

THE BLACKBOOK: Miami's luxury real estate market heats up with new luxury villas

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Palos Developments, in association with **Argent Design**, have set a new benchmark for luxury with the launch of a spectacular collection of bespoke, ultra-prime contemporary Balinese-Deco style villas in Miami, the likes of which have never been seen before in the area. Located in Miami's best waterfront addresses, the new villas are between 700 sq.m to 1200 sq.m (8,000 sq. ft. to 12,500 sq. ft) in size, providing six to eight bedrooms. These architect designed homes are built to the highest specification and include smart technology, eco-friendly features and landscaped terraces and gardens with private swimming pools.



14 La Gorce Circle photo by Robin Hill (c) HI RES (129)

Working alongside **Argent Design** is **Kobi Karp**, award-winning local architects who have been operating in Miami for over 20 years. Completing the team is **Bart Reines Construction**, Miami's premier construction company. Synonymous with luxury, **Bart Reines** offers unparalleled service, attention to detail and the highest levels of quality.

Brett Palos, Founding Director of **Palos Developments** commented, "Miami is the destination of choice for ultra-high net worth individuals seeking all year round good weather, restaurants and leisure. This is reflected in the demand for large luxury residences – but what is missing is quality. Having recently refurbished my own family home in Miami, I know first hand the limited resources available, and that is why I have brought together a first-class, award-winning team in order to set a new benchmark in ultra-luxury family homes in Miami. To date, we have successfully sold four homes either off-plan or within days of build completion, a reflection of the quality we are offering. We are now launching two new homes: **6466 North Bay**



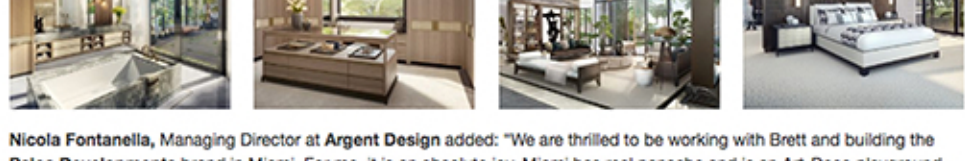
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Nicola Fontanella, Managing Director at **Argent Design** added: "We are thrilled to be working with Brett and building the **Palos Developments** brand in Miami. For me, it is an absolute joy, Miami has real panache and is an Art-Deco playground – I am in my element. Naturally, the interiors have been inspired by the area's heritage, they are a fusion of contemporary design and 1930's glamour, providing plenty of space to entertain both inside and out. Celebrating the weather, the glass walled exteriors have been designed in a Modern-Balinese style, with cabanas and infinity pools."

The villas created by **Palos Developments** are hallmarked by their ultra-luxury modern feel; there are floor to ceiling windows, a master wing with his and hers bathrooms and dressing rooms, an infinity pool with cabana house, alongside ample entertaining space both inside and out. With 4-6 guest bedrooms, these homes are perfect for holidays or main family residence and come with all the features required for modern living.



Available for sale now is **6466 North Bay Road**, which is set for completion in June 2016. It is located on the waterfront on the northern peninsula of the large island occupied by La Gorce Golf Course overlooking Biscayne Bay, La Gorce Island and Downtown Miami.

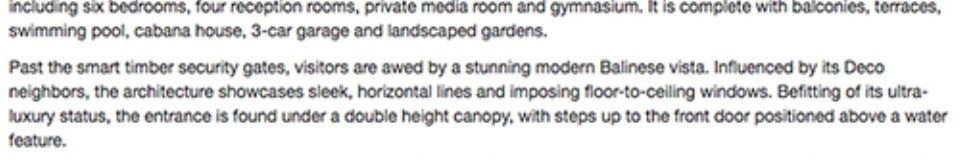
The two storey villa is set in generous landscaped gardens and provides 11,568 sq. ft. (1,075 sq. m.) of luxurious living space including six bedrooms, four reception rooms, private media room and gymnasium. It is complete with balconies, terraces, swimming pool, cabana house, 3-car garage and landscaped gardens.

Past the smart timber security gates, visitors are awed by a stunning modern Balinese vista. Influenced by its Deco neighbors, the architecture showcases sleek, horizontal lines and imposing floor-to-ceiling windows. Benefiting of its ultra-luxury status, the entrance is found under a double height canopy, with steps up to the front door positioned above a water feature.



