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A VACATION CONDOMINIUM WITH A ROOMY FLOOR PLAN IS A MODERN BEACH LOVER'S DELIGHT REplete WITH A SANDY WHITE PALETTE AND SPECTACULAR VIEWS.

WRITTEN BY SUSAN FRIEDMAN PHOTOGRAPHY BY CARLOS DOMENECH

INTERIOR DESIGN Deborah Weckselman, Deborah Weckselman Design Inc.
ARCHITECTURE Bernardo Fort-Brescia, FAIA, and Laurinda Spear, FAIA, Arquitectonica
HOME BUILDER Brad Meltzer and Jason Elmer, Plaza Construction Group Florida, LLC
BEDROOMS 5 | BATHROOMS 7 | SQUARE FEET 6,500



ffering 360-degree city and sea vistas from 25 stories up, this Miami Beach luxury vacation dwelling was quite a large-scale undertaking. The owners, whose primary residence up north alluded to their cosmopolitan taste, decided to purchase an entire level of a resort-style building and combine its three units into one sprawling floor plan. Interior designer Deborah Wecselman—with architects Bernardo Fort-Brescia and Laurinda Spear, and builders Brad Meltzer and Jason Elmer—transformed the newly massive unit into a sophisticated urban beach escape with a cool modern aesthetic. With private spaces tucked away along one end of the unit, several areas for dining and conversation are positioned neatly around the central kitchen on the more public side, with common threads that pull them all together. “When you begin this kind of a project, you start by imagining the end result,” Wecselman says. “We wanted to create an urban yet light and airy space that speaks of nature and the spectacular views.”

To achieve that look and maximize the panoramas, Wecselman kept the design subtle with a mostly white palette, but she also let some colors pop. Case in point: The long white dining table with its painted finish is accentuated by the drama of the owners’ oversized chandelier with a slight hint of blue. “We wanted something that would feel relevant to the space,” says Wecselman. “This fixture is like Medusa at the beach. It’s modern and organic but still glitzy.”



A fireplace surround installed by Marmol and a John Himmel Decorative Arts mirror from David Sutherland define the entry pass-through, lit by Ochre fixtures from Niba Home. The carpet is from Niba Rug Collections. *Left:* Euro International Manufacturing fabricated a bench in the foyer; its cushions wear Perennials fabric.



The kitchen features Ornare cabinetry and a DuPont Corian surface fabricated by C.C.S. Countertops. The stools, organic and mod, were acquired in Taiwan, and the Alison Berger Glassworks pendants are from Holly Hunt. The adjacent Casamilano dining table and chairs are from Contemporaria in Washington, D.C.



Above: The family area beckons with a tufted ottoman custom-made by Le Jeune Upholstery, and a custom game table and set of chairs. An Edelman Leather cowhide rug covers oak planks installed by All American Floors. Daniela Urzi's artwork references the beach. Right: Yellow blooms add vibrant color to the neutral scheme.

CONTINUED FROM PAGE 288

The light fixture also happens to be one of multiple pieces brought in from the owners' collection; others include two charming stone pig sculptures from their native Philippines that flank plush linen-covered club chairs in one of the sitting areas. Among the other statement-making furnishings from the owners is the tree-trunk-like wood table seated on a natural-fiber rug in the entry pass-through leading to the great room. "It's the perfect place for a floral arrangement," says Weцselman. The table speaks to the homeowners', and designer's, penchant for wood. "Walnut millwork and cabinetry provide extra storage throughout the apartment, and European natural oak planks run underfoot," she says.



"LIGHT AND AIRY SPACES SPEAK OF NATURE AND THE SPECTACULAR VIEWS."

Another seating area combines a coffee table and an A. Rudin armchair from J. Batchelor with a custom sofa and an organic floor lamp with a tree base from Jalan Jalan, all grounded by a carpet from Niba Rug Collections. A textural occasional table from Uzca conjures a beehive.



Eye-catching ceramic stools with sculpted indents from Uzca provide the perfect perch for the ocean vista in one of the living areas. They remind the designer of elephant legs and help support the primal but posh scheme throughout.

CONTINUED FROM PAGE 292

Fulfilling such a lofty design goal while still keeping it cohesive and uncomplicated was met with a few roadblocks. “Everything was pre-planned at the point of demolition, which helped to mitigate changes,” Meltzer says, but the building’s vertical architecture meant that mechanical systems for the reconfigured layout were challenging at best, especially regarding HVAC and plumbing for everyday necessities. Solutions such as a raised tub in the master bathroom to accommodate drains were all part of the integrated planning, Wechselman says.

Because this is a secondary home, the owners have a built-in tech-savvy automation system for everything from lighting to climate control, room-darkening shades and more. When they aren’t vacationing, the Crestron system is in play. “The window treatments and the air conditioning can be controlled remotely,” notes Elmer, who says that customized controls curtail the need for wall switches and allow for a more minimalist look.



The owners acquired wooden tables in the Philippines that are displayed in the sitting area off the entry pass-through. The Casamilano club chairs are adorned with pillows from ThreadCount. An oil by Renato Freitas, from Gary Rubinstein Antiques, looks on from an adjacent wall.



Above: Camel hues wash over the master suite's bed, which was custom made by Le Jeune Upholstery, seating from the owners' collection and Jim Thompson draperies fabricated by Marsh Industries. Right: Marmol wrapped the master bath in Volakas Marble stone. The tub filler is by Dornbracht.



Gunmetal tile by Heath Ceramics, from Ann Sacks, commands attention in the powder room. The custom countertop, supplied and installed by Marmol, is cantilevered so it does not touch the tile wall. An Agape mirror from Luminaire captures the glow of Bocci lights from YLighting.

CONTINUED FROM PAGE 294

Ultimately, Wecselman's goal for all of her clients is timeless design. Indeed, this refined yet earthy interior, which flows seamlessly as one unified space, embraces a family-friendly, beach-inspired look that offers such design. And as a family-friendly space, it was imperative to incorporate outdoor textiles into the mix so that seating would be welcoming to the owners' grandchildren. "Outdoor linen is perfect because it makes cleanup from beach-related sand and sunscreen so easy," says Wecselman. "After all, this is a vacation home." **L**