

# Space

## THAT BRICKELL VIEW

AS THE SKYLINE FILLS OUT, VISTAS BECOME MORE PRECIOUS. NO ONE KNOWS THAT BETTER THAN VLADISLAV DORONIN, WHO NABBED THE ULTIMATE WATERFRONT PLOT FOR HIS NEW UNA TOWER.

—BRETT SOKOL

It only seemed a matter of time. One of Moscow's most prominent real estate developers, Vladislav Doronin, chairman and CEO of OKO Group, has already launched attention-grabbing residences in London and New York City. That's in addition to helping Aman Resorts, whose luxe hotels stretch from Tokyo to the Turks and Caicos. Now comes a slate of high-profile Miami projects starting with the 57-story Missoni Baia condo high-rise in Edgewater and plans to break ground in Brickell later this year on Una, **CONTINUED...**



...CONTINUED a 47-story, 135-unit tower designed by the Adrian Smith + Gordon Gill Architecture firm with landscaping by Enzo Enea. "I first came to Miami in the '90s and the city was very different then," Doronin explains, taking a break between meetings at his Star Island home. "It's become a 24[-hour] city and a more interesting place to live in." The appeal of the weather is obvious, but so is its second-home proximity to Manhattan, he adds. "It's a two-and-a-half-hour flight. Sometimes when you try to go to the Hamptons from New York, you're stuck in traffic for three hours."

**What drew you to Brickell for the site of Una?**

We found a nice waterfront location with unobstructed views. But even though the location is quiet, Brickell is booming. Before, everything closed when it got dark. Now it's a great environment—not just offices and residences, but restaurants, entertainment, shopping. You have access to the highway; you're close to the airport and the most prestigious private schools. It's a nice energy—which is what I believe in, finding a place with the right energy. And Brickell has it.

**Climate change has obviously led you to build to a new code. But does the rising sea level alter your vision for Miami?**

I understand the long-term changes with the weather,

but people are always going to want to live on the water. After the hurricane [Irma], we were thinking our Missoni Baia sales were going to be affected. I told my brokers to forget about the next few months. But after two weeks, our sales increased!

**Compared to other areas you've built condos in, has Brickell presented any unique challenges?**

In London, nobody gives you a parking spot with your condo for free. I paid £200,000 [nearly \$300,000] for a place to park there! But here it is free. The first time I heard this, I said, really? [laughs] You couldn't imagine a free parking spot in New York either. But this is the market in Miami. ■



Clockwise from top: The 47-story Una tower designed by Adrian Smith + Gordon Gill Architecture; Developer Vladislav Doronin; Una offers expansive terraces and unobstructed views.

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