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ISSUE 3 Vol 9, 2014

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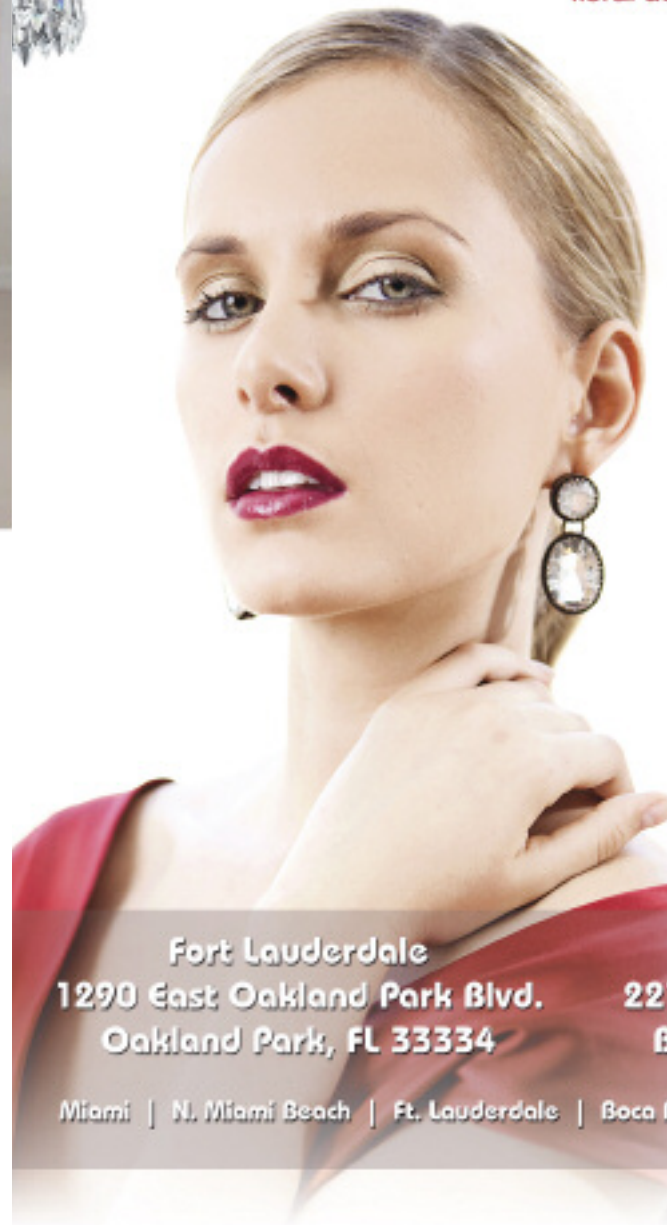
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