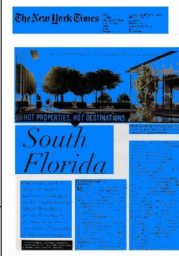


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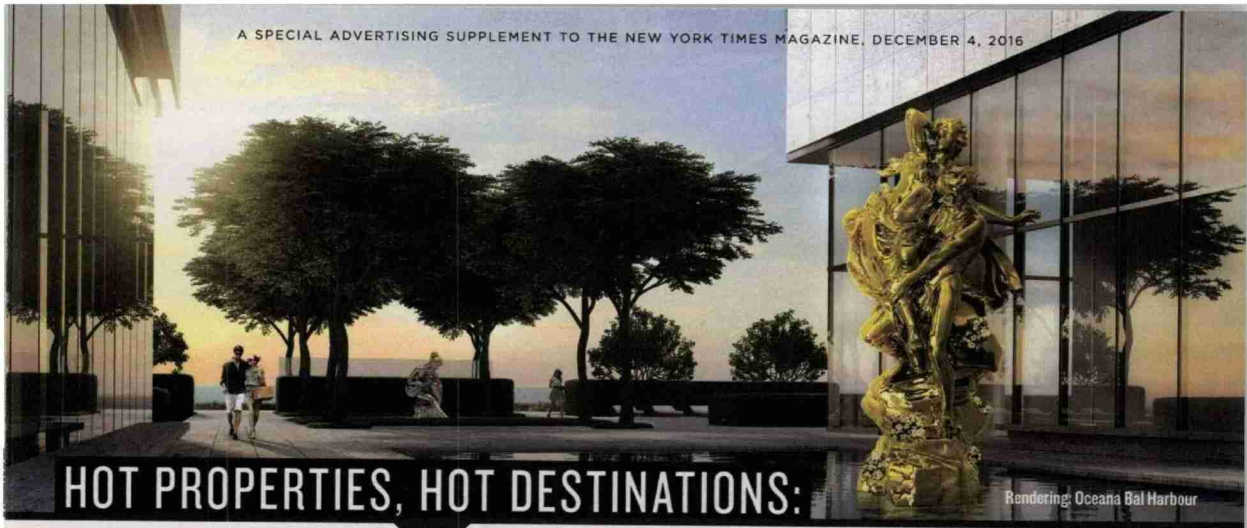
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ABOVE: Oceana Bal Harbour's art program includes larger-than-life sculptures by Jeff Koons, "Pluto and Proserpina" and "Seated Ballerina," among other works.

South Florida

Consistently ranked among the world's top luxury residential markets, South Florida's Miami, Boca Raton and the Palm Beaches

are home to the latest generation of innovative architectural designs.

OCEANA BAL HARBOUR

Move-ins are already underway at the newest waterfront glass tower built on the last developable site in Bal Harbour, the exclusive residential enclave at the north end of Miami Beach.

With 28 floors and 240 residences overlooking an expansive 5.53 acres of land, Oceana is the only luxury condominium in Bal Harbour that sits completely parallel to the ocean and overlooking 400 linear feet of sandy beach.

Oceana's recent opening festivities during Art Basel Miami included the unveiling of its permanent art installation featuring major works from the collection of Eduardo Costantini, Oceana's developer, and two multimillion-dollar sculptures by Jeff Koons, one of which will be viewable in the building's 60-foot-tall breezeway. In addition to the Koons pieces, ten commissioned masterworks will be shown in Oceana's two grand lobbies; like the two sculptures, the works will be co-owned by residents of the

building. The Art Basel Miami event was the first time guests had the opportunity to see both the completed building and its art collection.

The Oceana design team includes architect Bernardo Fort-Brescia of Arquitectonica, with modern interiors by Italian designer Piero Lissoni, and landscaping by Enzo Enea. Amenities include an Olympic-style lap pool, two championship clay tennis courts, a pet salon, a cinema and underground parking.

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Oceana also recently announced that its exclusive residents-only restaurant, named *Ballerina* after one of Koons's sculptures, will be operated by Philadelphia-based Starr Catering Group. The 100-seat exposed-kitchen concept restaurant, located adjacent to the building's pool deck and spa with views of the Atlantic Ocean, will open next month.

"The restaurant will remain exclusive for the residents and guests of the homeowners, for whom privacy is of the utmost importance," said Ernesto Cohan, Oceana's sales director. "The key elements motivating our buyers are the size of the property and its parklike grounds, which are unlike any other in South Florida, the design of the building itself, and our location just steps from Bal Harbour Shops. Without a hotel, our property offers our residents tremendous privacy, which our buyers tell us clearly distinguishes us from some of the other luxury properties in the area."

