

MODERN LUXURY

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The Real Estate Issue

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LETTER FROM THE EDITOR

LIVING IN PARADISE

Whether the idea of living in a high-rise appeals to you or not, you've got to admit the ingenuity behind many of the vertical projects going up around Miami. In these days, I see a lot of them on my morning commute from Brickell Key to the Design District, and there's one in particular that always catches my eye: One Thousand Museum by Zaha Hadid. The late architect's first and final residential structure in the Americas is bound to define Downtown Miami much in the same way the 1111 Lincoln Road mixed-use complex by fellow Pritzker winner Herzog & de Meuron has become something of a beacon for the new South Beach. Hadid's organic massing—with its futuristic, exoskeletal, which can't help but remind me of the set design in *Vanilla Sky*—is a love letter to a city she was well familiar with and a reminder that while design visionaries inevitably pass on, their work endures to remind us of their genius.

Miami's realty boom has not been without its setbacks. There are issues of infrastructure and climate change that need to be addressed by city leaders as growth continues at such a steady pace. But a definite positive has been the contributions in the real estate arena by the world's leading architects and designers, including Hadid and Herzog & de Meuron (the Swiss duo behind *Jade Signature*), South Florida currently boasts six residential projects from Pritzker winners in various stages of construction. This group includes *Eighty Seven Park* by Renzo Piano, *Park Grove* by Rem Koolhaas, *Monad Terrace* by Jean Nouvel and the *Four Seasons Residences at The Surf Club* by Richard Meier. (There's a nice question waiting to happen). That's not all, of course. Local talents—like Max Strong, Soane, Arquitectonica and Luis Revuelta—are just as extra busy these days. There are forthcoming buildings from leading brands such as *Moscow*, *Armani/Casa* and *Anton Martin*. Investors from beyond near and far continue to even as experts tell us we're entering a cool-down phase. Big-name nightclubs have suddenly become relevant and attractive because of real estate. And developers—the savvy ones, anyway—keep raising the ceiling as the demands of in-lane consumers with serious spending power go more specific. We're talking glass-enclosed lounges high in the sky, massive elevators that take you up to your unit inside your vehicle, helipads to avoid street traffic altogether, views of the ocean as fit as the eye can see, and amenities and concierge services meant to keep you happily entranced to your chosen address for weeks at a time.

We give you a good synopsis of all this in "The High Life," a really check-into one of the most dynamic markets in the world. Reading it might make even the most hankering of single-family home owners reconsider taking an elevator to a castle in the clouds.

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*“Miami’s realty boom has not been without its setbacks. There are issues of infrastructure and climate change that need to be addressed by city leaders as growth continues at such a steady pace, but a definite positive has been the contributions in the real estate arena by the world’s leading architects and designers. Including Hadid and Herzog & de Meuron (the Swiss duo behind *Jade Signature*), South Florida currently boasts six residential projects from Pritzker winners in various stages of construction. This group includes *Eighty Seven Park* by Renzo Piano, *Park Grove* by Rem Koolhaas, *Monad Terrace* by Jean Nouvel and the *Four Seasons residences at The Surf Club* by Richard Meier.”*



PRITZKER APPEAL

The world's most renowned architects are changing Miami's skyline one spectacular property at a time.

MASTERS & MASTERPIECES
Clockwise from top left: Eighty Seven Park; Remo Piana; One Thousand Museum; the late Zaha Hadid; Four Seasons Residences at The Surf Club; Richard Meier; Miami Terrace; Jean Nouvel.



Contributing a premier property to those whose fun apparently became a portfolio trust for many of the world's top architects, no less than seven esteemed winners of the Pritzker Architecture Prize have provided residential structures with their signature in Miami-Dade. Sadly, 2016 laureate **Zaha Hadid**, the first woman to win the honor, passed before seeing her beautiful **One Thousand Museum** (from \$6 million, 1040 Biscayne Blvd., Miami, 855.663.6873, 1000museum.com) fully realized. As Pritzker Prize Jury Chairman Lord Borwick had once commented: "[Hadid] has defied the geometry of buildings." This soaring creation, her first and final residential skyscraper in the Western Hemisphere, is no exception. Also contributing his first residential project to the United States is **Remo Piana**. The Pritzker jury described the 1938 winner's work as a "rare melding of art, architecture and engineering," which can plainly be seen at the elliptical **Eighty Seven Park** (from \$1.8 million, 8704 Collins Ave., Miami Beach, 305.834.4999, eightysevenpark.com). Similar compliments can be paid to 2011 winner **Jacques Herzog** and **Pierre de Meuron**, who are responsible for the much-domed 1111 Lincoln Road parking garage and the Pérez Art Museum Miami, along with the stunning **Jade Signature** (from \$4.8 million, 17070 Collins Ave., Sunny Isles Beach, 305.540.0335, prizgers.com) residential