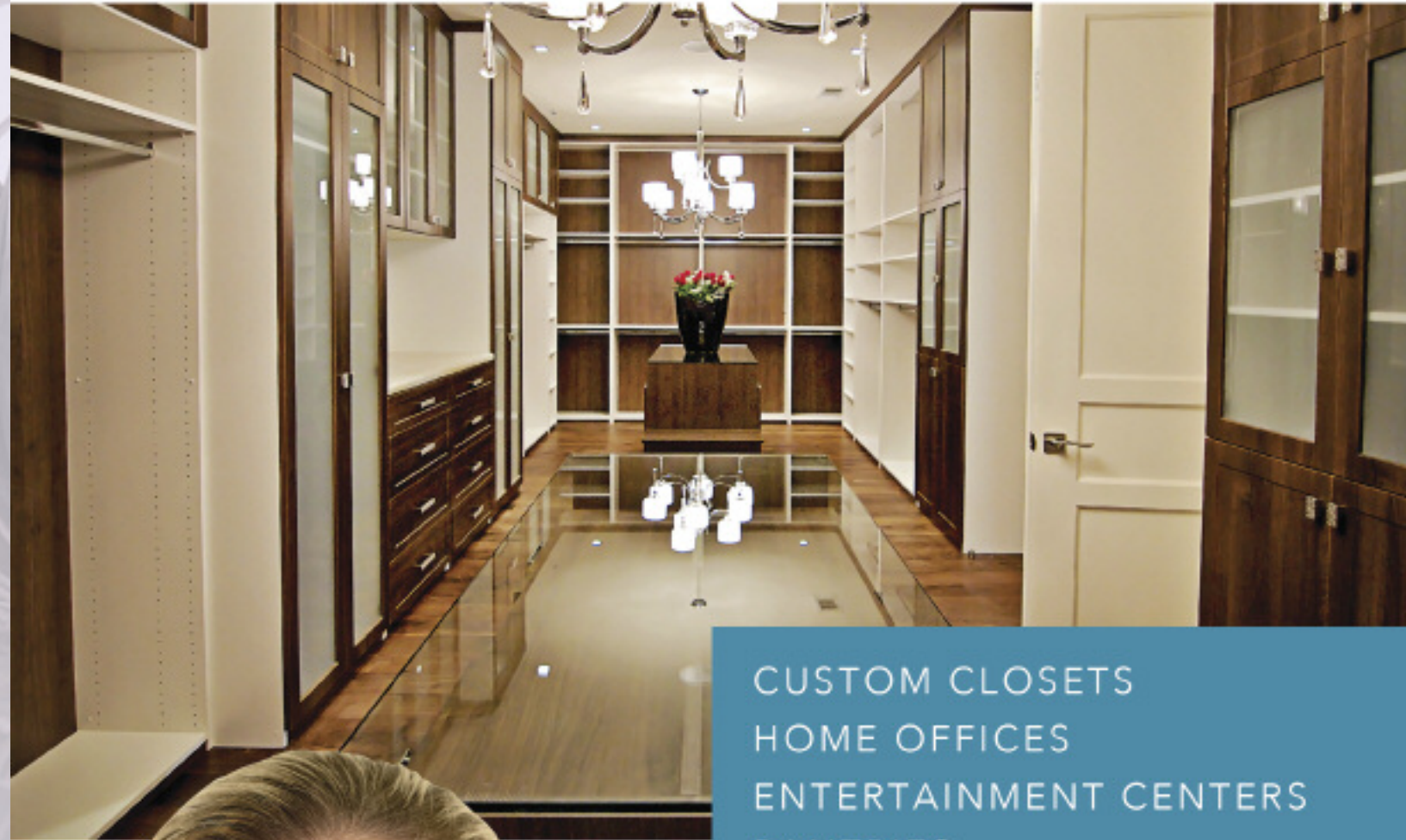
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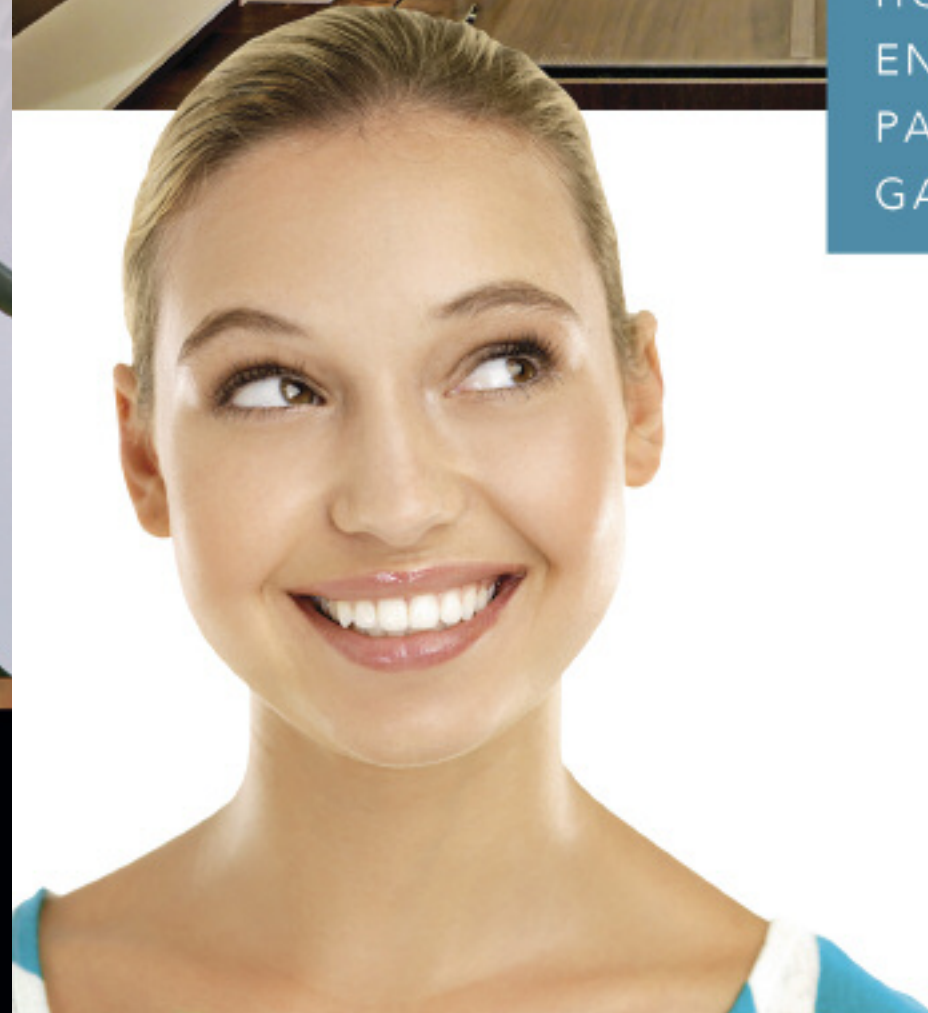
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A COOL, CRAFTED, CONTEMPORARY MIAMI CONDO

