

MI



Ines Hegedus-Garcia
2019 Residential President
MIAMI Association of Realtors

Miami is More than the Beach

Miami Beach gets the international acclaim and deservedly so, but there's so much more to Miami than the beach. From the colorful murals in Wynwood to the international banks in Brickell to the stunning Mediterranean homes in Coral Gables and Miami Shores, Miami offers a diverse array of neighborhoods. Each of Miami's 34 municipalities is experiencing growth and major commercial development.

Let's look at five Miami neighborhoods:

Downtown/Brickell

Downtown Miami is America's fourth-fastest growing neighborhood, according to Realtor.com. The population here has doubled in the last 15 years to 80,000 residents. Two of the nation's largest mixed-use projects--- Miami Worldcenter and Brickell City Centre --- are being built here in addition to projects from architects like Rafael Vinoly, Carlos Ott and Zaha Hadid, to name a few.

Doral

This western Miami-Dade County suburb was the fastest-growing large city in Florida during the current decade and eleventh-fastest in the nation in the period, according to new US Census data analyzed by the FIU Metropolitan Center.

Coral Gables

"City Beautiful" is one of the nation's first fully planned communities. Centrally located in Miami-Dade, Coral Gables is home to the historic Biltmore Hotel and various top restaurants, bars and retail locations. Miracle Mile, which underwent a \$21 million renovation and street widening project, is a popular eating and shopping destination.

Miami Shores

This suburban community developed in the early 1920's is home to Barry University, a private Catholic university founded in 1940. Located on Biscayne Bay between Little Haiti and North Miami, with beautiful historic homes, parks and golf course. Miami Shores is popular for its central location and short drive from Downtown Miami and both airports (MIA & FLL).

Pinecrest

Pinecrest's zip code (33156) has consistently ranked among the most expensive in the United States. The suburban village in south Miami-Dade County is known for its luxury real estate and top schools. Many celebrities and athletes own homes here.

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GREEN

scaped with trees and flowers. There are also several acres of private gardens and multiple park areas. An amphitheater outside the lobby can be used for concerts and movie nights.

Park Gove is also across from Coconut Grove's newest Regatta Park. "We look for spaces that have all the elements that make great neighborhoods, and parks and green spaces are an important part of that," Martin said. "They're places where neighbors can meet and connect on an intellectual level, an aesthetic level and a passive level. Now's a time when society needs more places for people to meet and enjoy the city and each other's company.

"The lion's share of Terra's residential developments are adjacent to parks, and we try to contribute resources to them," Martin continued. "We work with great landscape architects to make the parks more useable and programable."

Eighty Seven Park, an oceanfront condominium project in Miami Beach being developed by Terra in conjunction with New Valley and Bizzi & Partners, is adjacent to a 35-acre public park, and the development will also have a private two-acre park. A reflecting pool creates a serene feel, and the outdoors come inside with a botanical display in the lobby.

"There's definitely an outdoor nature component to the property," Martin said.

Terra's Grove at Grand Bay in Coconut Grove features a landscape with more than 400 trees and 15,000 plants. "Every project we've done has had a green space component," Martin said.

WELL-BEING

Green space can help



Courtesy of The Ritz-Carlton Residences

An edible garden at The Ritz-Carlton Residences offers owners a place to plant vegetables and herbs.



Courtesy of Alina Residences

Alina Residences in Boca Raton will have green spaces surrounding it.

create an overall sense of well-being, said Shahab Karmely, CEO of KAR Properties, developer of 2000 Ocean in Hallandale Beach and One River Point on the Miami River. "Our direction has always been to maximize green space and plantings," he said. "As human beings, we didn't evolve in the city. Our well-being is attached to nature, and green spaces are an integral part of it. We need to be in touch with nature to live a balanced life."

At 2000 Ocean, azaleas and bougainvillea will cover the parking structure, and the pool deck on top will be planted with large palms and flowers. An enclosed Zen-like courtyard will feature a shaded area for meditation.

Buildings at One River Point are purposely set back from the waterfront, allow-

ing for a seamless continuation of the Miami River Walk at the development's edge. The space will be highlighted by a waterfall and a grove of Royal Palms, offering places to sit, jog and walk a dog. The landscape is a series of linear gardens with changing elements, and gardens are individually designed to create spaces where residents can read in the shade, meet people, enjoy the water and be inspired by art.

AN EDIBLE GARDEN

The Ritz-Carlton Residences in Miami Beach, a transformation of the former Miami Heart Institute complex, will have a rooftop pool deck with private cabanas and a barbecue. On the ground level, residents can enjoy a jogging loop that circles the

property and relax in a meditation garden. An edible garden will offer residents a spot to plant vegetables and herbs.

A patio overlooks a dock and boat slips on a lake, and a launch is available to ferry residents to the beach. In front of the building is a public pocket park. "Green spaces are becoming more important," said Allison Greenfield, a partner in Lionheart Capital, developer of The Ritz-Carlton Residences. "One of the most wonderful parts of living here is being able to be outdoors all year. Our buyers want the amenities that come with a single-family home, but the convenience of a condo."

Alina in Boca Raton, a condominium developed by Elad National, will have 2 1/2 acres of green spaces, said Noam Ziv, executive director of development. The development will have trails and a dog park, and an amenity deck on the roof of the garage will offer garden landscaping, an outdoor kitchen, cabanas, a garden, fire pits and a yoga area. "Green space doesn't have to be on the ground," Ziv said.

Many Alina buyers are empty nesters moving from large homes in the suburbs. "They like the walkability here, but they want the green space they're used to," Ziv said.

Metrotopica, a 65-acre, mixed-use development in Sunrise, will have biking and running trails, tennis courts, a pet-friendly, 4 1/2-acre park and interactive outdoor art. "The idea is walkability and sustainability," said Terri Bersach, broker and district manager for Coldwell Banker.

Outdoor areas that allow residents to stay in touch with nature are likely to continue to be an important amenity. "Green space and plantings," Karmely said, "are an integral part of a balanced living space."

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CONDOS FOR SALE MIAMI-DADE

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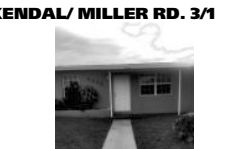
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