River Point

In October, KAR Properties founder and C.E.O. Shahab Karmely unveiled plans for a pair of skyline-altering, 60-story residential towers linked by a sky bridge 780 feet above the shore of the Miami River. Designed by Rafael Viñoly, the architect behind the Western Hemisphere's tallest residential building [at 432 Park Avenue in Manhattan], the 1.8-acre riverside site is only the first stage of a 5.5-acre development by KAR, near the billion dollar Brickell City Centre, in what is being called the "new Miami."

One River Point will feature some 350 smart-home residences with private elevator landings and floor-to-ceiling glass walls, ceiling heights from 10- to 12-feet and 12-foot deep outdoor living terraces. Amenities will include a waterfront restaurant and lounge, fitness center, children's activity area and access to 25 deluxe club suites that come with services comparable to a five-star boutique hotel. In addition, hotelier Adrian Zecha will be introducing a private members-only, three-level, 35,000-square-foot Sky Club. An 85-foot waterfall through a four-story podium will be the signature design element, along with an infinity-edge oasis pool and regulation-size lap pool, poolside cafe and restaurant with butler service, private cabanas, spa and a 6,000-square-foot fitness center managed by The Wright Fit. The complex will include 516 automated parking spaces and valet service for residents and guests.

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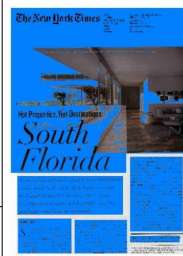
LEFT: The Ritz-Carlton Residences, Miami Beach, a lakefront midrise, offers more than 66 different floor plans. Rendering: DBOX



ABOVE: One River Point's sky bridge will link its two towers and house the private members-only 35,000-square-foot Sky Club.

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"We see the Miami River setting in the same context as London's River Thames, Paris's Seine or Tokyo's Sumida River, where residents enjoy the best of cosmopolitan waterfront living and spectacular panoramas both day and night," said Karmely. "Viñoly's design and the level of sophistication offered here make a very bold and dramatic statement about the emergence of downtown Miami."

The site is on downtown Miami's only gated private park. "In my view, the only way you can combine the texture of an urban environment with the beauty of nature is on a riverfront," he concluded. "We need to build something that is world class, and Miami, now a true world leader, is ready to receive it. Luxury does not have to be built on sand — and downtown is ready for a tower that could thrive equally in New York, Shanghai or Dubai. Buyers already love the design, the club and the amenities as well as the location — and they can't believe they can buy into a Viñoly-designed building for this price."

Groundbreaking is scheduled for early next year, with first occupancy scheduled for 2019. Residences will range from 1,000 to 12,000 square feet, with prices starting at \$750,000. For additional information about One River Point, call 305-809-7566 or visit oneriverpoint.com.

The Bristol Palm Beach

Located on one of the most desirable pieces of waterfront property in West Palm Beach, the 25-story Bristol, with unobstructed views of the Atlantic Ocean, Intracoastal Waterway and Palm Beach Island, is destined to

become the most coveted condominium address in the area. Even without the benefit of a sales office, sales at the tower have approached \$100 million in contracts, mostly by word of mouth.

Each of the 69 apartments is a flow-through residence, and all have water views, front to back. Every master bedroom faces the water, as do all the living rooms, with views of Palm Beach Island, the Intracoastal Waterway, and the ocean beyond. The three- to five-bedroom residences range from 3,700 to 14,000 square feet, with the option to combine units to create even more space. Master suites feature separate his-and-hers closets and bathrooms, with guest suites for purchase on separate floors. Two- and three-car private, cooled parking garages are also available to residents.

Amenities include his-and-hers spas with steam, sauna and Jacuzzi in each locker room, as well as inside and outside massage rooms, indoor and outdoor spin bike rooms, and a fully equipped gym overlooking the water and Palm Beach. There is also an industrial-size laundry room and an automated ironing press machine for fresh sheets.

"We are the only building of its kind in Palm Beach County, and the first new-construction project on this scale in more than a decade," said Chris Leavitt, director of luxury sales for Douglas Elliman Real Estate. "It will be the most

exclusive and luxurious trophy building ever built here, on the level of the best in New York, Miami and London. We asked buyers what they wanted before we built it, and they all talked about higher ceilings, floor-to-ceiling glass windows, his-

and-hers bathrooms and closets, master bedrooms and living rooms facing the water — and we made all this a priority with careful thought. Now we have buyers selling \$20 and \$30 million homes to live here."