DESIGNER Jenny Provost, President, K2 Design Group
PHOTOGRAPHY Kim Sargent Photography

When a native-Miami couple set out for the ideal vacation retreat for their family of six, their search led to the exclusive One Bal Harbour building and a condominium 5,262 square feet under air that combined two neighboring units. "This apartment met every criterion in terms of size, location, amenities and view,"—remodeled with an eye toward religious preference for an on-the-go family.

- continued on next page -



In the study, the back of the study's white leather sofa moves up and down the body of the piece for a variety of arrangements. The study's two-color quartz desk, designed in the pattern of a bar code, utilizes cabinets on castors underneath for impromptu dining or a movable work station.

(upper right) A vibrant red flower, glass mosaic tile feature fills the foyer with the soothing sound of cascading water. (lower right) The contemporary pulse invigorates from the first step off the elevator with a dramatic view of a white, backlit, aluminum and resin coral structure enhanced with high-gloss red cabinets, ideal for stashing beach gear and folding chairs. - continued on next page -





The invigorating pulse of a remodeled high-rise condominium includes a kosher kitchen featuring walls of stark white tile and quartz countertops for sterile conditions and multiple work stations, appliances and cabinets for meat, dairy and parve. The separate beverage station conforming to religious custom also serves as a bar with wine refrigeration.



To calm the home's once box-like setting, a curvilinear approach in many rooms includes interlocking circles repeated in ceiling, countertop, lighting and tile details. For instance, the kitchen's ceiling details are circular and many of its zebra wood cabinet panels are gracefully curved. Pendant lighting and stainless appliances and hardware complement a contemporary design. Two generous bar areas with seating allow the chef to interact with guests while enjoying ocean views. The marble dining room table extends to welcome additional guests.

- continued on next page -





The family's most well-used venue is a game room, formerly a closet-lined hallway. The room is sound-proofed with acoustical wall compositions and padded panels, wired for multi-media and features innovative lighting such as LED back-lit, gouged turquoise resin panels and an under-lit gaming table.

