

February 25, 2015

<http://nypost.com/2015/02/25/just-off-the-beach-miamis-newest-hautest-hoods/>



1000 MUSEUM

## 1. 1000 Museum 1000 Biscayne Blvd.

Designed by queen-bee architect Zaha Hadid, 1000 Museum features an exoskeleton design, leaving its interiors mostly unfettered by support columns. A helipad resides on the roof, the indoor lap pool could pass as conceptual sculpture, and the lobby will be custom scented.

**Completion date:** 2017

**Prime price:** The 16,000-square-foot penthouse is asking \$49 million.

**Details:** 62 stories, 83 units. Nearly 50 percent sold. Architect: Zaha Hadid. Developers: Gregg Covin, Louis Birdman and Kevin Venger.



Zaha Hadid

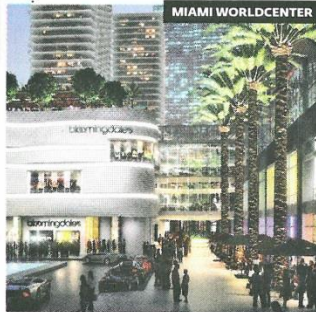
## 2. Paramount Miami Worldcenter 850 NE First Ave.

From the Paramount, you'll be able to take a short stroll to PAMM, browse at the 750,000-square-foot luxury shopping mall downstairs, or simply enjoy the mega rooftop amenity-deck. It will offer soccer, tennis, swimming, plus two-story villas lining a curvy pool.

**Completion date:** 2018

**Prime price:** Penthouses will be built to suit and priced in excess of \$1,000 per square foot.

**Details:** 60 stories, 470 units, 15 percent sold. Architect: Elkus Manfredi (of Time Warner Center fame). Developers: Daniel Kosi, Art Falcone and Nitin Motwani.



MIAMI WORLDCENTER



AUBERGE MIAMI RESIDENCES & SPA

## 3. Auberge Miami Residences & Spa 1400 Biscayne Blvd.

Anticipate a giant rooftop pool, stunning art collection and world-class spa at this resort-like, three-tower condo grouping.

**Completion date:** 2018 (for the first tower)

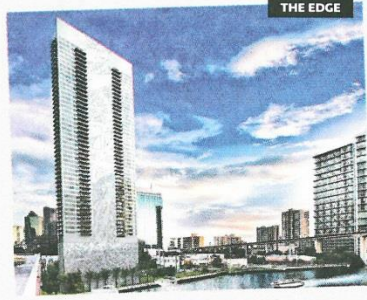
**Prime price:** Double-height penthouses will ask more than \$1,000 per square foot.

**Details:** 59 stories and 340 units per tower.

Architect: Arquitectonica. Designer: Piero Lissoni. Developers: Related Group and Auberge.

# MIAMI'S NEWEST HAUTE HOODS

LUXE TOWERS IN BRICKELL AND BISCAYNE ARE LURING AFFLUENT BUYERS AWAY FROM THE BEACH



THE EDGE

## 4. The Edge on Brickell 55 SW Miami Avenue Road

The riverfront Edge has four boat slips for seafaring owners and guests. An illuminated glass mural by Dutch artist Jan Hendrix covers most of the Edge's 631-foot-high facade, functioning as a beacon.

**Completion date:** 2017

**Prime price:** The 4,500-square-foot duplex penthouse is asking \$5.4 million.

**Details:** 58 stories, 130 units, 40 percent sold. Architect and developer: Rafael Aragonés.



The Pérez Art Museum Miami and its works (like this piece by Sean Duffy) are a draw to the area.

By MICHAEL KAPLAN

**W**HO needs the beach? Miami's millionaires (and billionaires) are now flocking to the urban-chic neighborhoods of Brickell and the Biscayne Corridor. Eight miles west of South Beach, just across from Biscayne Bay, those adjacent districts are emerging as magnets for cultured, savvy buyers — lured by starchitects and renowned designers like Zaha Hadid and Philippe Starck.

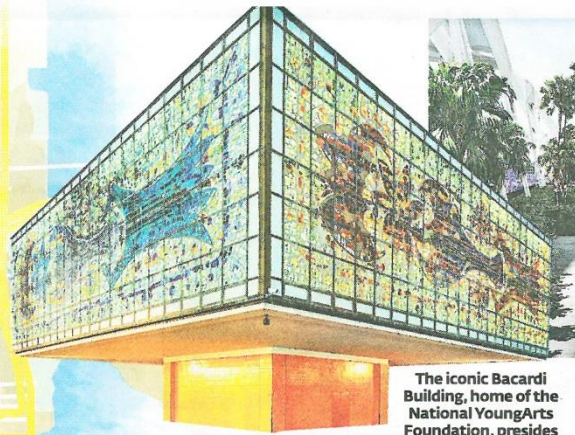
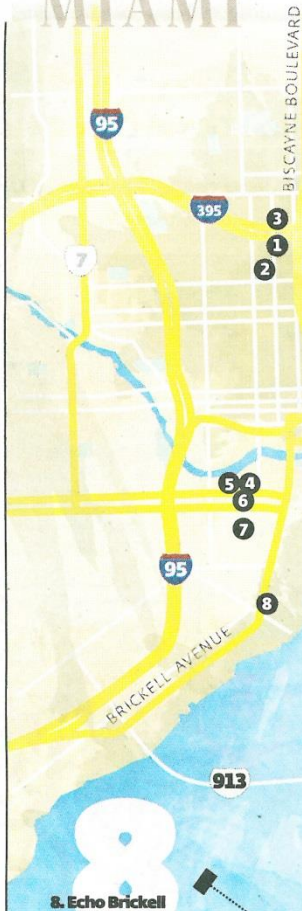
With some 3,000 new luxury condominiums sprouting (housed in sleek towers that often pass

