



OCEAN DRIVE MODERN LUXURY

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The private rooftop includes a 36-foot infinity pool, an outdoor kitchen, a fire pit and ample areas to relax, dine and enjoy.



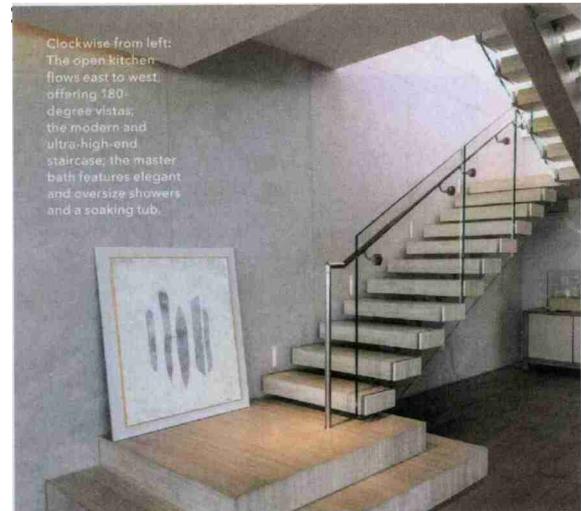
AT THE TOP

AN EXTRAORDINARY \$35 MILLION DUPLEX PENTHOUSE OFFERS A COMBINATION OF EXCLUSIVITY AND AN INTIMATE CONNECTION WITH THE OCEAN ATOP A BOUTIQUE LUXURY BUILDING.
BY JEAN NAYAR

The most coveted property on any jet setter's wish list? A South Beach penthouse with direct ocean views is often at the top. And this \$35 million, 6,800-square-foot duplex perched at the pinnacle of an ultra-exclusive boutique building in the super-chic South of Fifth neighborhood is sure to attract the attention of deep-pocketed luxury property shoppers

around the globe. One of the most stunning penthouses on the market along the East Coast, the exceptional residence is the crown jewel of the recently completed 321 Ocean building designed by renowned Mexican architect Enrique Norten. "It's the only full-floor penthouse with 360-degree views in South Beach," says Elliman broker Bill

Hernandez, who recently listed the property with his partner, Bryan Sereny (the real estate power duo behind Miami's well-known Bill and Bryan team). It's also the only penthouse with an almost equal allotment of outdoor space—more than 1,200 square feet of balconies, a 5,000-plus-square-foot roof deck and a 65-foot infinity pool on the ocean that >

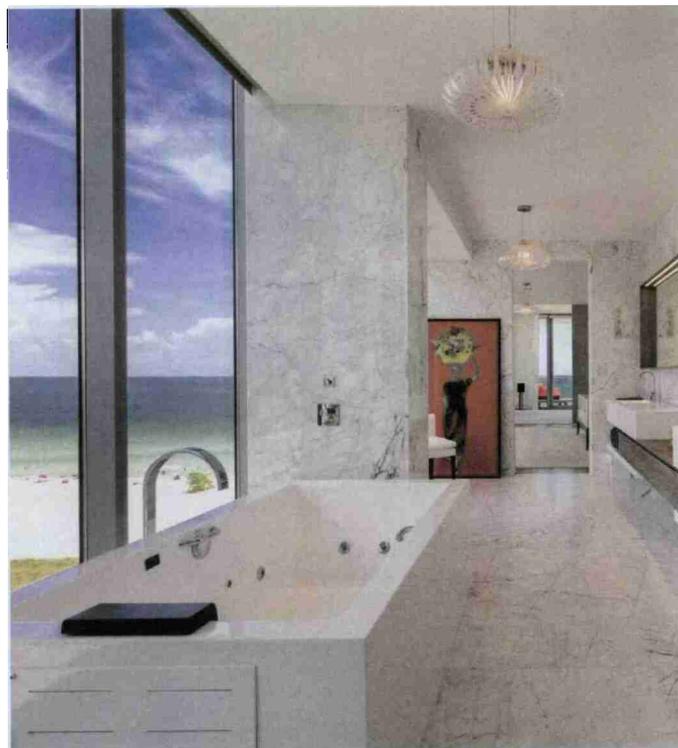


Clockwise from left:
 The open kitchen
 flows east to west,
 offering 180-
 degree vistas;
 the modern and
 ultra-high-end
 staircase; the master
 bath features elegant
 and oversize showers
 and a soaking tub.

looks like a private extension of the Atlantic.