The customized rug in the family room reads "Can't Buy Me Love", a quote from The Beatles selected by the family. Natural dark Wenge wood and high gloss lacquer built-ins contrast against the acid green of the rug and draperies. The room features hidden ceiling-mounted sliding panels that come out of the door on the left for privacy. The luxury sleeper sofa is by Gyforme of Italy. The room also showcases a clear acrylic Artemis fan by George Kovacs.



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Rooms are designed as much for frequent guests as they are for eye-catching appeal. In deference to Bruno Rainaldi, designer of the bed and the matching bench, the master bedroom with its pillowed, white lacquered cabinetry, is a calm series of squares and cubes. The master bedroom's koi fish carpeting is one of many touches instilling delightful serenity on the waterfront.

(right) This guest suite features a custom design faux-finish mural of silhouettes of the family's four children painted by K2's resident artist Kellye Keegan.

- continued on next page -





The high-energy home's bathrooms and bedrooms each carry unique features, such as disc-shaped tiles and an eye-catching metallic sink in a powder room.

(below) The dramatic transformation of a fresh-from-the-developer high-rise waterfront condominium opens walls, adds glass, and creates new views. Designed in a one-of-a-kind contemporary style, the master bathroom, a room once shielded from the view, is now bathed in natural light. The spa tub, now freestanding, is the perfect place to soak and watch the world go by.

The mirror's etched pattern and chandelier crystals conform to the calming curvilinear design used throughout the residence. Valley Gold marble on the walls and bath, and circular, iridescent glass tile on the ceiling and back-splash instill light shades to a luxurious setting. Like delicate bubbles, the tiny tiles are a lighthearted complement to floor-to-ceiling water views. Monochromatic in color scheme, the cool greys frame the water colors on the other side of the glass. The shower's frameless glass enclosure and subtle curb design make the room feel more expansive than the actual square footage. Substantial marble sections form the sink and counter with "legs" and custom mink colored stain on the cabinetry and millwork completes the rich grey-neutral palette.

- continued on next page -



(above) A guest suite blessed with both Atlantic and Inter-coastal views accommodates many with a split king bed and leather sleeper sofa. To make this room as unique as the next, as with every room in the home the bedding and draperies are all custom made.

(left) A guest bathroom boasts ample storage space while maintaining a polished look. The Vitraform glass vessel sink provides a splash of color in a very organic yet contemporary space. Quartz countertops complement white tassos marble floors and contrast harmoniously with the grey oak cabinetry. The Elitis wall covering adds texture and sophistication.

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Elevator Lobby and Foyer

Wall-mounted water feature Mosaic: Hakatai

White Coral Sculpture Art Commission: Ed Koehler, artist

Fiber optic lighting in tapered ceiling: Fiberstars

Custom cabinetry: Irpinia Kitchens

Kitchen

Cabinetry: Irpinia Kitchens

Countertop: Zodiac by Dupont

White tile on all walls: Ann Sacks

Appliances: Sub-Zero, Wolf and Miele

Decorative Light Fixtures: LBL

Great Room

Metal Wire Chandeliers: Brand van Egmond

Marble Dining Table: Draenert Studio

Draperies, Silver mesh: HBF Textiles

Sofa, white leather: Gyform

Study

Ethanol-burning, free-standing fireplace: Eco Smart, Corian

Wall tiles: Ann Saks

Task chairs: Eames by Herman Miller

Family Room

Custom carpet, "Can't Buy Me Love": Emma Gardner

Sofa, sleeper sectional: Gyform

Cabinetry and shelving, custom, wenge: Irpinia Kitchens

Swivel Chairs: Pianca

Master Bedroom

Custom carpet: Emma Gardner

Bed and bench: Alivar

Chair and ottoman: Bontempi

Sheer fabric: Maharam

Master Bathroom

Ceiling tile: Porcelanosa

Countertop and walls: Valley Gold Marble

Cabinetry: Irpinia Kitchens

Faucets: Hansgrohe

Game Room

Banquette: Windward and Associates

Light Columns: 3 Form

Cabinetry: Irpinia Kitchens

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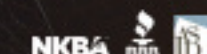


