

MODERN LUXURY
MIAMI

February 2020



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REALTY CHECK!
Vertical Living in Miami Reaches New Heights

MAKING A SPLASH Spring Swimwear's Bohemian Flair
PLUS The Dish on the South Beach Wine & Food Festival

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REAL
ESTATE
2020!

When it comes to vertical living in a subtropical paradise with cosmopolitan amenities, exciting culture, luxury retail and world-class dining, no other city in the United States comes close to Miami. The properties in this section prove that, as it relates to the high life in this town, these days the sky's the limit.

BY LUIS R. RIGUAL

The driveway of the Riva yacht inspired Uta Residence in South Brickell



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PIED-À-TERRE PROPOSITIONS

Condos for second- or third-home buyers are still a rather popular option for residents who don't live in Miami year-round. Savvy new developers are upping the ante on these kinds of properties with options that make it easy for folks to make a return on their investment by renting them when not in use. Here are three such dwellings that are on our radar.



NATIVO MIAMI Part of a new hospitality brand that debuted in 2019 with two properties (the other will be based in Austin), Nativio Miami offers owners the ability to fit their residence while not in use on any home-sharing platform. The building was co-developed by Newgard Development Group and Crescent Heights and designed by Arquitectonica with fully furnished interiors by Urban Root. In terms of inventory, Nativio offers 412 units starting at \$360,000—with a \$1.2 million penthouse to boot. There are also 102 hotel rooms in the 51-story tower. On-site creature comforts include a resort pool, a Peloton studio and a yoga lounge. *4 NE First Ave., Miami, 888.628.4466.nativiomiami.com*

LEGACY HOTEL & RESIDENCES Breaking ground this year, this mixed-use skyscraper will be the latest addition to the behemoth that is developer Don Koda's Miami Worldcenter. The neo-futuristic tower will house 270 branded residences above a 250-room hotel. Legacy's so-called micro-LUXE residences (which can be rented by owners when not in use without annoying restrictions) range from 400 to 948 square feet with studios and two-bedroom units starting at \$300,000. As for amenities? A Singapore-inspired pool, a first-of-its-kind medical center and the city's first enclosed rooftop atrium—all just blocks from the retail riches of the Design District and the artsy vibe of Wynwood. *1010 NE Second Ave., Miami, 855.756.0221.legacymac.com*



YOJEPAD MIAMI Smart technology bells and whistles are par for the course at YOJEPAD, an Asia Development Group tower scheduled for completion in 2021. Among our favorite of these features are the two Tachi robot butlers that will deliver beverages, gifts, documents and just about everything else to residents. The mixed-use development will include 231 residential units (labeled PADel) on floors 15 to 30 above 222 hotel units (thus the YOJES part of the title). Floor plans range from 487-square-foot studios to 1088-square-foot bedroom units with integrated living, kitchen and dining areas with prices from \$279,000 to \$499,000. Buyers have the option of securing the services of Residence Furniture, a design company that excels at providing space-saving systems with items that are modular and easy to move. *518 NE First Ave., Miami, 305.847.5100. yojepadmiami.com*



PHOTOGRAPH BY MICHAEL PETERSON

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NATIIVO MIAMI Part of a new hospitality brand that debuted in 2019 with two properties (the other will be based in Austin), Natiivo Miami offers owners the ability to list their residence while not in use on any home-sharing platform. The building was co-developed by Newgard Development Group and Crescent Heights and designed by Arquitectonica with fully furnished interiors by Urban Root. In terms of inventory, Natiivo offers 412 units starting at \$360,000—with a \$1.2 million penthouse to boot. There are also 192 hotel rooms in the 51-story tower. On-site creature comforts include a resort pool, a Peloton studio and a yoga lounge. *14 NE First Ave., Miami, 888.628.4486, natiivomiami.com*

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