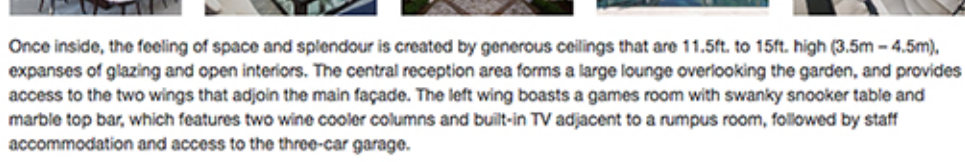
Once inside, the feeling of space and splendour is created by generous ceilings that are 11.5ft. to 15ft. high (3.5m – 4.5m), expanses of glazing and open interiors. The central reception area forms a large lounge overlooking the garden, and provides access to the two wings that adjoin the main facade. The left wing boasts a games room with swanky snooker table and marble top bar, which features two wine cooler columns and built-in TV adjacent to a rumpus room, followed by staff accommodation and access to the three-car garage.

To the right of the main entrance, is a large 12-14 seater formal dining room, media room and gymnasium. Facing the rear of the property and looking out to the bay is a large kitchen-breakfast and family area, complete with integrated Miele appliances and marble worktops. Hidden behind a bespoke cabinet, there is access to a high-spec chef's kitchen with Sub Zero and Wolf appliances – providing the perfect preparation area for entertaining guests.



The ground floor is light and airy, and the colour palette luxuriates in greys, browns and crème tones. The different textures and layering details intrigue the eye; marble, bronze and wood are the key materials used, a timber parquet-styled floor and honed basalt floor to the kitchen testament to the attention to detail by **Argent Design**.

Upstairs, there is a 2,800 sq. ft. (260 sq. m.) wing dedicated to a magnificent luxury master-suite, which features his and hers dressing rooms with separate en-suites. Facing the ocean there is a stylish louvered partition which divides the master bedroom and day room, from which you can access the private first floor glass-walled courtyard completed with jacuzzi, and access to a vast roof deck which sits above the first floor. No detail is spared, the marble floor in the bathroom features an embedded Art-Deco style brass inlay and the coffered ceiling to the dressing room adds to the elegance and grandeur of the suite.



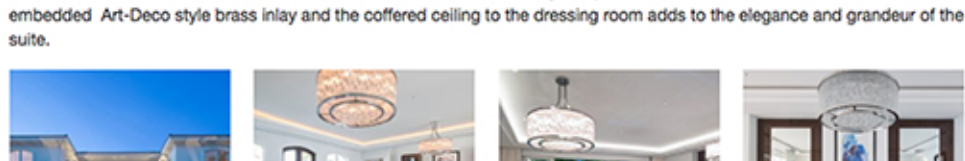
Across the hall, there are a further four guest bedrooms, all en-suite. Facing the front of the property, a guest bedroom includes an outside staircase giving access to the front of the house. Between the guest bedrooms and the master bedroom the rear facing facade opens onto an outdoor terrace with steps leading up to the second floor roof deck. Scheduled for completion in June 2016, this outstanding home is currently on the market.

1600 West 25th Street super luxury 6/7-bedroom grand planning and will soon see the construction of a new 12,000 sq. ft. (1,115 sq. m.) super luxury 6/7-bedroom home. Typical of a **Palos Development** it will include a master wing, games room, cabana house and ample entertaining space. Located on Sunset Islands, the property will boast views across Sunset Lake and Downtown Miami. Scheduled for completion towards the end of 2017, this property is currently being marketed for a disclosed price.



Miami International airport is approximately 30 minutes away from Miami Beach and the Islands, and welcomes some 20 million flyers each year, from approximately 325 flights daily from around the globe. Under 9 hours away from London and less than 3.5 hours away from New York, **Palos Developments** provides homes that are perfectly suited for those wanting a holiday home or main residence in a picturesque part of Miami.

For those living and working in Miami, the **Palos Developments** villas can all be easily accessed via NE79th Street or Route 195 offering quick access to Miami's Financial District, Bal Harbour and Miami's design district.



Palos Developments and **Argent Design** have just agreed a new Miami Office at Sunset Harbour in the Purdy district of Miami beach where they will be able to present new projects to clients and buyers can custom agree bespoke design finishes, tailored fittings and other items.