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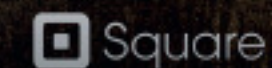
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Inspired by nature, exotic stone, fine woods, artisanal metals, decorative hardware accents and the sea, this tasteful fully remodeled condominium on the intracoastal is a standout. Our client's magnificent home overlooking the beautiful Ft Lauderdale waterway, was opened up for entertaining friends and family year round. Along with Rob Feinberg, CKD of Allied Kitchen and Bath, the client chose colors and materials with her Interior Designer, Fran Bernstein, ASID.

This remodeling project features a private elevator entry, a brand new kitchen, bath, master suite including a huge walk-in closet and a spectacular great room, entertainment area and bar. Walls were removed, a wet bar added, comfortable island seating in the kitchen, abundant counterspace, keeping functionality at its best. Additionally, in the master suite, new closets were built, a full crema Marfil marble bathroom was created, including installation of a steam shower, full height glass doors and a Hansgrohe Shower System.

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The focal point of the kitchen is the exotic granite sourced from Italy through Marble of the World in Fort Lauderdale.

The client loved the granite selection and was so inspired she had her kitchen accent wall faux painted to tie in to the movement of the granite used on her backsplash and countertops

Sleek stainless steel appliances from Florida Builder Appliances complement the solid wood custom cabinetry. Her refrigerator integrates seamlessly into the room. Her touch of nature at the bar is artistic and unique. Look closely and you can see lovebirds surrounding her oil rubbed bronze bar sink and faucet.



The decorative hardware used throughout her home indicates her passion for the earth and nature, where the handles were replicated Tree Branches. A Natural Stone Split face tile installation was used in the entry hall for a striking look, greeting you as you arrive on the private elevator.

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BREATHTAKING DESIGN AND FUNCTION COMBINE IN A SOUTH BEACH CONDO

INTERIOR DESIGN Irene M. Fister,
President of Fister Design, Inc.
550 11 Street, Suite 107, Miami Beach
305.777.2313

PHOTOGRAPHY Robin Hill
BUILDER Luis Romero
AUDIO VISUAL CDtronix Interiors, Inc



*F*ister Design, Inc. - with Irene Fister as Principal designer/owner along with Senior Design Assistant Wayne Grabein - have transformed this lower penthouse unit from "decorator-ready" to high-function luxury for the family living in this magnificent condo on the 12th floor in the "Marina Grande" tower of Capri South Beach

This 1,900 sq.ft., 2-bedroom unit features breathtaking views of downtown Miami all the way around to Ocean Drive. The interior design challenge was to create an equally breathtaking environment inside while adding client-required flexible functionality in each of the living areas. The apartment's well-mastered design centers on the merger of the unit's surrounding spectacular views with five pieces of contemporary fine art.

The rich textures and vibrant colors of the four large canvases by Titi Kerndt and a glass sculpture by Dasha Reich compliment the apartment's panoramic vistas, while innovative design functionality in storage and sleeping quarters satisfies client requirements for flexible living. In short, the unit's neutral hues, custom lighting and architectural details create a unique, livable art gallery that strikes the perfect balance of South Beach luxury and residential comfort.



The entry foyer (below) sets the apartment's atmosphere with original turquoise dioptic artwork surrounded by wave-patterned, ceramic wall tiles. LED pin spotlights wash the wall, enhancing the wave effect.

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The kitchen was provided by the building since it was a decorator-ready condo. The clean simple design keeps within the overall design concept of having the art being the focus of the apartment. Even though the kitchen is located in the heart of the condo, it does not distract from any of the other design elements within the space. Additionally, the kitchen functions to help unify the guests and family around a large elongated island with dark chocolate base cabinets. This color is a stark contrast from the light travertine floors and white counter tops.