Sales and marketing for The Bristol are being handled exclusively by Douglas Elliman Development Marketing. Prices start at \$5 million and range up to \$30 million. For more information, call 917-664-0720 or visit thebristolpalmbeach.com.

The Ritz-Carlton Residences, Sunny Isles Beach

Acquired by Château Group and Fortune International Group in 2013, the 2.2-acre site at 15701 Collins Avenue is the home of the first Ritz-Carlton Residences in Sunny Isles Beach. The 52-story tower, with 212 residences on 250 linear feet of beachfront, is scheduled for first occupancy in 2018.

Not far from Bal Harbour Shops, the Aventura Mall, and near both Miami and Fort Lauderdale International airports, the property represents the next step in the area's real estate development as it moves inexorably north from South Beach. Designed by architectural firm Arquitectonica, with interiors by Italian designer Michele Bonan, the two- to four-bedroom residences range from 1,605 square feet to 3,640 square feet. The private club level, on the 33rd floor, is surrounded by views in every direction, and includes indoor/outdoor dining and entertainment areas with a terrace, eight guest suites, media room and bar/lounge, business center, library and a private dining area with a prep kitchen. Services reserved for residents include access to a personal chef and at-home fuel delivery service for vehicles.

There are six penthouses in all, all with their own private swimming pools, huge terraces and city and ocean views. "All of the units have a minimum of 10-foot ceilings, and the penthouses have ceilings up to 17 feet — so they really feel like true luxury homes," said Edgardo Defortuna, Fortune's founder. "All units have private elevators, and we do not have any hallways at all. All of the units are oceanfront, and there is no unit that doesn't have at least a living room and a master bedroom overlooking the ocean."

Last year, The Residences sold its first penthouse for \$21 million, setting a record for Sunny Isles. The full-floor residence combination unit, located on the 51st floor, totals 7,735 square feet, and features five bedrooms, 14-foot ceilings and a 3,560-square-foot outdoor terrace that includes a summer kitchen, private garden and an infinity pool.

For more information, call the sales gallery at 305-503-5811 or visit theresidencesunnyislesbeach.com.

Iris on the Bay

Situated in the gated bayside community of Normandy Isle in the North Beach section of Miami Beach, Iris on the Bay is a collection of 43 waterfront town homes just finishing its first phase of construction. The four-floor townhomes overlook a sea

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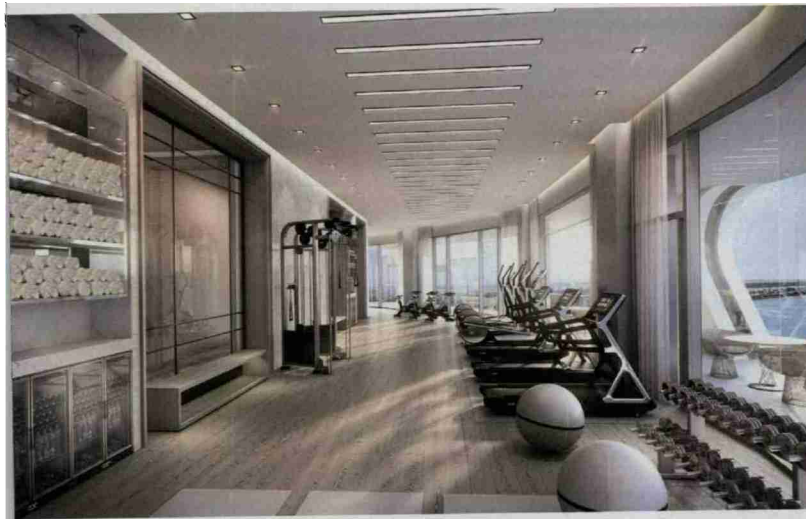
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walk along Biscayne Bay on two sides, as well as a swimming pool running across the entire property and a dozen boat slips for vessels up to 35 feet.

The fee-simple townhomes come in three- and four-bedroom configurations, ranging from 2,152 to 2,513 square feet, and include a two-car garage, private elevator, balconies and rooftop terraces with optional summer kitchens. "Local and nonlocal buyers alike are seeking alternatives to condos, especially as condo prices continue to soar, and they are opting to go for modern, well-designed townhome properties like these," suggested Jeff Spear, president of The Spear Group,



BELOW: Unobstructed water and beach views from the Bristol Palm Beach's fully equipped gym will make workouts a pleasure.



