

MODERN LUXURY

Interiors

SOUTH FLORIDA

FORCE OF NATURE

DESIGN'S TOP TALENTS TAKE IT OUTSIDE

LOUNGE ACT

THE LATEST LAUNCHES TO CREATE
AN OUTDOOR SANCTUARY



ENVIABLE WATER VIEWS AT
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ON THE COVER

PHOTOGRAPHY: DBOX
DESIGNER: Located on Miami Beach's iconic Millionaire's Row, the new beachfront 57 Ocean, (57ocean.com) development embodies an eco-friendly and holistic approach to residential living.



GREEN WITH

FROM ECO-FRIENDLY DESIGN
TO LUSTWORTHY LANDSCAPES,
THESE PROJECTS WILL LEAVE YOU
WANTING TO TAKE IT OUTSIDE.

BY KARA FRANKER



Founder of KAKAR House of Design Anil Kakar focused on preservation of the home while incorporating modern touches.



HIBISCUS ISLAND HAVEN

Located in an exclusive Miami Beach neighborhood, this waterfront home exudes a 1930s-era vintage vibe.

THE CONCEPT Featuring abundant local flora, this 1930s villa in Hibiscus Island is an example of a classic Miami Beach oasis that maximizes a glam waterfront lifestyle. Interiors are calm and serene, featuring soothing tropical-meets-Mediterranean charm, and many of the original architectural details are highlighted throughout the home.

THE TEAM Anil Kakar, principal and founder of KAKAR House of Design (kakarhouseofdesign.com), led the interior design plan for the home. He sources furnishings, fabrics and accessories from all over the world, many of which are displayed in the Miami showroom. Kakar worked with landscape artist Stanley Matz of Majestic Gardens

(majestic-gardens.com), a high-end residential landscape design and installation firm known for creating artistic and timeless gardens.

THE MATERIALS Staying true to the original charm of the home, Kakar preserved and restored the wood ceilings and beams, doors, flooring, historic staircase, original wrought-iron chandeliers and the existing copper hood in the kitchen. No detail was overlooked.

THE CHALLENGE The owners desired to not only focus on authentic preservation of the home, but also to ensure the interior and outside spaces are functional with their lifestyle. Kakar and Matz executed this initiative seamlessly, resulting in a home with equal parts architectural charm and casual elegance.

Stanley Matz of Majestic Gardens layered the courtyard with lush landscaping.

PHOTOS COURTESY OF KRS TAMBURELLO

PALATIAL PALACES

Only accessible by boat, twin developments on Fisher Island pay contemporary homage to the island's original development, the Mediterranean Vanderbilt Mansion.

THE CONCEPT Palazzo Della Luna (palazzodellaluna.com) and its sister property, Palazzo Del Sol (palazzodelsol.com), represent the first new construction on Fisher Island in nearly a decade. Accessible only by ferry or private yacht, the safety, exclusivity and privacy afforded by living on the island make it unique. Comprised of 50 three- to seven-bedroom residences priced from \$6.5 to \$40 million, the 10-story Palazzo Della Luna represents the zenith of bespoke luxury for the island community continually ranked by Bloomberg as the wealthiest zip code in the United States.

THE TEAM Led by developer Heinrich von Hanauf of Fisher Island Holdings LLC, architect Kobi Karp and general contractor ASR Construction designed and built Palazzo Della Luna in a sophisticated yet contemporary Mediterranean aesthetic that pays homage to the island's Vanderbilt heritage. The project marks the first residential commission for lauded New York-based interior design firm Champalimaud Design. Namesake Alexandra Champalimaud and partner Winston Kong artfully blend elements of classical grandeur and old-world style with sophisticated

contemporary accents, rich colors, textures and abstract patterns, all set against the backdrop of a tropical island oasis. Enzo Enea, landscape architect and visionary behind the buildings' shared outdoor amenity offerings, designed the two pool terraces, park and gardens.