Prices start at around \$2 million, and rise to the \$30 million range for the four penthouses. For more information, call 786-414-2929 or visit oceana balharbour.com.

THE RITZ-CARLTON RESIDENCES, MIAMI BEACH

The Ritz-Carlton Residences, Miami Beach is Italian architect Piero Lissoni's first full-scale architectural project in the United States. The seven-acre property, developed by Lionheart Capital, consists of 111 condominium residences and a limited collection of 15 Lissoni-designed stand-alone villa residences on the shores of Surprise Lake in a residential community in mid-Miami Beach. The residences are designed to cater to a boating lifestyle, with a private 36-slip marina located on its own private channel, giving residents direct access not only to the lake, but to the Intracoastal Waterway and the ocean.

With more than 60 unique floor plans, the

property comprises two- to five-bedroom homes ranging in size from 1,700 to more than 11,000 square feet. Each home will be equipped with Lissoni-designed Boffi kitchens and bathrooms, oversized stone countertops and Gaggenau appliances. Many homes will include private elevator foyers, sprawling terraces, summer kitchens and private plunge pools.

Owners' amenities will include a tropically landscaped half-acre rooftop pool deck with views of Miami Beach, downtown Miami and Biscayne Bay; an expansive infinity-edge pool with cabanas, whirlpool spa and poolside restaurant; a club room with a bar, virtual golf and billiard table; a private theater; and a private spa treatment suite with steam rooms, sauna, meditation garden, indoor and outdoor yoga studios

and a fitness center. A residents-only restaurant, library/conference room, two attended lobbies, valet parking, pet salon suite and full 24-hour

concierge service complete the amenity package.

The property will also be unveiling the world's first fully equipped residential art studio for residents to paint, sculpt and design at their leisure. "The property is the first and only residential condominium in this area, and is managed through the world's leading hospitality brand as one of only ten stand-alone Ritz-Carlton properties in the world without a hotel component," explained Phil Gutman, vice president of sales for Douglas Elliman's development marketing division. "Their concept was to create a family-style village in a residential area, and not another monolithic tower. Never again will you see something like this in this neighborhood — which, remarkably, is a 10-minute drive from the world-famous Bal Harbour shops in one direction, and from world famous Lincoln Road in South Beach in another — both of which are easily accessible with our house car. Residents can also use our captained VanDutch 40-foot day yacht to get around. So here, you have the privacy and tranquility of the area, and easy access to some of South Florida's best destinations."

First occupancy for The Residences, located at 4701 North Meridian Avenue in Miami Beach, is slated for the second quarter of next year. Prices start at \$2 million, and range to \$40 million and up. (Pricing for the six penthouses has yet to be released.) For more information, call 305-953-9500 or visit TheResidencesMiamiBeach.com.

ONE RIVER POINT

Rafael Viñoly, the architect behind the Western Hemisphere's tallest residential building (at 432 Park Avenue in Manhattan), has been commissioned by developer KAR Properties to build a pair of 60-story residential towers near the birthplace of Miami at 24 Southwest Fourth Street along the Miami River. Located near the Brickell financial district and the new Brickell City Centre, One River Point is the Uruguayan architect's first residential project in Miami.

The 780-foot towers will be connected at the summit by a three-story floating glass sky bridge, which will serve as the future home of a 35,000-square-foot private Sky Club operated

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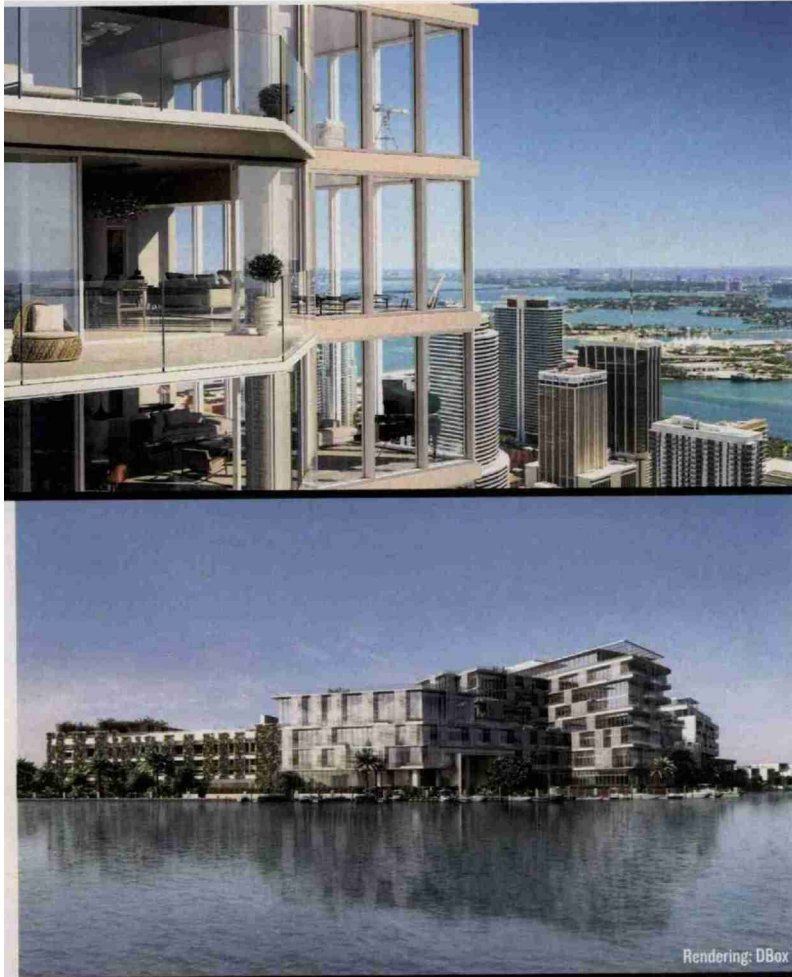


