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COVER STORY

SIMPLICITY FOR A SUNNY ISLES PENTHOUSE

Interior Design by Guimar Urbina



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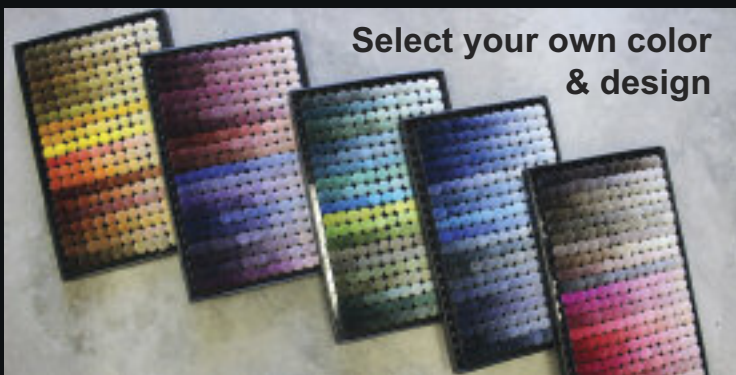
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Interior Design by Guimar Urbina



Interior Designer Toby Zack



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PUBLISHER Lawrence Hirsch, Ph. B.A.

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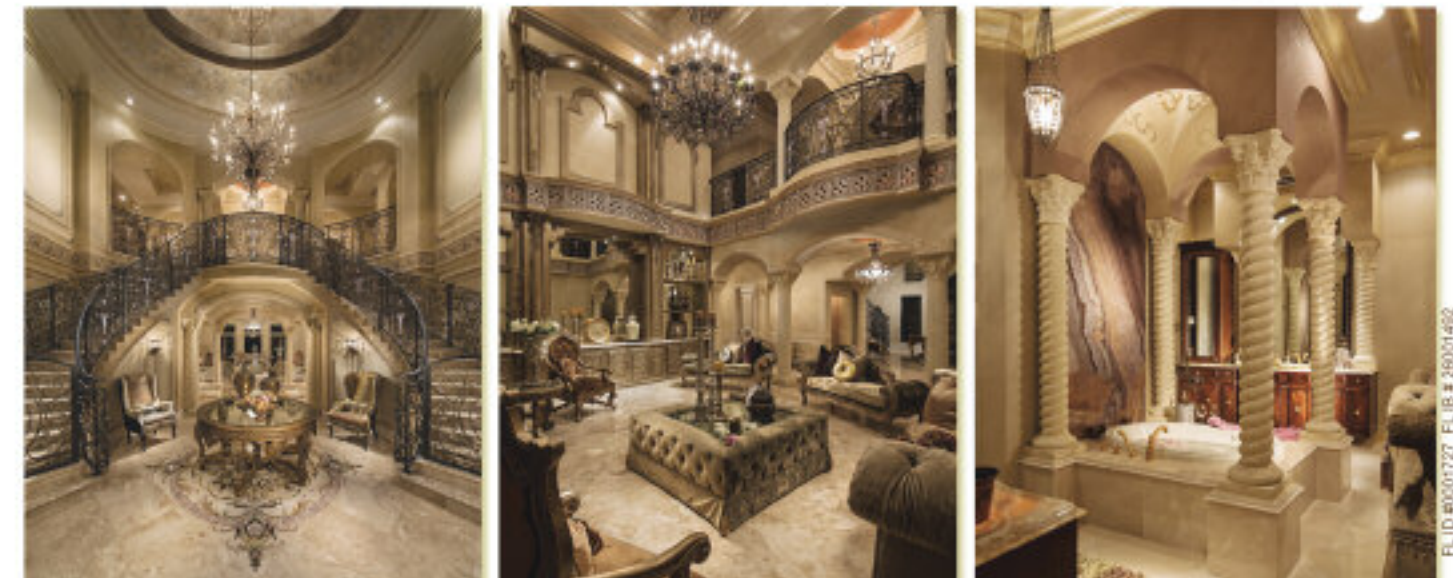
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DRAMATIC DINING ROOM DESIGNS