THE MATERIALS Each residence at Palazzo Della Luna features a contemporary open floor plan, private elevator entry, wide-plank European oak wood flooring throughout and panoramic views of the ocean, bay, South Beach, Downtown Miami and Fisher Island. The highest-quality interior appointments delivered in every home include Lualdi doors, BOFFI kitchens with Miele appliances and Sub-Zero refrigeration, BOFFI master bathrooms with custom Fisher Island soaking tub, Margraf statuary book-matched marble and Dornbracht and Duravit plumbing controls and fixtures throughout.

THE CHALLENGE The construction team had to meticulously plan the project's concrete pours because the trucks had to be transported to the island over the water via barges. Everything had to align perfectly like a symphony, including the weather. The result? The equivalent of Beethoven's Fifth: perfection.



From top: Residences feature floor-to-ceiling windows with water views of the surrounding island; BOFFI kitchens contain top-of-the-line appliances.

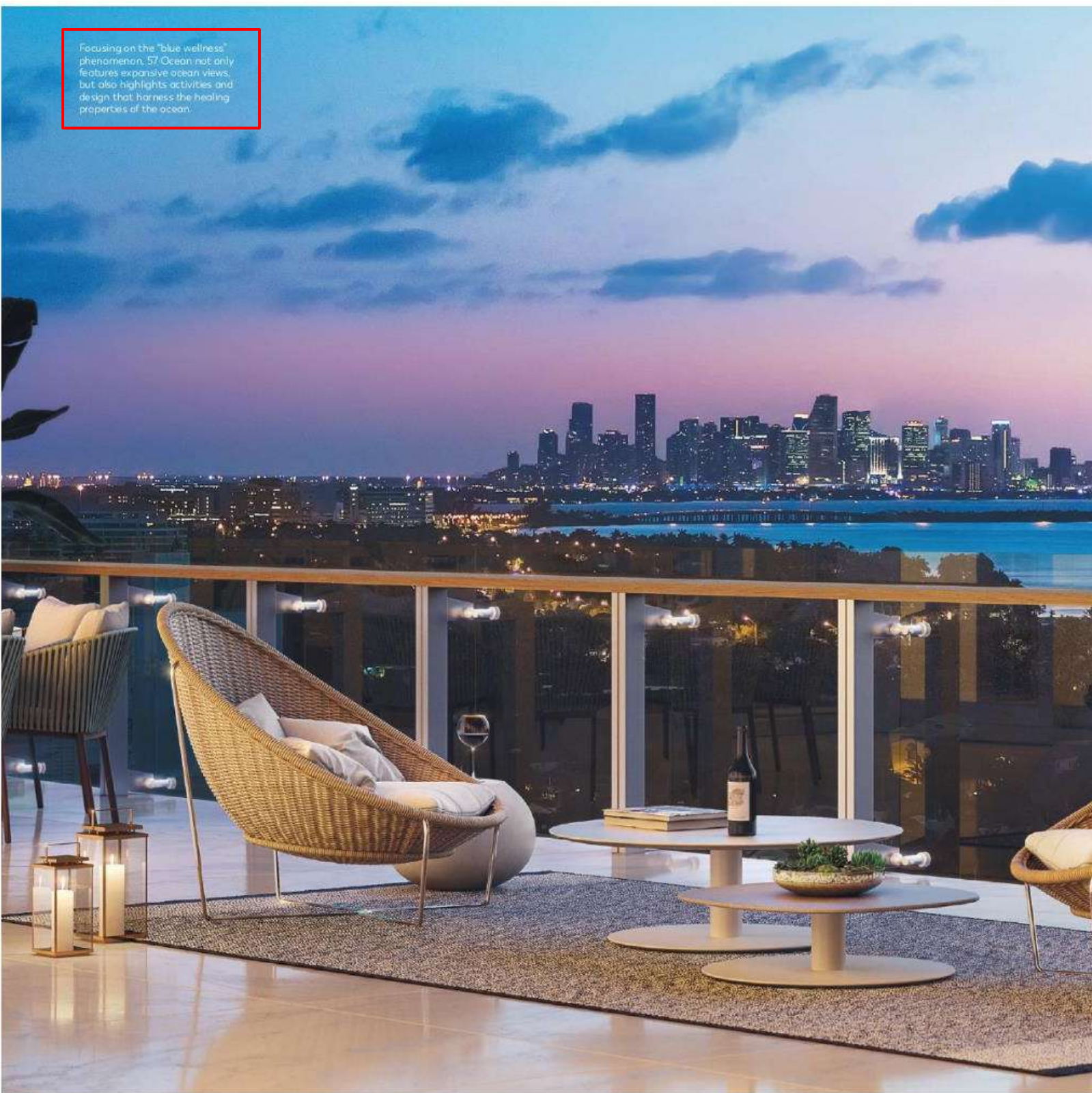


PHOTOS COURTESY OF ALDRAN CAUT



In the lobby of Palazzo Della Luna, the team incorporated a massive green wall to set the tone.

Focusing on the "blue wellness" phenomenon, 57 Ocean not only features expansive ocean views, but also highlights activities and design that harness the healing properties of the ocean.





From top: Residences feature luxury design and lighting elements that maximize space and views; homeowners have access to amenities like beach chairs and umbrellas, located just steps from their condo.



OCEANFRONT OASIS

Rivaling the experience of a five-star hotel, new development 57 Ocean offers world-class design both inside and outside with a focus on wellness, health and vitality.

THE CONCEPT Located on Miami Beach's iconic Millionaire's Row, the new beachfront 57 Ocean (57ocean.com) development embodies an eco-friendly and holistic approach to residential living. Rising 18 stories high and featuring 71 spacious homes, the project also offers a variety of green spaces including a seaside wellness garden with outdoor spa and meditation rooms. Vertical gardens on the ground floor of the building's facade lead from the porte-cochère to the double-height lobby.