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ABOVE LEFT: One River Point will consist of two 60-story residential towers along the Miami River.

BOTTOM LEFT: The Ritz-Carlton Residences, Miami Beach will feature a private 36-slip marina on its own private channel.

by Indonesian hotelier Adrian Zecha, one of the co-founders of Regent International Hotels and resorts with locations in Bali, Oman, Switzerland and Vietnam. The 350-residence, 1.8-acre project is the first phase of a private gated riverside park that, upon completion, will comprise more than 13 gated acres of condominium and rental buildings, along with retail and office space, as part of a five-year master plan.

Highlights of One River Point will include an 85-foot waterfall flowing through a four-story podium, an infinity-edge pool and a regulation-size lap pool, poolside café and restaurant with butler service, private cabanas and a spa. KAR Properties recently announced a partnership with Italian furniture brand B&B Italia, and its subsidiary, the kitchen maker Arclinea, to design the furniture, kitchens and bathrooms.

The residences come with private elevator

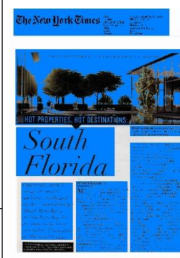
landings, ceiling heights of 10 to 12 feet, floor-to-ceiling glass walls, honed stone flooring, designated art walls with task lighting, multizone climate control integrated with smart-home technology, and 12-foot-deep glass-enclosed terraces with views of the Miami River, Biscayne Bay and the city skyline. SkyLofts and SkyVillas will range from 5,000 to 12,000 square feet, and feature even more expansive terraces and private pools.

"One River Point is an urban luxury development, and will be a very different kind of property from a resort development on the sand," said Shahab Karmely, founder and C.E.O. of KAR Properties. "Viñoly is an urban architect, and ours is really a river story focusing on Miami's new centerpiece, which is Brickell City Centre. Our goal is to introduce a world-class architect to the river, and bring a level of luxury and amenities to a truly urban project with resort-style amenities — and it is already happening. The number of

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new restaurants, nightclubs, retail and restaurants in the area is amazing. This is the center of Miami's new urban metropolis."

Residences will range from 1,000 to 12,000 square feet, with prices starting from \$750,000. The on-site sales center will be open by the end of this year, with first occupancy scheduled for 2019. For additional information about One River Point, call 305-809-7566 or visit oneriverpoint.com.

MISSONI BAI

Missoni, the legendary Italian fashion house known for its colorful style and relaxed luxury aesthetic, has chosen Miami as the site of its first residential property. Missoni Baia will soar 57 floors into the air, and overlook a 200-foot span along Biscayne Bay in Miami's rapidly emerging East Edgewater waterfront. Each of the 146 luxury bay-front condominium residences will feature dramatic waterfront views.

The 649-foot-tall tower, located at 777 N.E. 26th Terrace, is being designed by New York-based Asymptote Architecture to capture the colors of the bay as they reflect off the water's surface. "This is the world's first Missoni residential

collaboration, and is meant to be a celebration of the conviviality and allure of living on the waterfront," said Alicia Cervera, managing partner at Cervera Real Estate. "When you come to Miami, you naturally gravitate to the happier, more colorful palette that is embraced by Missoni. Here, the exterior architecture is contemporary and minimalist, with Missoni bringing the color inside. It is a perfect partnership — and this project will be like no other in Miami."

