

THE WALL STREET JOURNAL.



Miami and New York City have enjoyed a symbiotic relationship for years, with folks from up north vacationing and buying second homes down south and vice versa. The back-and-forth traffic has been heavy — and a boon for developers.

Vladislav Doronin, chairman and CEO of OKO Group and chairman and CEO of Aman, reveals that his team has been active in both Florida and New York. He has two major luxury residential projects brewing in the former market and one in the latter.

Missoni Baia in Miami offers 249 bayfront residences built in a relaxed, modern style, becoming a prominent feature of the Miami skyline, particularly along East Edgewater's waterfront. Spanning 200 feet along Biscayne Bay and soaring 57 stories, Missoni Baia was designed to ensure that its one- to five-bedroom condo homes, which range from 776 to 3,788 square feet, all have sweeping views of the city, the bay, Miami Beach or the Atlantic Ocean.

TOWERING ELEGANCE

Una, also along Biscayne Bay, is recognizable by its smooth glass surface and striking silhouette that recalls the natural shape of a wave. The building offers 135 waterfront condo residences on 47 floors, each with floor-to-ceiling windows that offer sweeping views of the Biscayne Bay area. Other features include lush gardens designed by Enzo Enea, a lavish spa and gym, private boat slips, and easy access to Coconut Grove, Downtown, Brickell, Miami International Airport and the beaches of Key Biscayne.

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“Una Residences is located in a private neighborhood, one of the most established neighborhoods of Miami, and will have its own private marina for residents,” Doronin says. “Other amenities, and the spectacular views over Biscayne Bay, will make the Una Residences the most desirable in the area.”

The tower is a short drive — or boat ride — from Key Biscayne, where Una residents will have a membership to a private beachfront club.

Amenities at Missoni Baia will include an elevated tennis court, four swimming pools, expansive spa with private yoga studio, large gym, hair and nail salon, pet spa and private parking for all units. Missoni Baia will be completed in 2021,

Una in 2022.

VIEW FROM THE TOP

“In Manhattan, we are developing Aman New York in the iconic Crown Building, on the corner of Fifth Avenue and 57th Street,” Doronin reports. “It overlooks Central Park and is one of the few opportunities to buy a piece of New York’s history in a prestigious building.”

The project offers only 22 Aman-branded apartments, a 67-foot indoor swimming pool, wine library, jazz club, cigar lounge and exclusive on-site restaurants. “My personal approach to wellness has impacted each development,” Doronin says. “The amenities in every building enable residents and guests to take care of their health in an integrated way.”

This will be the first Aman destination to debut the exclusive three-tier Aman members club. Spa Membership gives access to a comprehensive wellness center — a 25,000-square-foot spa with poolside fire pits and day beds, and spa houses, each with its own private garden terrace. Jazz Membership includes a curated selection of live entertainment. And Aman Club, the most exclusive tier, grants access to two floors of dedicated members-only space, with two private bars and a cigar terrace, plus access to the spa and the jazz club. Aman New York will be finished in the last quarter of 2020.

OTHER IMPORTANT DEVELOPMENTS IN NEW YORK CITY

- **Bloom on Forty Fifth**, at the corner of West 45th Street and 10th Avenue, a 92-unit condo developed by Xin Development Group International.
- **90 Morton**, Brack Capital Real Estate’s 12-story condo located in the West Village in a former printing warehouse, where prices range from \$5.3 million to \$40 million.
- **PLG at 123 Linden**, a 467-unit luxury high-rise rental building in Prospect Lefferts Gardens, Brooklyn.
- **277 Fifth Avenue**, the legendary thoroughfare’s tallest residential condo, designed by architect Rafael Viñoly with elegant interiors by Jeffrey Beers. The 55-story tower offers 130 studio to four-bedroom residences priced from \$2 million to \$27 million.
- **Skyline Tower**, in Long Island City, stands 67 stories tall: the tallest building in any of the outer boroughs. The 802-unit tower, designed by Hill West with interiors by Whitehall Interiors, topped out at 778 feet in October 2019.
- **Corte**, a low-rise condo, adds 85 luxury residences to Long Island City’s Court Square neighborhood.