THE TEAM Led by Brazilian developer Dr. José Isaac Peres of Multiplan Real Estate Asset Management (multiplanreal.com) and architect Bernardo Fort-Brescia's team at Arquitectonica (arquitectonica.com), this is the duo's first project with a specific focus on wellness. The firm's ArquitectonicaGEO (arquitectonicageo.com) subsidiary is the visionary behind the landscaping. Designer Patricia Anastassiadis of Anastassiadis Arquitectos (anastassiadis.com) is responsible for the sleek and contemporary designs, putting an emphasis on holistic comfort and artistic design pieces. Led by founder Edgardo

Defortuna, Fortune Development Sales (fortuneintgroup.com) is the exclusive on-site sales firm.

THE MATERIALS Gold LEED-certified 57 Ocean features an array of sophisticated materials and handmade elements, as well as art and design pieces such as Oscar Niemeyer's modern furniture and Janaina Tschäpe's contemporary art. Sand, stone and ceramic textures in the lobby and living areas are reminiscent of the coast. Homes boast expansive terraces, each stretching up to 12 feet deep with panoramic views, glass balustrades and ceilings with woodlike accents. Additional accents within the residences include marble countertops and backsplashes, Italian fixtures and natural stone floors.

THE CHALLENGE Located on Millionaire's Row (between 41st and 62nd streets), 57 Ocean is one of the first new developments along this stretch. Since opportunities to build new construction on the oceanfront in Miami Beach are a rarity, the team had to meet a list of numerous requirements, including building a two-story on-site sales gallery in a short time frame. ■



KREPS DEMARIA

Modern Luxury Miami

Features the hottest and most interesting social events in the area such as charity fundraisers, restaurant and club openings, fashion shows, art events, museum openings and celebrity parties. Includes in-depth interviews of celebrities in the Miami area and articles on up-and-coming personalities, dining, shopping and more.

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