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*SURVIVE ART WEEK
LIKE A PRO*



An aerial night photograph of the Miami skyline, featuring numerous high-rise buildings with illuminated windows and balconies. The city is situated along a body of water, with a bridge visible in the distance. The sky is a deep blue, and the overall scene is lit with the warm glow of city lights.

RISING HIGH

CMC Group continues to shape the Miami skyline with its latest project, Brickell Flatiron, a landmark 64-story luxury condominium in Brickell. With construction set to begin in late 2015, Brickell Flatiron is on track to become the tallest all-residential building south of the New York market when it delivers in 2018.

TEXT BY SANDY LINDSEY
PHOTOS COURTESY OF CMC GROUP



Already set as a world-class multi-national city, Miami is getting a substantial infusion of European flair as Miami Developer and Founder of CMC Group Ugo Colombo teams up with celebrated Italian designer Massimo Iosa Ghini to create Brickell's first Italian masterpiece: Brickell Flatiron. "Massimo Iosa Ghini's interior spaces at Brickell Flatiron will embody the elegance and sophistication of Italian design," says Colombo. "We are sparing no detail and no expense to ensure we deliver a memorable residence that will withstand the test of time."

Massimo Iosa Ghini, Founder of Iosa Ghini Associati and the Bolidismo Group, has been at the forefront of Italian design since 1985. For Brickell Flatiron, his design concept carries architect Luis Revuelta's fluid exterior aesthetics into the interior elements of the building's public spaces. The tower's lobby will welcome residents and guests with oversized paintings and custom-designed furniture by artist Julian Schnabel. The lobby design will be further enhanced by striking floor-to-ceiling curves that mimic the façade of the building and transparent glass screens surrounded by lights. The walls will be finished with amber, grey and marble stucco and shaded through the use of metal ceiling lamps. "The purpose of our design approach with Brickell Flatiron is to portray the idea of attainable exclusivity and luxury," Iosa Ghini says. "Every element, including the spaces, objects and fixtures, is designed using sophisticated and rich finishes with raw simple features and high attention to detail, to achieve an exclusive and quality product that's also accessible."

Iosa Ghini drew inspiration from the effects of lighting on design and its ability to give spaces character and evoke emotions. Lighting is a key element throughout the project, such as where he uses contrasting soft and bright lighting to distinguish the Sky Spa's indoor and outdoor spaces to create a comfortable and refined atmosphere. By combining fine, rich finishes with raw features, his spaces





evoke pure elegance. Each space, object and fixture is designed with exacting attention to detail and only the finest materials. Everything used to create the interior aesthetics, including cabinets, faucets and fixtures, are hand-picked and imported from Italy by Colombo. The blending of warm metals like brass, bronze and copper are used with raw materials such as onyx, ivory and marble throughout the common areas to convey a sophisticated minimalistic and pristine ambiance. This is true all the way to the top of this 549-unit development, which will boast the city's highest Sky Spa on the 64th Floor rooftop perched at an amazing 736 feet above street level with stunning 360-degree views of Biscayne Bay and Downtown Miami.

"Residents of Brickell Flatiron tower will awake each morning for cardio in the clouds and swimming above the sunrise," says Vanessa Grout, President of CMC Real Estate. "In a move that will create added-value for residents, developer CMC Group has opened the tower's rooftop up to the entire building with the creation of a Sky Spa that will include a pool, spa and fitness center featuring private steam, sauna and locker facilities, and a 6,300-sq.-ft. gym with high-tech cardiovascular and weight-training facilities, pilates, yoga and an aerobics studio."

Club Level amenities include a second 18th Floor pool designed specifically for lap swimming; a children's pool and playroom area; a high-tech screening room with a theater-quality projection system and wireless tablet-based controls; private event and meeting space; a billiards and cigar room; and a wine room with climate-controlled lockers. Additional perks include 5-star personal concierge services, with knowledgeable staff available on-site 7 days a week to help residents with everything from restaurant reservations to grocery delivery, salon appointments, dog-walking services and automotive care. "CMC Group's developments appeal to a certain breed of buyer that appreciates this difference," says Grout, adding that the firm's Santa





Maria tower redefined luxury living and jumpstarted the Brickell development cycle when it debuted in the late '90s and is still one of the most sought-after buildings in the market. "EPIC Residences, another CMC development, came online at the same time as many other Downtown projects, and units there continue to sell at a pricepoint well above the others."

Brickell Flatiron couldn't have a better location than at 1001 S. Miami Ave., just one block from the area's bustling Brickell Avenue. This centralized location provides residents with easy access to restaurants, cafés, lounges, luxury shops and high-end hotels – all just steps away. These include The Shops at Mary Brickell Village and Brickell City Centre. For those wishing to

take advantage of additional offerings in the city, there are multiple public transit options within walking distance such as the Metromover and the Downtown Trolley, connecting Brickell Flatiron with Miami's star attractions, including Miami Worldcenter, American Airlines Arena, Adrienne Arsht Center, PAMM, Patricia & Phillip Frost Museum Of Science and Bayfront Park. "The tower marks the latest example of sky-high development in Miami's urban core, which is emerging as one of the country's most densely populated neighborhoods as billions of dollars in domestic and inbound investment transforms the area into a 24/7 residential and commercial district," says Grout. "CMC is tapping into the urban core's growth with unique



amenities that set their buildings apart and public spaces that foster a sense of community among residents.”

Residences range from 1- to 5-bedroom units, with a limited selection of penthouse and duplex residences, measuring up to 6,220 sq. ft. “All units will be fitted with all-glass elliptical balconies, premium imported Italian finishes and professional-grade German appliances,” affirms Grout. “Preconstruction sales are currently underway, with prices ranging from the \$500,000’s to over \$14 million – averaging about \$750 per square foot.”

Founded by visionary developer Ugo Colombo in 1987, CMC Group has championed innovation, creativity, architecture and quality in the industry. For the last 20+ years, the company has

focused on Miami’s most dynamic markets – from Brickell Avenue and Aventura to South Beach and Coral Gables. Recognizing Brickell Avenue’s potential, they developed Brickell’s first new luxury condominium building in nearly 10 years, Bristol Tower. Completed in 1993, it enjoyed tremendous success and led to CMC’s development of Santa Maria, a 174-unit luxury condominium just north of Bristol Tower. Rising 52 stories, Santa Maria is still one of the premier residential condominium buildings in South Florida. What’s more, according to Grout, their developments have some of the highest resale values in Miami – Santa Maria, Bristol Tower, Porto Vita, Grovenor House and EPIC Residences all outsell comparable buildings from the same time period.



So what else sets CMC Group apart? “Above everything, we’re dedicated to building projects we are always proud of,” concludes Grout. “Quality and perfection take time and we believe in precision and taking the time to deliver a flawless product and continuing to create spaces that are extremely livable. All of our projects to date have proven to be exquisite and timeless landmark buildings.” As such, CMC Group properties are synonymous with distinctive architecture and interior design, functionality and exceptional quality. “Brickell Flatiron is the latest development in our portfolio to continue that tradition,” says Grout.

*Brickell Flatiron will be located at 1001 S. Miami Ave. For more information, call 305.400.7400 or visit BrickellFlatiron.com. For sales inquiries, contact CMC Group; 701 Brickell Ave., Ste. 2410 at 305.372.0550 or by visiting CMCGroupMiami.com. **BM***