the \$1,000-per-square-foot mark), these once-down-trodden 'hoods are suddenly hot.

"You have Adrienne Arsht Center for the Performing Arts, Pérez Art Museum Miami, few height restrictions, and Saks is moving in," Harvey Daniels, vice president of development sales for One Sotheby's International Realty, explains of the surrounding enticements.

With a pair of upscale malls near completion and the Patricia and Phillip Frost Museum of Science slated for 2016, the upswing shows no signs of slowing. Here are a few of the high-end residential projects in Miami's most dynamic neighborhoods.

# MIAMI



The iconic Bacardi Building, home of the National YoungArts Foundation, presides on Biscayne Boulevard.



## 5. Brickell City Centre 88 SW Seventh St. and 89 SE Eighth St.

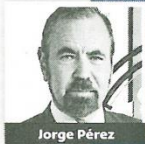
These two towers invite supreme outdoor lounging, boasting 1,000-square-foot terraces in the penthouse units. Outfitted with dining tables, sofas, private pools and jacuzzis, those top-floor terraces will wow as al fresco Floridian dens.

**Completion date:** 2018  
**Prime prices:** The 2,740-square-foot tower suite is on the market for \$2.7 million; penthouses are asking for \$1,300 to \$1,500 per square foot.  
**Details:** 43 stories and 390 units per tower. The first tower is 80 percent sold; the second tower just hit the market. Architect: Arquitectonica. Developers: Swire Properties and Whitman Family.

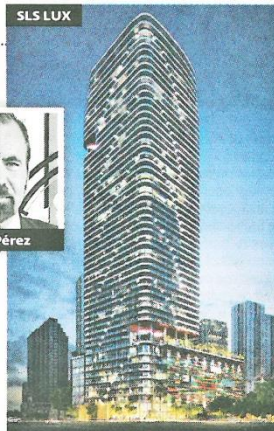
## 6. SLS Lux 801 South Miami Ave.

SLS Brickell's more sophisticated sister, this hotel/condo promises sky-court tennis, a cigar room worthy of fine Cubans and storage for rare bottles inside a temperature-controlled wine cellar (along with SLS Hotel amenities).

**Completion date:** 2017  
**Prime prices:** Penthouses, at 2,700 to 5,500 square feet, are selling for \$1,200 to \$1,400 per square foot, with the most expensive unit asking \$7.7 million.  
**Details:** 57 stories. 450 units. 80 percent sold. Architect: Arquitectonica. Designer: Philippe Starck. Developer: Jorge Pérez's Related Group and SBE.



Jorge Pérez



## 7. Brickell Flatiron 1001 South Miami Ave.

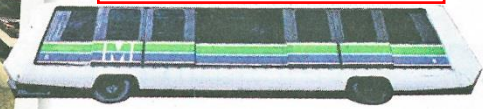
Set on a triangular pedestal, fronted with undulating glass and curvilinear balconies, Brickell Flatiron makes a dramatic impression from the sidewalk. But it's even more thrilling from the top, where a pool sits 700 feet in the sky, tempting guests with views of the city, Biscayne Bay and the Atlantic Ocean.

**Completion date:** 2018  
**Prime prices:** 2,000-square-foot units are selling for nearly \$1,200 per square foot, with total asking prices as high as \$2.25 million.  
**Details:** 65 stories. 552 units. 30 percent sold. Architect: Luis Revuelta. Developers: Ugo Colombo and Vladislav Doronin.

## 8. Echo Brickell 1451 Brickell Ave.

Loaded with oversize units — averaging 1,800 square feet — Echo should be an owner's paradise, drawing purchasers who want to actually live in their enormous pads rather than rent them out. Fortunately for them, the building's vanishing-edge pool is safely out of view from the hoi polloi.

**Completion date:** 2017  
**Prime price:** The 12,000-square-foot penthouse is on the market for \$40 million.  
**Details:** 62 stories. 180 units. 89 percent sold. Architect: Carlos Ott. Developers: Property Markets Group and JDS Development Group.



Miami's beloved Metromover carries commuters and tourists through Brickell and Biscayne.