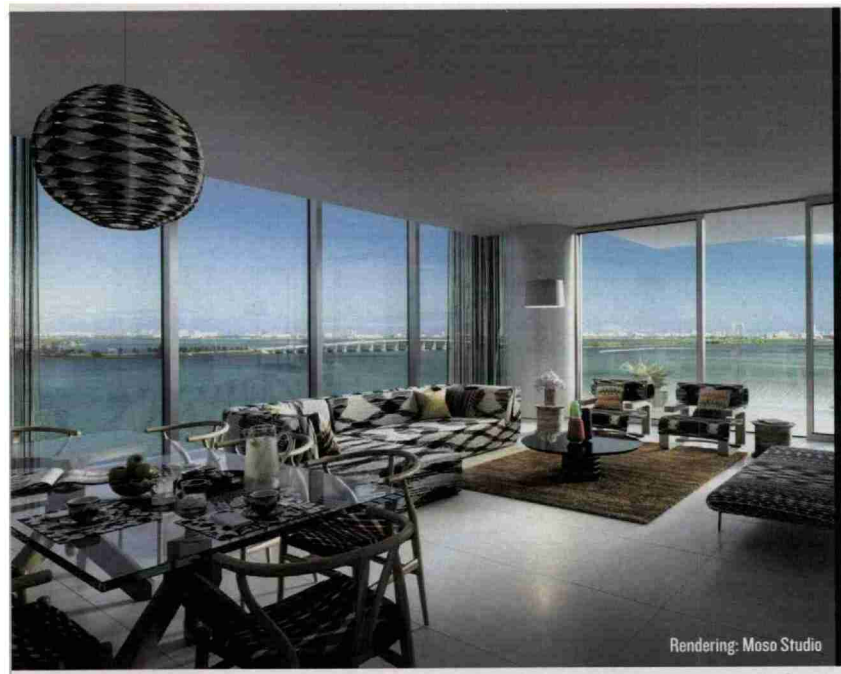
Missoni Baia's two- to four-bedroom residences will range from 2,500 to 3,700 square feet, each with deep, shaded terraces overlooking Biscayne Bay. Three duplex residences will offer expansive private terraces near the water's edge, while two duplex penthouses will feature sculptural glass-enclosed stairs and zero-edge plunge pools overlooking the bay.

The property is being developed by OKO Group, the real estate development firm established by developer Vladislav Doronin to address the U.S. market. With more than 75 million square feet of commercial, retail and luxury residential space in his portfolio, Doronin is known for working with top-name architects and designers, including French designer Jacques

Grange; Skidmore, Owings & Merrill; and the late Pritzker Prize-winning architect Zaha Hadid. "We were fortunate to be able to come into this neighborhood at a good time — early enough in the development process that there are significant opportunities, but late enough so that there is a comfort level that the transition to a luxury neighborhood is already taking place," she concluded. "While Miami has become one of the top ten luxury real estate markets in the world, the pricing on the city side of the bay has remained a tremendous value proposition."

Miami's East Edgewater neighborhood is located east of Wynwood and the Miami Design District, with the Adrienne Arsht Center, Pérez Art Museum Miami and American Airlines Arena immediately to the south. Two- to four-bedroom residences will be priced roughly in the \$2- to \$4-million range, with the penthouse pricing yet to be determined. For more information, call 305-800-7000 or visit missonibaia.com.

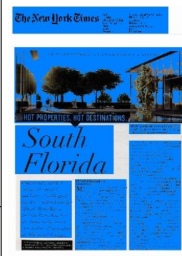
LEFT: A living room at Missoni Baia overlooking Biscayne Bay in Miami's rapidly emerging East Edgewater waterfront.



