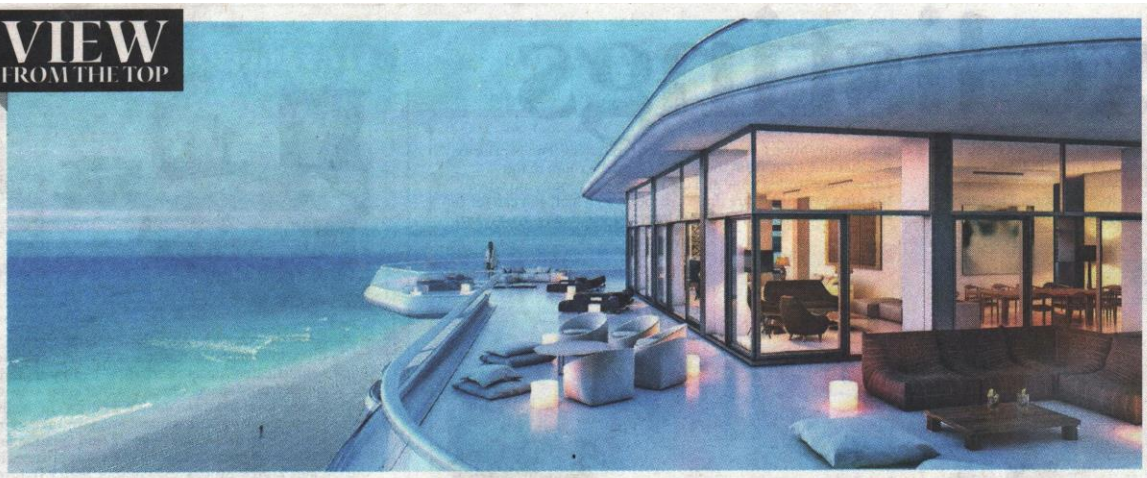
VIEW FROM THE TOP



MIAMI NICE

This penthouse at Faena House pairs Atlantic-to-Intracoastal Waterway views with some serious real estate. Priced at **$50 MILLION**, the 8,237-square-foot duplex features four bedrooms and five-plus bathrooms — plus a 2,681-square-foot roof with private pool. The Norman Foster-designed building anchors the first US project from visionary Argentine developer Alan Faena, who's creating a 24-acre mixed residential, retail and cultural complex. There's the Arts Center from Rem Koolhaas, an updated Saxony Hotel by director Baz Luhrmann and Foster's condo tower. The latter is wrapped by 7,300 square feet of breezy *aleros* — traditional Argentine terraces — which elegantly ring the sprawling penthouse perch. **Contact: Douglas Elliman Development Marketing, 305-534-8000**

PHOTO BY FAENA GROUP.

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LUXE LIVING

The elite real estate pullout from the NEW YORK POST

The New York Post, founded 1801 by Alexander Hamilton

February 26, 2014

At the Cast Iron House, Shigeru Ban has added penthouses atop its cast-iron façade.

PHOTOS BY HAYES DAVIDSON.

In TriBeCa, Japanese architect Shigeru Ban has converted an 1892 historic structure into the Cast Iron House. Its new penthouse perch features a pair of condos priced from $12 million.

BEAUTIFUL INSIDE & OUT

From Manhattan to Miami, the world's top starchitects are creating luxury homes with a single design vision

By **DEBORAH WILK**

IT'S been 10 years since the arrival of Richard Meier's twin glass towers on the West Village's Perry Street — whose iconic architecture and celebrity residents helped the project achieve record pricing. Yet while the bold-named buyers were certainly newsworthy, the towers also came with an undeniable downside: The apartments' concrete, open-plan interiors required ample time, money and effort to make livable — despite their original seven-figure price tags.

But that was then.

Today, instead of delivering multimillion-dollar units raw, the more recent wave of architecturally significant luxury developments — Annabelle Selldorf's 10 Bond St., Steven Harris' 7 Harrison, 56 Leonard by Herzog & de Meuron, and Singaporean architect/developer Soo K. Chan's Soori High Line, among them — are coming to market ready for occupancy.

What truly makes these properties, along with other notable newcomers in Manhattan and Miami, stand out from the upmarket crowd are their unusual design bona fides. Unlike the Meier towers (where the starchitect simply handled the exterior) or at the forthcoming "billionaire buildings" 432 Park Ave. and One57 — which rely on a name-brand architect for the outside and top-tier interior designer for within — these new developments feature a single stellar designer tackling the inside and out. And this means both the exteriors and interiors are thoughtfully and equally conceived by a sole talent and vision.

INSIDE/OUT *continued on Page 8*

MASTER BUILDERS

WE SALUTE FIVE KEY REAL ESTATE TASTEMAKERS IN BOTH MANHATTAN AND MIAMI

By HEIDI MITCHELL

THEIR contacts are enviable, their influence deep. Whole careers have been made by their patronage — tall towers risen under their watchful eyes. These five tastemakers form the big leagues of New York and Miami's real estate and architecture arenas. Here, we reveal their personal paths to success and style.