tower. Only a few condos, **Sky Villas** and select penthouses remain at the Swiss duo's first beachside residence. Arguably, the darling of real estate insiders, however, is **Park Grove** (from \$2.7 million, 2701 S. Bayshore Drive, Miami, 305.834.7970, parkgrove.com), which boasts the most ambitious architecture Coconut Grove has ever seen. It is the first residential undertaking to debut in America by OMA, founder and 2010 laureate **Rem Koolhaas**, who carries the label of "prophet of a new modern architecture." Another illustrious far-ago-forward intellectual, known for focusing on contemporary design inspired by context and place rather than personal style, is 2008 winner **Jean Nouvel**. He is making his Florida debut with **Miami Terrace** (from \$2 million, 1400 Alton Road, Miami Beach, 785.692.7225, monoherrera.com), which is made up of waterfront residences that prioritize active indoor-outdoor space. Yet, no one takes advantage of our area's constantly amazing sunbeams quite like **Richard Meier**, the 1984 Pritzker winner who has long been a local favorite. He made perfect sense: Meier was enticed to recreate the historic and much-talked-about **Four Seasons Residences at The Surf Club** (from \$900,000, 5011 Collins Ave., Surfside, 305.530.4100, desurfid.com), bringing its previous homes into a brave new world of transparency and voluminous space.

BY THE NUMBERS

9,500

Talk about making a splash: That's the estimated size in square feet of the pool slated for **Fasano Residences + Hotel Miami Beach**. When completed, the swimming hole will be the largest in South Beach. From \$2 million, 7507 Collins Ave., Miami Beach, 305.535.0711, fasanomiami.com



HO-016 Fasano Residences + Hotel's pool will be one for the books.

Real Estate The High Life

Riki Altman-Yee & Luis R. Rigual



THE REAL ESTATE INDUSTRY AS A WHOLE MAY BE COOLING OFF, BUT CONDO LIVING IN MIAMI IS AS HOT AS EVER THANKS TO INTEREST FROM NO-NONSENSE BUYERS, WORLD-CLASS PROPERTIES WITH A-LIST AMENITIES AND VISIONARY PLAYERS WHO UP THE ANTE AT EVERY TURN.

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PRITZKER APPEAL

The world's most renowned architects are changing Miami's skyline one spectacular property at a time.

Contributing a premium property to these shores has apparently become a portfolio must for many of the world's top architects, as no less than seven esteemed winners of the Pritzker Architecture Prize have provided residential structures with their signature in Miami-Dade. Sadly, 2004 laureate Zaha Hadid, the first woman to win the honor, passed before seeing her beautiful One Thousand Museum (from \$6 million, 1040 Biscayne Blvd., Miami, 855.663.6873, 1000museum.com) fully realized. As Pritzker Prize Jury Chairman Lord Rothschild once commented: "[Hadid] has shifted the geometry of buildings." This soaring creation, her first and final residential skyscraper in the Western Hemisphere, is no exception. Also contributing his first residential project in the United States is Renzo Piano. The Pritzker jury described the 1998 winner's work as a "rare melding of art, architecture and engineering," which can plainly be seen at the elliptical Eighty Seven Park (from \$1.8 million, 8701 Collins Ave., Miami Beach, 305. 834.4999, eightysevenpark.Com). Similar compliments can be paid to 2001 winners Jacques Herzog and Pierre de Meuron, who are responsible for the much-adored 1111 Lincoln Road parking garage and the Perez Art Museum Miami, along with the stunning Jade Signature (from \$4.8 million, 17070 Collins Ave., Sunny Isles Beach, 305.940.0335, jadesignature.com) residential tower. Only a few condos, Sky Villas and select penthouses remain at the Swiss duo's first beachside residence.

Arguably, the darling of real estate insiders, however, is Park Grove (from \$2.7 million, 2701 S. Bayshore Drive, Miami, 305.834.7600, park-grove.com), which boasts the most ambitious architecture Coconut Grove has ever seen. It is the first residential undertaking to debut in America by OMA founder and 2000 laureate Rem Koolhaas, who carries the label of "prophet of a new modern architecture." Another illustrious future-forward intellectual, known for focusing on contemporary design inspired by context and place rather than personal style, is 2008 winner Jean Nouvel. He is making his Florida debut with Monad Terrace (from \$2 million, 1400 Alton Road, Miami Beach, 786. 460.7225, monadterrace.Miami), which is made up of waterfront residences that prioritize active indoor-outdoor space. Yet, no one takes advantage of our area's constantly streaming sunbeams quite like Richard Meier, the 1984 Pritzker winner who has long been a local favorite. It made perfect sense Meier was entrusted to recreate the historic and much-talked about Four Seasons Residences at The Surf Club (from \$900,000, 9011 Collins Ave., Surfside, 305. 330.4000, thesurfclub.com), inviting its previous homes into a brave new world of transparency and voluminous space.

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