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Walls clad in Santos Mahogany, custom Venetian chandeliers and sconces; custom dining table and silk covered arm chairs add a touch of glamour to the room. Back-lit slab of golden eye onyx and metallic sheers finish the room off like jewelry. *We create custom luxury interiors to fit any client's requirements is my goal. Designing high end interiors for over 25 years; locally as well as out of state; from extensive remodels to full turnkey interiors. I acquire my client's visions and make their home come to reality. My style is your style, I create for you! 954.929.3696*



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Plantation

This dining room's beauty evolved by combining the strong beauty of the Schwarovski chandeliers hung in 3 different heights, thus giving the dramatic feel. The artwork was inset on the feature walls that were finished in a black Venetian plaster. Suede mounted metals created the wow factor for this space. Custom sofa seating was order in contrasting fabrics and the used in the reverse on the end chairs. *Sherri has been designing for 10 years throughout South Florida from Palm Beach to Brickell avenue, Miami. Her specialty is high-end residential projects including private homes in gated communities such as Admirals Cove, Harbour Beach, Hawk's Landing, and many more. 954.701.6149*

SHERRI KESTEN DESIGNS

Boca Raton

In this dining room, the thick 72" glass sits atop a custom designed hand-made wood base. Species is a unique wood veneer, stained in a shade of charcoal, finished with a Polyurethane coating. The comfortable and functional chairs are done in an oyster grey, leather looking vinyl. The silver organza chandelier is a 48" diameter and finished in silver leaf. Windows are covered in Belgian linen roller shades, to compliment this sleek and architectural looking Dining Room. Large pieces of art and an oversized sculpture accessorize this elegant and yet casual room. *Sheri Kesten is known for her sophisticated sleek environments. Her signature look is often reflected with monochromatic colors, creating a soothing yet inviting atmosphere. She has over 25 years of experience and has the innate ability to interpret her clients' design objectives and incorporate their lifestyle with her creative and unique ideas. 954.980.2555*



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DRAMATIC DINING ROOM DESIGNS

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Fort Lauderdale

In this dining room, texture repeats on the main wall in the form of gypsum tile that appears like concrete, which offers a warm feeling. The custom, wall-long console offers abundant storage space in a beautiful package. The color scheme is reflected in the off white lacquer doors with brown lacquer top of the wall-to-wall console. In addition, the dining room holds a 72" X 72" Parsons table in brown with clear glass top from the Toby Collection. Surrounding it are eight Pasqualina white leather Italian chairs. *Acclaimed for her award winning interiors. Toby Zack is founding principal of her namesake design firms, TOBY ZACK DESIGNS, and THE TOBY COLLECTION, an eclectic assemblage of exceptional contemporary furniture. Toby's multifaceted installations incorporate a melange of crisp, yet classic minimalism. 954.967.8629*



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JOE FAVA

Fort Lauderdale

This dining area has a sophisticated look and is highlighted by a dramatic oversized sphere lighting fixture by Schonbek. A unique feature of this light is that it is LED and can change colors to fit different moods and themes. It can also be seen from the outside of the home, making even more of a statement. The table boasts a granite top that extends to seat more when needed, and was finished with a satin finished metal base. The chairs, covered in a green woven fabric, are cantilevered, giving the illusion that the seats are floating above the floor. The satin metal at the base of the chair legs mimic that of the table base. The artwork is striking and graphic and offsets the more vibrant colors of the chairs and chandelier. The finishing touch is the soft lines of the window treatments that move the eye up, focusing on the amazing height of the space. *Fava Design Group, LLC, an award-winning South Florida interior design firm, has an impressive portfolio of projects throughout the United States and Caribbean. Led by Joe Fava, one of South Florida's premier Interior Designers, this brilliant team specializes in residential design, while also making notable contributions in the design of commercial spaces and yacht interiors. 786.536.5380*



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Barry Grossman

Florida is known for its sought after tropical weather, endless coasts, and laid-back luxurious lifestyle. These qualities, and more, were key inspirations for Miami-based designer, Guimar Urbina, and her most recent penthouse renovation in the desired, Sunny Isles. Guimar, head designer and owner of KIS Interior Design, successfully translated her contemporary point of view into a highly functional and dynamic apartment for a family of six. The apartment, which is composed of two levels, overlooks the breathtaking Atlantic Ocean and the glimmering surrounding towers.