A key selling point of the residence is its distinctive setting: Situated on the ninth and 10th floors of a 21-unit building on Ocean Drive, the expansive penthouse is close enough to the ground to enjoy an intimate connection to the water and the beach, and unlike dwellings atop super-tall high-rises whose terraces are often buffeted by gusts of wind, its outdoor spaces are caressed by soft ocean breezes, making it eminently usable both indoors and out. "With a fully equipped outdoor kitchen and a fire pit on the furnished roof deck, you could easily host a party for 200 or a more intimate sit-down dinner at the dining table, which seats 40," says Sereny.

Inside, state-of-the-art technology and high-end materials and finishes elevate the luxury quotient throughout the five-bedroom, seven-bath home. The 65-zone Lutron lighting system and Sonos audio system can be controlled with the touch of a finger via iPad, and Apple TV and BlueRay are available in every room, enhanced with surround-sound in the media room. Outfitted with Poggenpohl cabinets and stone countertops, the kitchen boasts a full gamut of appliances, including Miele dual-induction cooktops, multifunction ovens, dishwashers, a steam oven, a microwave and a built-in espresso system, as well as Sub-Zero refrigerators and a wine cooler. The baths, which are defined with

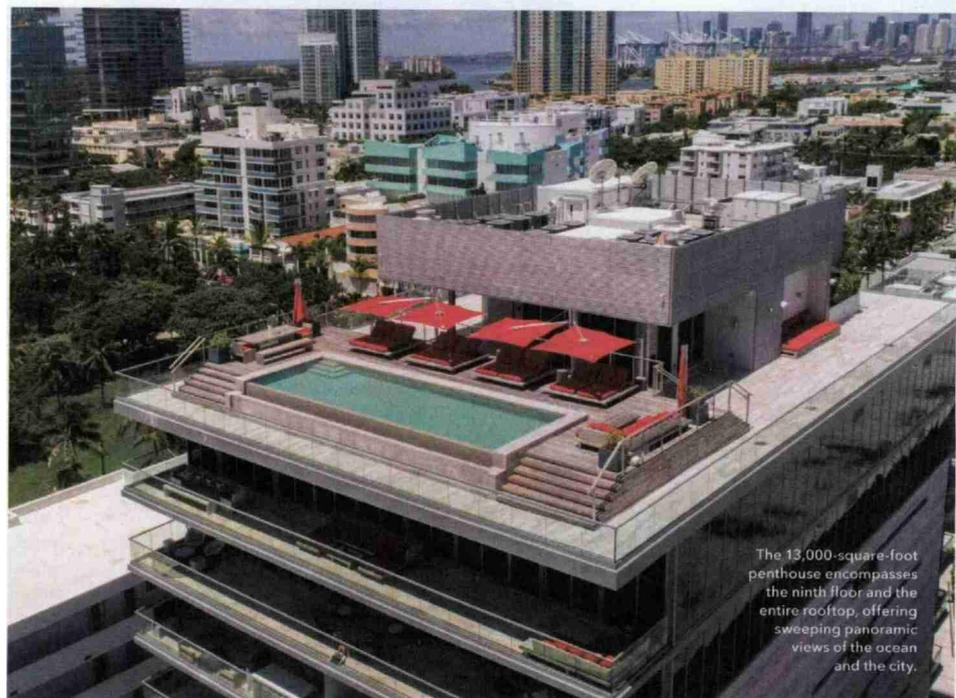


European imported marble, feature oversize showers with floor-to-ceiling glass enclosures and rain shower heads and handheld sprays, along with a soaking tub in the master bath. Finished by New York-based Smiros & Smiros Architects, every room is decked out with contemporary furnishings, including silk rugs, hand-blown glass and crystal light fixtures, plush suede and leather upholstered seating, and an Abyss coffee table by Duffy of London ("one of only 25 such tables in the world," according to Hernandez).

The sought-after locale and overall services and amenities—such as 24-hour concierge, valet and beach attendants, exquisitely landscaped gardens by world-class landscape designer Enzo Enea, an elite fitness center overlooking Ocean Drive, and a library and resident lounge with art, architecture and culinary books—also contribute to the property's hefty price. "It's the most pedestrian-friendly on the Beach," says Sereny, noting that the location sets it apart from similarly priced properties to the north. "It has acres and acres of parks and a boardwalk nearby as well as the best restaurants in South Florida within a five-block radius—it's like the Park Avenue of South Florida," he says. "It's hard to find a place where you can enjoy a sunrise on the Atlantic in the morning and gorgeous views of the city at sunset," adds Hernandez. "And be close enough to the ground to hear the birds chirping and the waves lapping the sand," finishes Sereny. "It's the ultimate vacation home." *elliman.com*



The expansive family room was thoughtfully designed by James Simros to complement the natural beauty and views through floor-to-ceiling walls.



The 13,000-square-foot penthouse encompasses the ninth floor and the entire rooftop, offering sweeping panoramic views of the ocean and the city.