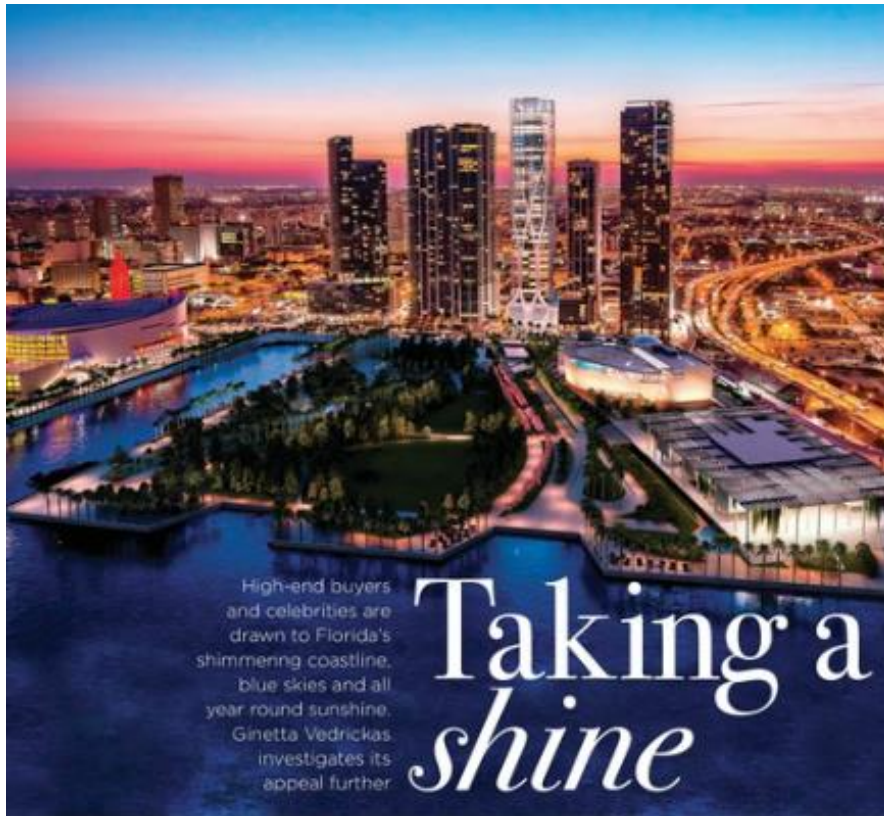


INTERNATIONAL PROPERTY

& Travel

October 31, 2014

By, Ginetta Vedrickas



Above:
One Thousand
Museum, Miami

FASHIONABLE MIAMI is the jewel in Florida's crown and a house here at Golden Beach recently broke records for the highest ever sales price locally. It was also in the top 10 prices ever paid in Miami. In keeping with its famed celebrity clientele, Ronald Tutor, former owner of Miramax Pictures, paid \$22.5 million for an oceanfront home. Ralph Arias, from One Sotheby's Realty was the happy agent who clinched the deal. "This is a really special home with over 12,000 square feet of living space and direct ocean frontage," he explains. "I have dealt with many of the highest value sales in Miami, however this is certainly the best to date."

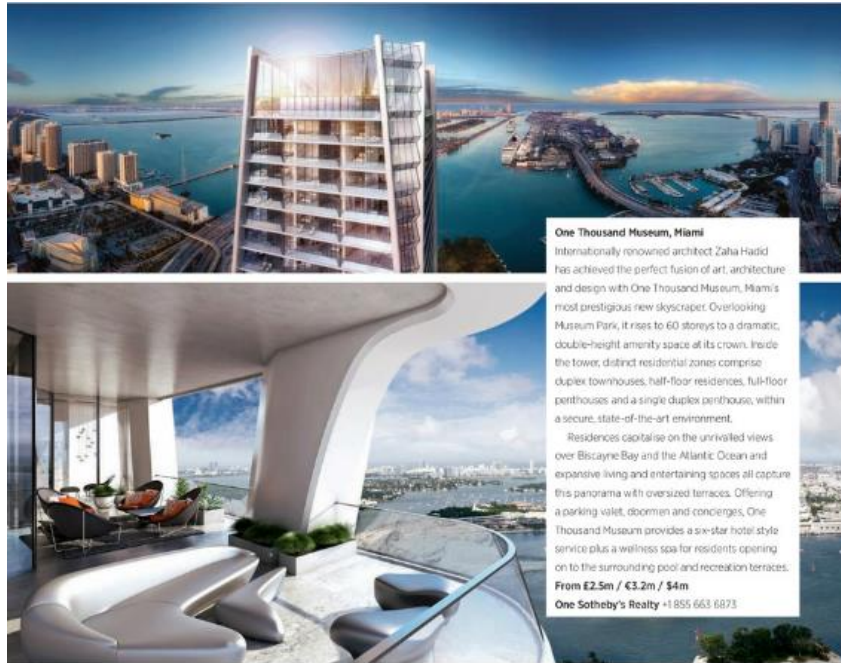
But future sales may be just as bright for Mr Arias. One Sotheby's Realty is also marketing Miami's new skyscraper, One Thousand Museum, designed by prestigious architect Zaha Hadid. Famous for her soaring cities around the world, she has created a sculpted masterpiece, a 60 storey tower on coveted location Biscayne Boulevard. Founder and CEO of One Sotheby's International Realty, Mayi De La Vega, says the building is a first for Miami. "It's the first residential tower designed by an architect of Hadid's international standing with the level of amenities this extraordinary building will provide. Iconic architecture, stunning skyline and ocean views, and close proximity to Miami's finest cultural

quarter, will position One Thousand Museum as one of the world's most coveted residential towers."