Rendering: Moso Studio

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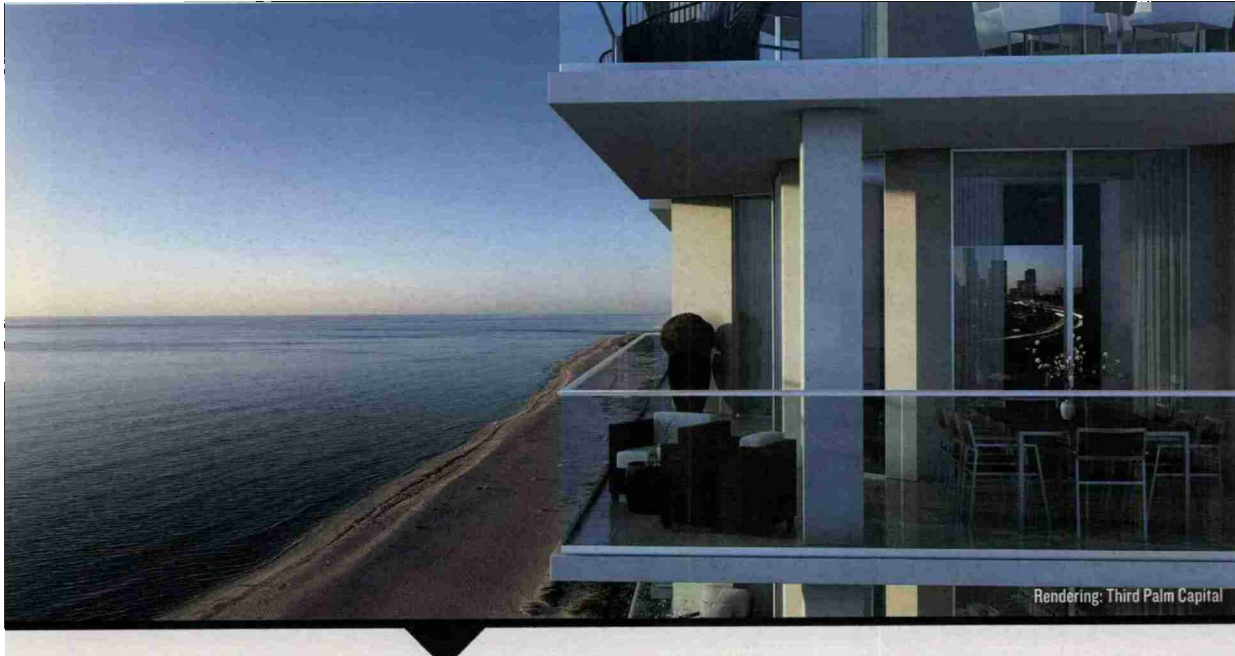
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ABOVE: VistaBlue Singer Island will feature open modern floor plans, high-quality kitchens, generously sized terraces, and high-end finishes.

VISTABLUE SINGER ISLAND

Located in the heart of the Palm Beaches, VistaBlue Singer Island is the first luxury condominium to be built on Singer Island since 2008. When it opens in just over a year's time, the boutique 19-story oceanfront property will comprise 58 expansive three- and four-bedroom layouts starting at 2,784 square feet, with two penthouses at 6,242 to 6,423 square feet, each with open modern floor plans, 10-foot ceilings (12 feet in the penthouses), floor-to-ceiling windows and generously sized terraces. Key features include designer kitchens with Poggenpohl custom cabinetry and Miele appliances, imported porcelain tile floors and wraparound terraces with panoramic views of both the Atlantic Ocean and Intracoastal Waterway. There are only four residences per floor, each with a private elevator lobby.

Interiors by Steven G. will be handling the four model units, which are scheduled to be finished later this month, along with the lobby and the amenities, which will include an elevated pool terrace and sundeck with cabanas, a spa pool and two gas fire pits; a fitness center with a yoga room; men's and women's locker rooms with

a dry sauna; clubroom, card room and a social lounge; two bars; a boardroom; and 153 linear feet of private beach.

Besides the unusually wide beach, highlights include the building's private air-conditioned lockers for golf equipment. "To me, it is about the water and the sky and nature, and how you can experience them as a resident here — either from your home or on your terrace, on the pool deck or on the beach, or by kayaking on Lake Worth or enjoying John D. MacArthur Beach State Park, one of South Florida's true environmental treasures just a short bike ride to the north of us," said Randall Tuller, executive manager of Dallas-based Third Palm Capital, owner and developer of VistaBlue Singer Island. "If we were located on the beach in Miami, a condominium residence of this quality would cost at least twice as much, but we offer something completely different in a protected area for some of South Florida's best nature experiences, with many marinas, and one of South Florida's best scuba diving outfits close by. It all comes together right where we are — just a short drive from the area's best dining, shopping, golf and country clubs, and 20 minutes to Palm Beach

International Airport."

Construction of VistaBlue Singer Island, located at 3730 North Ocean Drive, commenced in late 2015 and is scheduled to be delivered, move-in ready, in January of 2018. The units are priced from \$1.4 million to the high \$3 million range, with the penthouses set in the high \$7 millions. Sales and marketing are being handled by Douglas Elliman Real Estate. For more information, call 561-408-6300 or visit vistabluesingerisland.com.

THE RESIDENCES AT MANDARIN ORIENTAL, BOCA RATON

The Mandarin Oriental Hotel Group of Hong Kong is bringing South Florida's second Mandarin Oriental hotel to Boca Raton as part of a new 6.8-acre ground-up construction development called Via Mizner. The 158-room five-star hotel in one tower will be connected via a two-story sky bridge to the adjacent 12-story tower. The Residences at Mandarin Oriental, and will feature a rooftop restaurant with outdoor terrace and bar with a rooftop pool and spa, a lobby lounge and a club lounge. The hotel also will have a 4,500-square-foot ballroom and several smaller conference rooms.