The living room, which propels into the expansive view, was designed to bring elements of the outdoors into the interior in a tasteful manner. This was achieved by using neutral hues reminiscent of the sandy coast with intentional accents of turquoises and teals. One of the main goals of the project was to not only transform the penthouse into an aesthetic haven, but to also support all the needs of the social family. All the spatial layouts and furniture selections, including the white leather side chairs from Artefacto, ensure ultimate comfort as well as accommodate large family gatherings.

- CONTINUED ON NEXT PAGE -



(LEFT) The apartment is adorned with beautiful floor to ceiling windows that allow access of natural light into the dining area. The ceiling details and reveal trims add a sense of symmetry in the room, accompanied with a glamorous touch of Schonbek's squared chandeliers that reassemble the lines of the elegant Artefacto's dining table. The color scheme harmonizes the space by blending the earthy tones from the selected 12" x 24" Siberian marble floor with the neutral hues, reminiscent of the sandy coast, from the dining chairs from Artefacto. One of the most important goals of the project was to not only transform the penthouse into an aesthetic haven, but to also ensure ultimate comfort as well as accommodate large family gatherings. objective

(ABOVE) The living area spills into a sophisticated bar area containing a custom white calacatta marble table and Niche Modern glass pendants. One of the most spectacular features of this space is the integration of a mirror TV from leading brand, Electric Mirror. This mirror allows for vivid TV images to be displayed while turned on, and casually blend into the panoramic side mirrors when turned off. With this technology, guests can enjoy the reflected ocean views with the choice of cheering for their favorite sporting event.

The stylish breakfast corner that includes a custom made banquet seat using upholstery by luxury European brand, Romo. A natural wood table from Artefacto, with white leather chairs from Calligaris for additional seating.



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Tucked around the corner is the true heart of the apartment: the kitchen area. Guimar and the design team used only the highest quality elements including Ormare's top selling Satyrium line, and kitchen appliances by Miele. The frost-white Caesar Stone quartz adds to the contemporary feel of the kitchen as well as helps further illuminate the space.

(RIGHT) Family and friends also have the opportunity of holding more intimate gatherings at the masculine game table from Minotti Furniture.



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(LEFT) The boys' bedroom was designed merging their different tastes and preferences. The boys, one with a passion for cars and the other for soccer, meet together in a playful space abundant with funky greens, blues, and oranges. This tropical palette is carried into the playroom that caters to the young teens' activities of video games, homework, and relaxation. The shared kids' bedroom is a study in how a mirror-image design can visually divide a space. (LOWER LEFT) This bedroom was designed for a 15 year-old girl, the oldest of 4 siblings. The main task for this bedroom was to create the bedroom that every girl at that age dreams of, making the Black & White trend a priority. An eye-catching black-on-black damask wallpaper from Romo creates an alluring feeling at the moment you walk into the room. Because of the large space of her room we decided to use this dazzling king sized bed that features a tufted rectangular headboard from ZGallerie. One of the requirements of the girl was to incorporate a hanging chair, so we took it to another level and chose the Bubble chair that became the focal point of the room. The most important aspect of a room is that it fits your personality.

(BELOW) His and her's space meets again in the master bathroom, which initially presented a challenge due to its limited space and lack of natural light. By incorporating floor to ceiling mirrors, crisp white walls, and a polished marble floor, the space expanded visually and minimized any sense of confinement. Technology was a keen aspect in the master bathroom, especially in the avant-garde stimulating "summer rain" shower with an integrated chromatherapy mood-enhancing light sequence from kohler. This truly customizable shower experience provides the ultimate relaxation a long with the statuesque Victoria & Albert bathtub.

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Guimar aimed to create a visual focal point with the back wall by creating a custom panel system alternating between oak and European fabric finishes. Clean lines and crisp neutral hues embraced the rest of the room and allowed for the Florida sunlight to infiltrate through the retracted designer motorized blinds.



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The sophistication of the first level continues up the velvety antique-brown granite staircase. A total of 12 glass Bocchi pendants lead the residents into their unique rooms. Contrasting the vivid environment of the kid's areas, the master suite was crafted to provide a serene escape.

(BELOW) On the same floor is the media room harboring a grand leather sectional, custom rug from the Rug Company, and sultry custom made tufted ottoman. As used throughout the entire apartment, a Creston AV system was built in to provide a high quality surround sound environment.

- END -



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