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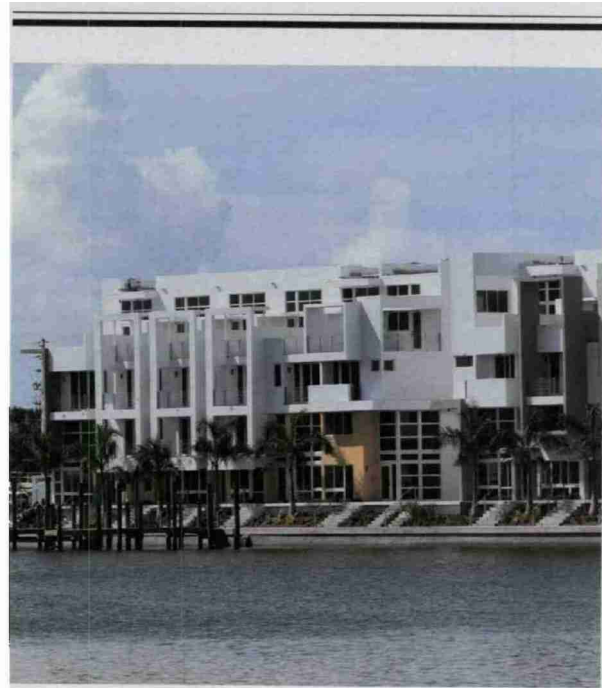
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ABOVE: At The Ritz-Carlton Residences, Sunny Isles Beach, which is situated on 250 linear feet of beachfront, all of the units are oceanfront.

BELOW: Iris on the Bay, a collection of 43 waterfront town homes, is located in Miami Beach's gated bayside community of Normandy Isle.



developer for Iris on the Bay. "Our formula is to provide buyers with more space, privacy and the benefits of owning a single-family home, and our target market includes buyers living in condos looking to upgrade from a small space in a big building to a big space in a small building."

Custom furniture packages by Tui Lifestyle can outfit the entire townhouse, including the dishes, silverware, sheets and artwork, within 72 hours. "Townhomes like ours not only have lower maintenance costs, which are much lower than most monthly condo costs, but they also offer the privacy of home, where you own the land underneath it, as well as your own private parking garage where you don't have to depend on a valet. For an affordable price, we offer a more spacious lifestyle in a single-family home community, with the Normandy Shores Golf Course next door. We strongly believe luxury townhomes, especially new-construction offerings like ours just a few blocks from the beach, are the future in Miami Beach."

The fee-simple monthly payment is under \$260.

with prices starting at \$829,000, or \$367 per square foot. For more information, call 786-693-9669 or visit irisonthebay.com.

Fasano Hotel and Residences at Shore Club

The renowned Shore Club, long a 309-room hotel in the heart of South Beach at 1901 Collins Avenue between 18th and 19th Streets, is being transformed into a luxury hotel and condominium complex by New York-based HFZ Capital Group. The developers, who purchased the iconic property in 2013, have retained Brazilian architect and designer Isay Weinfeld for the architecture and interiors, along with Fasano, the celebrated Brazilian hospitality and gastronomy firm, to provide five-star hospitality and services. The venture will be Fasano's first venture into the U.S. market. Swiss landscape architect **Enzo Enea** is the landscape designer for the three-acre ocean-side property.

The final design will include three towers, the largest of which will have 22 stories, along with

two-story poolside and beachfront luxury homes, and a new amenities building with a fitness facility, yoga and personal training rooms, spa and wellness center. Besides the 85 hotel rooms and 67 one- to four-bedroom condominiums, the complex will also feature the largest pool in South Beach, measuring more than 250 feet in length and featuring over 9,500 square feet of oceanfront swimming. The three full-floor residences each feature 3,000-square-foot wraparound terraces, each with 360-degree views.

"We have less than half the number of residences and hotel rooms of the other major five-star residences in the area, and that enables us to provide a boutique, Michelin-rated, five-star experience in the most exclusive setting available in South Beach," said Jorge Sanchez, director of sales.

Douglas Elliman Development Marketing is handling the sales and marketing for the condominium residences. The price range starts at \$2 million, and rises to \$15 million, with the price of

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the triple penthouse, crowning the central tower, still to be determined. Both the hotel and the residences are expected to open at the end of next year. For more information, call 305-714-3117 or visit fasanoshoreclub.com. ♦

OPPOSITE PAGE: When completed, Fasano Hotel and Residences at Shore Club will boast the largest pool in South Beach.
Rendering: Visual House