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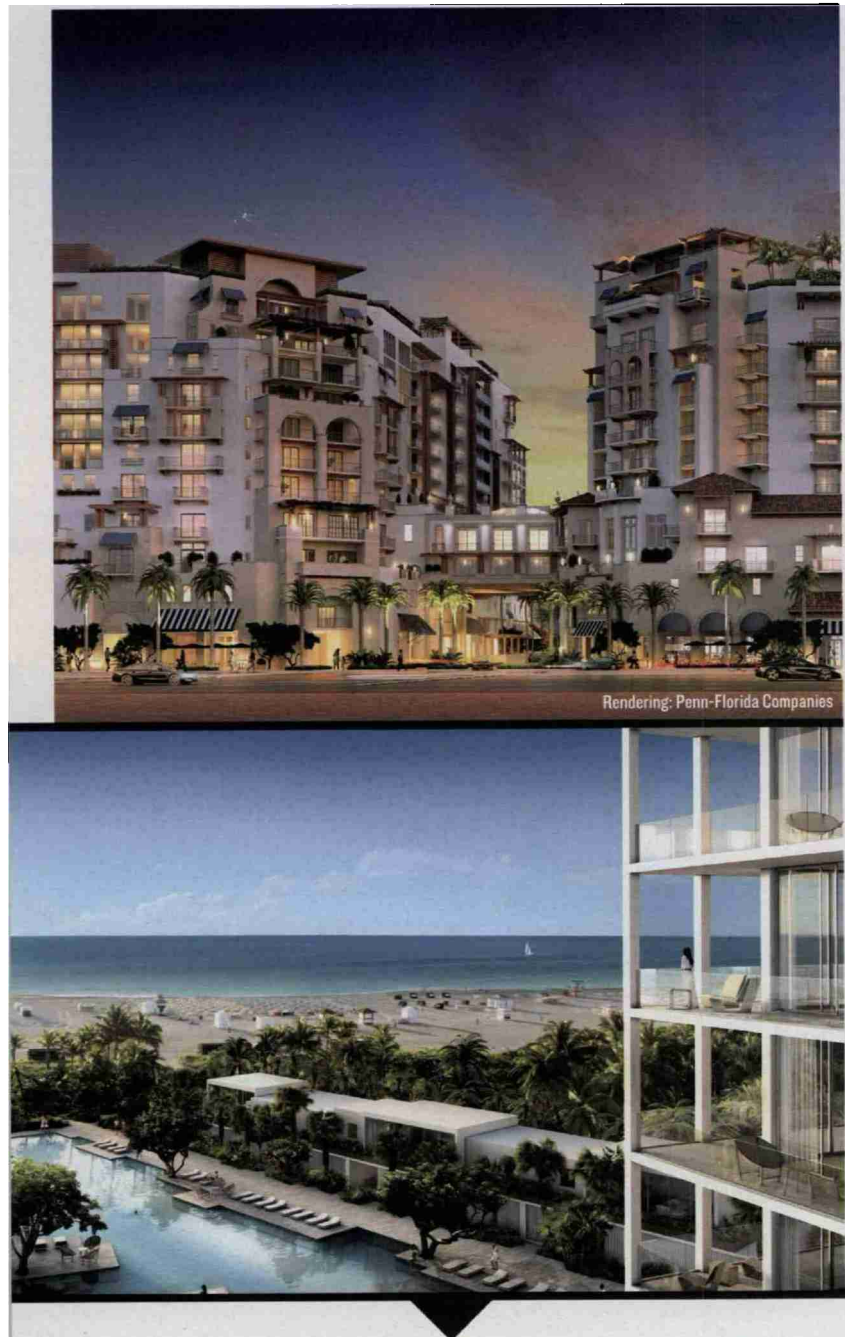
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Via Mizner's developers, Penn-Florida Companies of Boca Raton, are also building 65,000 square feet of luxury retail and a new country club featuring a championship Jack Nicklaus-designed golf course. The new Via Mizner Golf & City Club is actually two clubs, one of which will be located inside the new Mandarin Oriental, Boca Raton, and feature a members-only clubroom and lounge with private dining rooms and an interactive kitchen, wine-tasting areas and a kids' club. In addition to the new Jack Nicklaus signature golf course, the second, the Golf Club, will include advanced practice and teaching facilities, a new clubhouse with a fitness center, Har-Tru tennis courts, a resort-style pool, a children's playground and indoor and outdoor dining venues.

Club membership affords preferred access to all the hotel amenities, including its two resort-style rooftop pools, holistic spa and athletic club. The concierge staff is limited to club members, Mandarin Oriental residents and hotel guests.

As the ninth Mandarin Oriental Residences in the world, the 85-residence Mediterranean-style property will offer one- to four-bedroom contemporary layouts framed by ocean and golf course views, including five penthouses that range up to 8,800 square feet in size. "Via Mizner is the first property I have seen that actually transforms an entire city," explained Harlan Goldberg, director of sales. "There is nothing like it in Boca Raton — and it will bring an entirely new level of luxury and sophistication to the city and to Palm Beach County. We are appealing to a whole new demographic of people who have been waiting for this level of luxury condominium living to be available here. And now it is."