Perfect timing

And the timing for high-end development couldn't be better. Joanna Leverett, head of international developments at Savills, says the current Miami market is going through a resurgence, with high demand from overseas buyers. "Prices are up 22% from their 2011 low with the prime market seeing the most activity. One Thousand Museum, when it is finished, will be comparable with the likes of One Hyde Park in London and One57 in New York," she adds.

Vanessa Groot, president of CMC Real Estate agrees that the market is 'incredibly active for the right projects'.



One Thousand Museum, Miami
 Internationally renowned architect Zaha Hadid has achieved the perfect fusion of art, architecture and design with One Thousand Museum, Miami's most prestigious new skyscraper. Overlooking Museum Park, it rises to 60 storeys to a dramatic, double-height amenity space at its crown. Inside the tower, distinct residential zones comprise duplex townhouses, half-floor residences, full-floor penthouses and a single duplex penthouse, within a secure, state-of-the-art environment.

Residences capitalise on the unrivalled views over Biscayne Bay and the Atlantic Ocean and expansive living and entertaining spaces all capture this panorama with oversized terraces. Offering a parking valet, doorman and concierge, One Thousand Museum provides a six-star hotel style service plus a wellness spa for residents opening on to the surrounding pool and recreation terraces.

From \$2.5m / €3.2m / \$4m
One Sotheby's Realty +1 855 663 6973

Currently selling the spectacular Brickell Flatiron which will have a pool, spa and gym on top of its 700-foot tower, she says that the striking development encapsulates the characteristic features that luxury buyers, mainly affluent South American although North American, European and Asian purchasers, are also highly represented, now demand. "No longer are views the important selling point. Buyers are much more focused on the actual location of the property, the shops, restaurants, grocery and real conveniences nearby. Construction quality is also crucial."

Florida has long been a favourite for British buyers and Andrew Woolley, of foreign exchange specialists Moneycorp, explains why. "A mixture of sharing a common language, similar cultural makeup and great transport links, make the United States an attractive option for investing Brits. So far 2014 has been an interesting year for currency, exchange rate fluctuations have ranged from between 1.7190 to 1.5854 and Mr Woolley notices extensive new development now

coming through to meet growing demand. "There are new construction projects underway and more property developers are buying land to meet the taste of overseas buyers. We've seen the number of Brazilian buyers increase in numbers over the past 12 months. We are also seeing a significant proportion of Canadian buyers looking south for a sunny winter retreat."

On the right track

Florida's improving infrastructure is also a draw. This year, the revolutionary SunRail train project launched to improve the state's accessibility, for commuters and tourists alike, and a proposed expansion to Orlando airport will surely further boost the Sunshine State's appeal. Phillip Burton, MD of property investment specialists Brookes & Co, believes it's good news for buyers. "Florida has been going from strength to strength, with the Orlando area in particular registering impressive growth in terms of both the economy and house prices in recent times. Now, with the impact of the new SunRail, and its proposed major expansion in the pipeline, this is looking set to flourish further still," he adds.

The market may be flourishing but some realtors report a worrying lack of stock. Downing-Frye Realty's Steve Schoepfer says his inventory is down by 28%. "At the top of our market, inventories are now quite low. This has resulted in a decrease in pending and closed sale activity." He warns buyers seeking beachfront condos in the \$2 to \$3 million price range in Park Shore to come armed and ready with cash and a willingness to act fast. "Be prepared to make an offer as there are just a couple of listings." Mr Schoepfer's listings are also breaking price barriers he warns, "A single family home in Port Royal was just listed for \$68 million, this is the most expensive home ever listed for sale in Naples!"



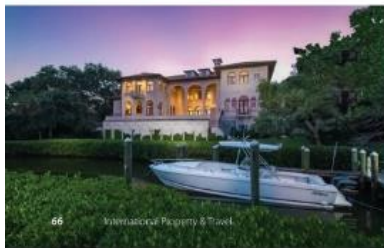
Casey Key, Osprey, Sarasota

Private, gated and walled 2.5 acre plus estate including a sandy walking beach and protected yachting lagoon on the bay. It has been architect-designed to capture views from the Gulf of Mexico and Blackburn Bay and most rooms open to the water. The home welcomes guests with a circular drive and grand, double stairway with fountain. On entering it includes a living room with a stone fireplace, a bayfront billiard room with entertaining bar and mini-kitchen, a formal dining room and superb kitchen.

Upstairs there's a spacious master suite with his and her's baths, large closets and an adjacent office plus three additional bedroom suites. Elevator access for all levels, nine garages and a two story, covered terrace with fireplace and infinity pool complete the property's many highlights.