LAURINDA SPEAR, 63

Breaking ground: As founding partner, with her husband, of Arquitectonica in 1977, Spear has pushed the architectural firm's work, from Miami's swooping AmericanAirlines Arena and Downtown master plan to the teetering concrete slabs of the High School for Engineering & Architecture in Queens.

Skyline star: Her perforated 500 Brickell Ave. condo, Gehry-like Miami City Ballet, and Dade County Courthouse, which resembles a cruise ship, transformed the city's landscape. And her firm's Westin Times Square hotel changed the look of

Arquitectonica's Westin Times Square hotel lights up Manhattan.

Manhattan when its multi-colored tower lit up Midtown in 2002.

Early influences: Spear interned for Morris Lapidus, whose tropical modernism informed her style. But her debut commission — her parents' Miami home, designed with Rem Koolhaas in 1975 — caught people's attention. The flamingo-hued "Pink House" is one of the most photographed in Miami.

Her daughter, her muse: Daughter Marisa Fort Adams joined the firm in 2012. "We're totally on the same wavelength and we energize each other's ideas," Spear has said.

The three-month-old Pérez Art Museum Miami.

JORGE PÉREZ, 64

Claim to fame: The Condo King of South Florida began developing low-income housing, but moved on to launch The Related Group of South Florida, behind projects like the SLS Hotel & Condos, Icon Brickell and Brickell Heights.

Local bonafides: His $40 million donation anchors the new Pérez Art Museum Miami (PAMM), whose Latin American Masters collection is unrivaled. "It was very important to have a Hispanic name on a great public institution," Pérez says.

First purchase: Pérez bought his first piece of art more than 40 years ago. "It was a Miró lithograph," he recalls.

Friends in high places: A chance meeting with developer Stephen Ross kicked things off. The pair launched Related — and a 35-year friendship. Says Pérez, "We talk almost daily about everything."

Lushly landscaped and dramatically illuminated, the pool and public spaces at Grove at Grand Bay in Coconut Grove showcase Ingels' refined-yet-dramatic aesthetic.

BJARKE INGELS, 39

Generation next: The dashing Dane spent two years at Rem Koolhaas' OMA studio in Rotterdam, and has been perhaps the most prolific of his protégées. Ingels' firm, BIG, has buildings going up at 625 W. 57th St. and on 125th Street in Harlem, and he also has projects in Miami, Mexico City, Hamburg, Copenhagen and Baku.

In the works: Critics call Ingels' condo project in Coconut Grove the "twisting twins"; perhaps the message is meant for mentor-turned-rival Koolhaas, who is designing the Park Grove nearby. Its two glass-and-stone towers will rise 20 stories, housing 96 residences with 12-foot-high windows.

Easy being green: The media-savvy architect believes in sustainability, but not at the sake of excitement. "People shouldn't have to choose between a life in the garden or a life in the city," he told a rapt audience at a 2009 TED Talk in Oxford. "They can have both."

Practicing what he preaches: An avid cyclist, he bikes to his Manhattan and Copenhagen offices, and recently returned from a three-week cycling tour of Argentina.

Morabito's Beach House 8 is rising in South Beach; it consists of eight 2,600-square-foot, sun-drenched homes stacked almost Lego-like.

VALERIO MORABITO, 39

Heir apparent: Morabito is the scion of the second-largest general contractor company in Italy. But it was the renovation of his own home on Manhattan's Upper East Side that gave him star status. The townhouse with an indoor pool recently sold for $26 million. "It was a work of love," he says. "I like building everything from scratch for myself."

In the works: He purchased a beachfront plot of land in Miami during the economic downturn and is turning it into Beach House 8 — eight private residences stacked one atop the other on Collins Avenue. The 2,600-square-foot homes are wrapped in marble.

Dream team: When he sees a great opportunity, he gets his four main investors on a conference call. One of them is real estate mogul Ugo Colombo, head of CMC Group, which developed Miami's 55-story Epic Residences & Hotel.

HORACIO LEDON, 47

Big seller: In the past 11 years, this Miami native sold over $1 billion in real estate. Last year, LeDon moved to Douglas Elliman, where he's the president of development marketing in Florida and a senior managing partner in New York.

Midtown master: In 2004, LeDon looked at Wynwood and saw potential. "As a risk taker, selling Midtown Miami, situated on a 56-acre railyard in economically blighted Wynwood, stands out professionally as the most career-defining," he says.

Favorite child: Faena House and Edition in Miami, with marquee names like Ian

LeDon is selling the Residences at the Miami Beach Edition.

Schrager and John Pawson attached, are taking up most of LeDon's time, but Park Grove, in Coconut Grove, gives him the most pride. "It'll be as socially and culturally defining as the other two when it's completed, establishing Coconut Grove on par with the world's best neighborhoods." The design is by Rem Koolhaas' OMA studio. Also on his roster: A reimagining of the Shore Club to launch this fall.

Mother knows best: As the only child to a single working mother, LeDon's mom instilled a work ethic. "She's probably why I'm still single!"

QUINN