The Mandarin Oriental Hotel Group operates 29 hotels and eight residences in 19 countries and territories. Penn-Florida launched the sales program for the Via Mizner Golf & City Club last month. The hotel and residences are set to open late next year, with expansive one-bedroom residences from 1,453 to 1,934 square feet starting in the high \$1 million range. To preregister for the club, or for more information, visit vmgcc.com.



TOP: The Residences at Mandarin Oriental, Boca Raton, will be connected via a two-story sky bridge to a five-star hotel in an adjacent 12-story tower.

ABOVE: Fasano Residences + Hotel Miami Beach will be a three-acre ultraluxury oceanside condominium residence and hotel complex in South Beach.

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FASANO RESIDENCES + HOTEL MIAMI BEACH

Fasano Residences + Hotel Miami Beach is the new name of the venerable Shore Club, which is being transformed into a three-acre ultraluxury oceanside condominium residence and hotel complex in South Beach. Brazilian architect Isay Weinfeld is overseeing the transition, which includes 67 move-in-ready residences with one- to four-bedroom layouts ranging from 800 to more than 4,000 square feet. There will also be an 85-room hotel.

The many amenities for the property include South Beach's largest pool (at 255 feet long), which sits alongside the Enzo Enea-curated gardens. The amenity package includes two restaurants, a new 3,000-square-foot fitness

facility with yoga and personal training rooms, and a three-story 6,000-square-foot spa and wellness center.

Weinfeld's designs enhance the indoor/outdoor aesthetic for which Miami Beach is known, with some residences having private terraces of up to 8,000 square feet. Five two-story poolside and beachfront custom homes will feature their own private pools, private saunas and spa therapy rooms. Some of the private pools in the beach houses are as large as 50 feet long, and each is less than a 50-foot walk from the sandy beach.

The main penthouse is a duplex with about 6,000 interior square feet, and about 9,500 square feet of outdoor space, including a private rooftop garden and a 75-foot private pool. "Our terraces are one of our best features," said Jorge Sanchez, sales director for the property. "Isay [Weinfeld] wanted to create truly large, expansive outdoor spaces, and our terraces in our central tower range anywhere from 1,000 to more than 9,000 square feet — each one totally private. To him, the outdoor design is just as important as the indoor design."

Fasano, Brazil's celebrated hospitality and gastronomy brand, chose the famous 309-room Shore Club hotel to expand to the United States for the first time. "The density of this iconic property on South Beach is actually shrinking by more than half, and will become a much more intimate, discreet and private space for our owners, their families and their guests," added Sanchez. "When Ian Schrager owned the Shore Club, with the famous Red Room downstairs, it was the quintessential South Beach nightlife destination. That is really the opposite of everything that the Fasano property will be. This reimagined property will be the most boutique, luxury five-star experience in all of South Beach."

Prices range from \$2 million to more than \$10 million, with first occupancy slated for the first quarter of 2019. For more information, call 305-714-3117 or visit fasanomiamibeach.com.

THE RITZ-CARLTON RESIDENCES, SUNNY ISLES BEACH

Designed by Coconut Grove-based Arquitectonica and featuring interiors by Italian designer Michele Bonan, the 52-story condominium tower comprising 212 residences and located on 250 linear feet of beachfront is the first for the Ritz-Carlton brand in Sunny Isles Beach. Construction on the development began in June, and is scheduled for completion in 2018.

The property's on-site restaurant will service the east and west pool decks and beach cabana areas, as well as the property's 33rd floor club level, which will feature a panoramic terrace lounge, eight guest suites reserved for residents to rent out for family and friends, and in-residence dining services. An oceanfront wellness deck with TechnoGym equipment also offers spa treatments to residents, who can also take advantage of the 24/7 concierge, housekeeping and personal chef service, as well as childcare, personal fitness training and yacht charters.

At a minimum, all unit layouts include a living room and a master bedroom overlooking the ocean. The six penthouses each come with an expansive terrace, summer kitchen, private garden and an infinity pool for outdoor entertaining. Last December, the property set a Sunny Isles record when a full-floor, five-bedroom penthouse on the 51st floor, with 7,735 interior square feet and a 3,560-square-foot terrace, sold for \$21 million.