£10.5m / €13.3m / \$16.9m

Michael Saunders & Company +1 888 552 5228





The Oceana Residences, Bal Harbour

What was once the famous Bal Harbour Club will soon become the spectacular all-new Oceana Bal Harbour – a condominium development defined by complete flow-through residences and unobstructed views of South Florida beaches, the Atlantic, Biscayne Bay, and city highlights like the Bal Harbour Shops.

The top three levels will feature four penthouses and three duplex upper-penthouses. All properties will have floor-to-ceiling windows and extra-deep balconies to frame manicured parks, mannas, picturesque sidewalk cafes, chic shops, and some of South Florida's most gorgeous beaches.

From £1.24m / €1.58m / \$2m
Santidrian Real Estate +1 305 726 4312



Pumpkin Center, Cocoa Beach

Built in 1975, this was the home of the late Al Neuharth founder of *Florida Today* and *USA Today*. With 200 square feet of direct ocean frontage, this family compound includes a 10,000+ square feet home with another 10,000 square feet of multi-level oceanfront and roof top decks, a two-bedroom guest cottage, one-bedroom caretaker's apartment, tennis and basketball court, pool and four-car garage. It even includes a tree house facing the ocean with a loft, running water and electricity.

The property's architectural style features elaborate wood crafting and fireplaces made of coral, granite and marble. Most rooms have full glass doors and windows offering sweeping views of the ocean, while an open to the sky pool is in the centre of the home, complete with a spa.

£3.1m / €3.9m / \$5m
Dale Sorensen Real Estate +1 321 723 9990





The Glass House, Tampa Bay, St Petersburg

After an extensive 18-month rebuild, The Glass House won several highly acclaimed design awards in 2014. Occupying the 34th-36th floors in downtown St Petersburg's iconic high-rise, Signature Place, The Glass House features custom craftsmanship, the most advanced technology and endless views of water, city and sky.

It includes a salon, dining and kitchen equipped with Subzero, Wolf and Miele appliances. The 12 foot ceilings and glass walls create a grand sense of space throughout the three levels, all accessible by private elevator or the white marble, glass and steel staircase. Black marble flooring continues on the second floor which includes a family room with wet bar and built-in office, guest bedroom and bathroom. A spectacular third level master suite features marble vanities, rain shower and soaking tub.

€1.6m / €2m / \$2.6m

Smith & Associates +1 727 342 3800



Windsor, Vero Beach

A private residential community, Windsor spans 416 acres of lush barrier island between the Indian River and the Atlantic Ocean. It offers a selection of properties in a charming town setting including village, golf and oceanfront homes, cottages and country estates. These typically measure between 2,837 and 14,835 square feet and are in Anglo-Caribbean style. Houses are painted in a number of light hues and arranged around a courtyard or loggia, pool and garden.

The 18-hole championship links style golf course was designed by Robert Trent Jones, Jr and is a masterpiece in traditional golf course architecture. There is a 400 yard long driving range and a 6,000 sq ft outdoor practice putting green. There are no tee times so members can walk up and play. Windsor also has a polo field, tennis courts, three restaurants, a clubhouse with its own art gallery, an equestrian centre, beach club and private access to the sea.

From £1.13m / €1.44m / \$1.82m

Abercrombie & Kent International Estates +44 (0)20 3667 7016



Villa Hilary, Miami

Owned by businesswoman and star of the television series *Dragon's Den*, Hilary Drury, this waterfront mansion is in a private gated community called Royal Palm Yacht and Country Club. It has eight bedrooms and eight bathrooms with 8,233 square feet of living area on a 21,208 square feet plot.

The property also comes with 100 feet of seawall and a separate grotto boat dock. There is a formal dining room and separate living room all looking out on to the gardens, chef's kitchen, spacious family room and a sunken bar for entertainment and incredibly opulent interiors. The master suite includes a Gianni Versace styled bathroom, and a private customized lift to the upper floors. There is also swimming pool, summer kitchen and a covered terrace.

£5.6m / C7m / \$9m

One Sotheby's Realty +1 305 205 6639





Regalia, Sunny Isles Beach, Miami

This contemporary oceanfront condominium features balconies that change position slightly with every floor, undulating as if the building is moving like the ocean waves. Its all-exterior floor-to-ceiling glass walls also allow for breathtaking 360 degree unobstructed views. Residences feature a separate service/utility room with full bathroom and storage, private elevator galleries and a Crestron smart panel.

Amenities include an exclusive resident's Turkish-style hammam spa with multiple treatment pools,



indoor steam, sauna and rain shower experience rooms, private his and her's lockers and changing rooms, tranquility area with aromatherapy and chromotherapy and a state-of-the-art fitness centre. A magnificent oceanfront entertainment room anchored by a chef's kitchen includes individual unit temperature controlled wine storage lockers for each residence, a library with lounge and private terrace, a business centre and children's activity room. The 24-hour, five-star international concierge will also coordinate all residents' needs.

From €6.2m / €7.9m / \$10m

Regalia +1 305 405 3270

e: info@regalamiami.com