

April/May 2018

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Miami Herald

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ROOM TO BREATHE

Miami's new boom of luxury condominiums has found a way to spread out while building up: by combining multiple units into one massive home.

For decades, the appeal of suburban living has had two major advantages over downtown dwelling: space and shopping. Most downtown real estate is compact by comparison, and many retailers and restaurants moved their operations years ago from urban cores to suburbia's shopping plazas and malls.

But as a legion of luxury condominiums has risen from Miami's sand and limestone, a new trend in the high-end market has shifted attention back to South Florida's cities. Downtown Miami and Fort Lauderdale again boast thriving arts, entertainment, dining and cultural destinations.

The only missing link — space — has now been accounted for thanks to the creative thinking of architects and condo owners. Purchasing multiple

condo units and combining them into one unit gives residents everything they're looking for in swanky downtown living: plenty of breathing room, access to everything the city has to offer, and of course stunning views.

"Our city is becoming more vertical, and now people are preferring condos in the urban core versus the commute into the suburbs," said Alicia Cervera Lamadrid, managing partner and principal of Cervera Real Estate. "Plus, downtown is a beautiful place to live, so it's a win-win. There aren't a lot of immediate choices for larger units, so combining units is a good alternative."

Here are six new and under-construction buildings where some owners have combined condo units, bringing a solution to cramped city living with mansions in the sky.

WORDS BY CHRISTIE GALEANO-DEMOTT



FOUR SEASONS PRIVATE RESIDENCES, FORT LAUDERDALE

Four Seasons brings its brand of first-class living to Fort Lauderdale. The property, set to open in 2019, will have 90 exclusive residences with several combined-unit options. Penthouse residences can be merged to make a \$25-million, one-of-a-kind home with more than 12,000 square feet of interior space and 10,000 square feet of exterior space, including a private rooftop and 360-degree wraparound terrace.

Owners can also combine two-story Skyhomes 1701 and 1702, which come with 20-foot ceilings and private elevator access. Price upon request.

525 North Fort Lauderdale
Beach Boulevard, Fort
Lauderdale; 954-324-2498;
fort525residences.com.



Mega units at Four Seasons Private Residences include two-story Skyhomes with 20-foot ceilings; a full-floor Penthouse with more than 22,000 square feet of interior and exterior space carries a \$25-million price tag.