

SOUTH FLORIDA
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6-Year Anniversary | MIAMI EDITION

SOUTH FLORIDA
LUXURYTM
GUIDE
SHOPPING, LIFESTYLE AND ENTERTAINMENT

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NEIGHBORHOOD TO WATCH: *Sunny Isles*

By Becky Randel

Sunny Isles has it all: stunning beaches, five-star resorts, family-friendly parks and a convenient location—next door to swanky Bal Harbour, just over the bridge from Aventura and a short drive from South Beach. According to ISG World's December 2016 Miami Report, Sunny Isles has \$11.5 billion in new developments, and recently experienced its lowest vacancy rate in over a decade. "Sunny Isles is experiencing a dramatic transformation, and it's coming alive as developers have realized the intrinsic value of its pristine beachfront," says Dan Riordan, president of residential development for Turnberry Associates, which was one of the first developers to set sights on the area. "Our project is set to change the skyline of Sunny Isles Beach forever, while continuing to stand out as a one-of-a-kind luxury experience for buyers."

TURNBERRY OCEAN CLUB RESIDENCES

18501 Collins Ave., Sunny Isles Beach; 305.933.3000; turnberryoceanclub.com

Turnberry Ocean Club Residences

The recent groundbreaking of Turnberry Ocean Club Residences marked a huge milestone for Sunny Isles, redefining residential living within a resort-style setting. The 54-story glass tower offers incredible ocean views, 11-foot-deep balconies, 31 beachfront cabanas, private beach services and membership privileges to nearby Turnberry Isle Resort. The project will offer world-class concierge services and over 70,000 square feet of amenities, including the signature three-story Sky Club featuring multiple indoor and outdoor spaces dedicated to private dining, health and wellness, and entertainment.

DEVELOPER: Turnberry Associates **ARCHITECT:** Carlos Zapata Studios and Robert Swedroe **RESIDENCES:** 3-6 bedrooms; 2,900-10,465 sq. ft. **PRICE:** Starting at \$3.9 million **SCHEDULED COMPLETION:** Late 2019



Jade Signature

JADE SIGNATURE

16901 Collins Ave., Sunny Isles Beach; 305.940.0335; jadesignature.com

Jade Signature helped kick off the Sunny Isles building boom, and now, the 57-story tower by Swiss architecture firm Herzog & de Meuron is nearing completion. The developers tapped Parisian interior design firm PYR, led by Pierre-Yves Rochon, to put a chic touch on the common areas, while local landscape architect Raymond Jungles will create an outdoor paradise that will complement the building's seamless flow from street to shore.

DEVELOPER: Fortune International Group **ARCHITECT:** Herzog & de Meuron **RESIDENCES:** 3-7 bedrooms; 3,465-11,661 sq. ft. **PRICE:** \$4.8 million-\$32.9 million **SCHEDULED COMPLETION:** Late 2017



Residences by Armani/Casa

RESIDENCES BY ARMANI/CASA

18975 Collins Ave., Sunny Isles Beach; 786.629.1660; rhacmiami.com

This 58-story oceanfront tower marks the Armani Group's first real estate venture in the U.S., showcasing a contemporary design for each of its 308 residences that reflects Armani's hallmark sense of comfort and functionality. Amenities include the Armani Privé lounge at the lobby level, a 24-seat movie theater, a cigar room, an ocean-view yoga studio and landscapes by Enzo Enea.

DEVELOPER: Dezer Development, The Related Group **ARCHITECT:** César Pelli **RESIDENCES:** 2-4 bedrooms; 1,350-4,160 sq. ft. **PRICE:** \$2 million to \$15 million+ **SCHEDULED COMPLETION:** 2019