The kitchen is designed to exude elegant yet functional lighting for a pleasant atmosphere for those enjoying a meal or glass of wine. The barstools are oversized in order to accommodate as many people as possible. The stools' chrome bases add that metal sparkle to the rest of the design elements within the space.



An ingenious curved frosted glass panel system converts the Den's open sitting area into an enclosed third bedroom when needed. Comprised of three 48" wide panels hung on a stainless steel rail, two moving panels slide effortlessly to form a half circle, enclosing the room and providing privacy for the guests. Each of the two leather chairs in this space transform to single beds while the lacquer wall unit framing the artwork cleverly provides light and closet storage.

The guest bedroom was fashioned to be a tranquil room of crisp whites accented by the bright green and turquoise colors shown in the Kerndt artwork hanging over the custom bed frame. A built-in closet/dresser system houses the television, accent lighting and abundant closet space.

Drywall Soffits were created to circumvent half the bedroom ceiling, allowing for a drapery pocket function and to provide down lighting. Artefacto Bloom Chair in an apple green color accents the crisp white features in the room to coordinate with the custom pillows on the bed and art work.

The bedroom furniture was also custom made to allow proper scale for the space and metal features accent the white lacquer to play off the new glass illuminated closet doors. A teal cut rug provides a nice contrast to the Travertine Floors.

The Guest Bathroom and utility closet doors along the wall leading from the Foyer to the Living Room were concealed in a wall of the same fine Italian lacquer panels as the storage walls. This high gloss wall reflects the natural light, which pours from the windows across the room. With the Guest Bathroom door concealed, visitors are impressed by the dramatic effect as they walk into an organically designed half bath with stonewall, curvy vanity, free-form bronze basin and deep rust colors...a strong contrast to the polished decor of the main living areas.





The master bedroom's original floor plan and closet distribution was completely re-configured to create a more spacious master suite. With this redesign, the bed's position could be turned providing a better view of the beautiful Miami Beach skyline. Hand-carved Indonesian fingerprint wood panels accent the custom bed frame that "floats" in the room. A creative niche, custom his and her desks, coordinating drapes and bedding all unite to create an elegant and sophisticated design worthy of any five-star hotel. - end -

RESOURCES

Living Room

Sofa: Diaz Finest Upholstery, Miami

Cabinets: Julio Cruz, Miami

Lighting: Capital Lighting, Boca Raton

Area Rug: Kravet, Dania

Art Work: Etra Fine Arts

Silhouettes: ADA Interiors

Den

Chairs: Artefacto, Miami

Ottoman; Diaz Finest Upholstery, Miami

Art Work: Etra Fine Arts

Master Bedroom

Bed: RC Wood, Miami

Chair: Scan Design, North Miami

Lighting: Capital Lighting, Miami

Powder Bathroom

Sink: Stone Forest, (need to verify this)

Vanity: Julio Cruz, Miami

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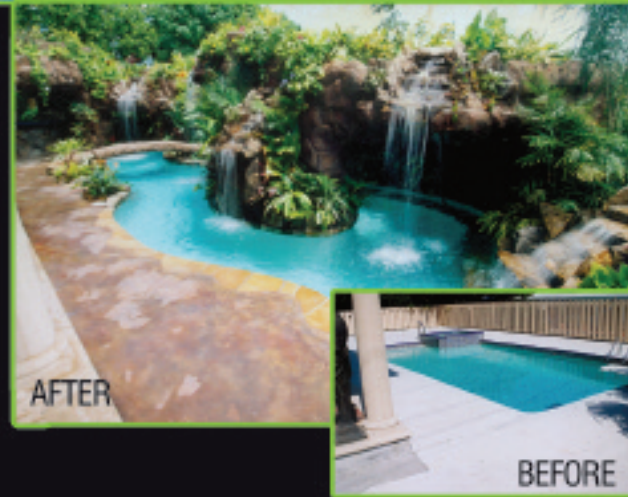
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