The Residences are situated near the Bal Harbour Shops (five minutes by car) and Aventura Mall (10 minutes), as well as both Miami and Fort Lauderdale International airports. The developers also chose Sunny Isles to build another high-profile residential tower, the 192-residence Jade Signature, which is designed by Pritzker Prize-winning Swiss architects Herzog & de Meuron. "Both projects underscore that Sunny Isles has become a mecca for great buildings and great architecture," said Edgardo Defortuna, president, C.E.O. and founder of Fortune International Group, co-developer for the property. "Our buyers understand it is practically impossible to replicate luxury towers like these in Miami Beach, where height restrictions make prime waterfront sites difficult to assemble. That is part of the reason behind the popularity of Sunny Isles as a true luxury destination for savvy buyers."

Prices start at \$2.5 million. For more information, call 305-503-5811 or visit theresidencesunsunysislesbeach.com.

MONAD TERRACE, SOUTH BEACH BAY, BY ATELIERS JEAN NOUVEL

Monad Terrace, South Beach Bay, By Ateliers Jean Nouvel is the Pritzker Prize-winning architect's first residential project in south Florida. Developed by JDS Development Group, Monad Terrace is located on the bay side of South Beach, and about a ten-minute walk from the locus of activity along Ocean Drive on the Atlantic Ocean.

Nouvel has designed the architecture, the interiors and the landscape for the 59-residence complex, which consists of two towers flanking a man-made lagoon designed to bring the natural feeling of Biscayne Bay into the heart of

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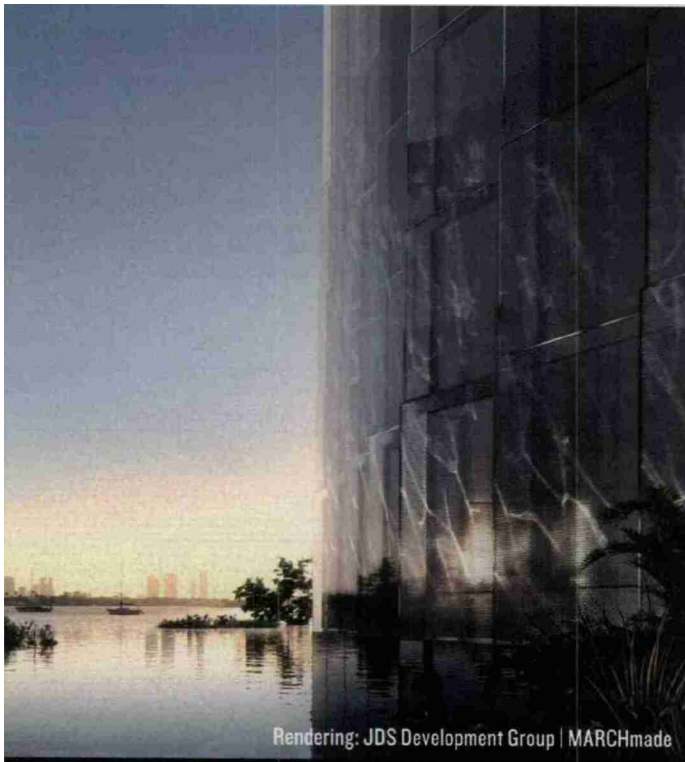
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ABOVE LEFT: All units at The Ritz-Carlton Residences, Sunny Isles Beach include a living room and a master bedroom overlooking the ocean.



ABOVE RIGHT: A view of Biscayne Bay from the lagoon at Monad Terrace South Beach Bay By Ateliers Jean Nouvel.



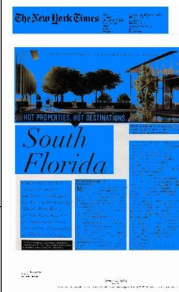
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the site. The lagoon will have an infinity edge that allows the water inside to cascade down into the 110-foot swimming pool, which is directly adjacent to Biscayne Bay. Penthouse residences include private pools on their own roof decks.

"The bay side of South Beach brings a more relaxed and tranquil setting in a true neighborhood — and yet we still enjoy the proximity to the vibrancy of South Beach, and all it has to offer," said Marci Clark, director of marketing and communications with JDS Development Group. "On the bay side, you get to enjoy the healthy aspects of living on the water— as well as the spectacular sunsets across Biscayne Bay with downtown Miami in the distance."

The reflecting pools and a distinctive sawtooth facade act in concert to bounce light deep into each residence, creating what Nouvel has dubbed a "reflection machine." Said Clark, "Nouvel is a master of light, reflectivity, views and framing devices, and every residence shares a seamless indoor/outdoor experience with oversized terraces to really take advantage of the Miami climate. This will be Nouvel's first built work in Florida, and his fifth project in the United States — and his design really embraces the bay-side Miami Beach location, which has always been about light, water and sky."

The sales gallery is located at 1400 Alton Road Miami Beach, with Douglas Elliman Development Marketing serving as the exclusive sales and marketing agent. First occupancy is scheduled for 2018. For more information, call 786-636-3105 or visit monaterrace.miami. ♦