

SPECIAL REAL ESTATE SECTION • SATURDAY, NOVEMBER 10, 2018

Mid-century modern manse is a gem in Miami Beach

The beauty of mid-century modern architecture is amplified throughout this beautifully crafted home in Miami Beach. Unique in design and location, the \$2,875,000 residence at 6461 Pinetree Drive Circle is nestled within one of the area's most sought-after enclaves, known for its grand estates and quiet tree-lined streets. Built in 1950 by noted architect Donald Smith, the very private, amenity-rich property has been meticulously restored to offer a slew of contempo-



rary comforts and conveniences while maintaining its original charm.

With an interior measuring 3,697 square feet, the dwelling features three bedrooms, a maid's suite, den, and four and a half baths. A foyer entry opens to large sunlit living spaces,

complemented by white limestone floors, volume ceilings and wide expanses of glass. The large eat-in-style kitchen is a dream, outfitted with a Sub-Zero refrigerator, Viking gas range and a sizeable pantry. The master suite, which opens to the pool and patio, has wood floors, a large walk-in closet with built-ins, a bath with dual sinks and a luxurious walk-in shower. Adding to the home's unmistakable appeal, it has a formal living room with custom cove lighting, a formal dining area and family room with built-ins.

Outside, residents can enjoy a spacious covered patio as well as a heated pool and spa. The lushly landscaped property, which comprises 11,600 square feet, also has impact windows and doors and a two-car garage.

For more information, contact Esther Percal at 305-674-4022 or visit www.EstherPercal.com.



Living spaces are complemented by white limestone floors, volume ceilings and wide expanses of glass.



The kitchen is outfitted with a Sub-Zero refrigerator and Viking gas range.



Outside, residents can enjoy a spacious covered patio as well as a heated pool and spa.

Health and wellness amenities may attract today's buyers

BY JANA SOELDNER DANGER
Special to South Florida Home

Just about everybody these days is paying more attention to staying healthy. Articles abound on how diet and exercise can help people live longer. Chefs are adding more healthy options to menus in even some of the fanciest restaurants. Activewear has become fashionable and pricey. It's no wonder that builders and developers have taken notice and are incorporating amenities focusing on healthy lifestyles to attract buyers.

"Over the past 20 years, all of us have become more aware of the importance of a healthy existence," said Shahab Karmely of KAR Properties, developer of 2000 Ocean, a 64-unit condominium project in Hallandale Beach. "Everybody talks about health now; it's part of our modern dialogue. We looked at how we can integrate health and wellness in ways that are both physical and spiritual."

"We wanted to find an angle that would be unique but not gimmicky, for all different age groups," said Victor Ballestas of Integra Investments, which is developing Aventura Park Square. The complex will have 131 residential condos and assisted living units, a hotel, 100,000 square feet of general office space, a medical center with 45,000 square feet of offices for doctors and other healthcare professionals, and 50,000 square feet of retail with a wellness focus.

Being able to maintain a healthier lifestyle without leaving home can be appealing to busy people. "Today's buyers particularly want privacy and amenities that are geared toward health, wellness and activity,



Having a great view at the fitness center may make it a bit easier to exercise. (Courtesy of X Miami)

and we wanted to make sure we focus on all of them," said Oscar Rodriguez, developer of Fairchild Coconut Grove, a 26-unit condominium.

THE NEW LUXURY

Wine bars and cocktail lounges may not be enough anymore. "A fitness experience is the new luxury," said Brian Koles of X Miami, a project with 464 rental units. "To create the best possible living experience, we needed to create an environment where people can pursue their wellness goals. People want to feel good, and to feel good you need to be healthy."

"There's a new type of client coming into the market who

wants a holistic experience," said Alex Martin of Doral-based KW Property Management and Consulting. "It's all about physical health and mental wellness. People want to feel good about their health."

Not surprisingly, today's wellness amenities go far beyond yesterday's gyms with a few workout machines and humid shower rooms. "There are amenities onsite that didn't used to be there," Martin said. "A lot of buildings have healthy food and beverage options. If you want a ginger shot, you can get it onsite. You might have sunset Pilates instead of wine and cheese." Some developments even have facilities that

allow physical therapists or doctors to come to the patient instead of the other way around, Martin added.

RETAIL WELLNESS

At Aventura Park Square, many retail tenants will have a focus on wellness. Eateries will offer healthy choices, and chefs can grow fresh produce for their menus in a communal garden. Fitness and yoga studios will offer opportunities to stay active. The medical center will have doctors, dentists and other healthcare professionals so residents won't have to leave the development for appointments.

Wide sidewalks are designed to encourage walking, and

slanted curbs will make them more accessible than traditional curbs. In the garage, staircases are designed to stand out so residents might be more likely to use them instead of an elevator.

Aventura Park Square is not just for residents, however. "We're creating a city center," Ballestas said. "Other than the mall, there aren't many places to get together in Aventura. It's about the community."

A ZEN GARDEN

At 2000 Ocean, an enclosed courtyard with the look of a Japanese Zen garden that will include a shaded area for meditation. A spa will feature a hammam-style steam room and an "ice" room kept below 40 degrees to cool off after a steam session.

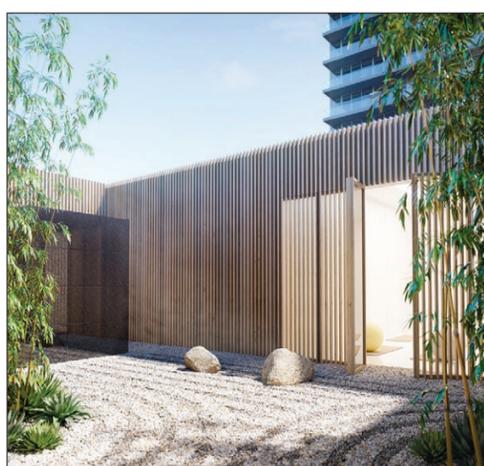
In the gym, an air filtration system will extract mold and bacteria, Karmely said. "In a climate like South Florida, it's not enough to have a gym. It's important that the air is kept clean.

To minimize the amount of chemicals to which residents are exposed while swimming, a salt generator instead of chlorine will help keep the oceanside pool clean. Food service in the spa and pool area will focus on healthy options like shakes made with fresh fruit. "We want to deliver a limited menu that focuses on nutrition and health," Karmely said. "We're trying to make it easier for people to make healthy choices."

INVITE YOUR OWN MASSEUSE

Fairchild Coconut Grove will have a Turkish-style hammam, as well as a gym and private treatment rooms that offer

• CONTINUES ON NEXT PAGE



An enclosed courtyard at 2000 Ocean will have the look of a Zen garden. (Courtesy of 2000 Ocean)



Veridan Grove will have a 65-foot lap pool for those who want to do some serious swimming. (Courtesy of Veridan Grove)



At Fairchild Coconut Grove, a hammam will offer a place to rejuvenate. (Courtesy of Fairchild at Coconut Grove)