

# 9fi5th

LUXURY REAL ESTATE



## **EDUARDO F. COSTANTINI,**

**Founder, President and Senior Partner of Consultatio tells us just how he picks perfection in location, architecture, and art.**

## **THE RELATED SKINNY**

**With another crop of highly sought-after properties in line for completion, Related is keeping buyers on their well-heeled toes.**

## **1 SANDY FOOTPRINT TO FOLLOW**

**New York real estate mogul Richard LeFrak brings ecologically sound development to Miami with 1 Hotel & Homes South Beach.**

## **DESIGNER MIX**

**Design District developer Craig Robins talks vision, implementation, and favorite breakfast pastry.**

**MIAMI**

# NUMBERS GAME

9f15th takes a look at another NINE, namely that of NINE at Mary Brickell Village.



CENTER OF IT AT ALL AT NINE AT MARY BRICKELL VILLAGE

**PARTICULARS**  
NINE AT MARY BRICKELL VILLAGE

PLACE 📍 Brickell

PROPERTY 🏠 390 Residences

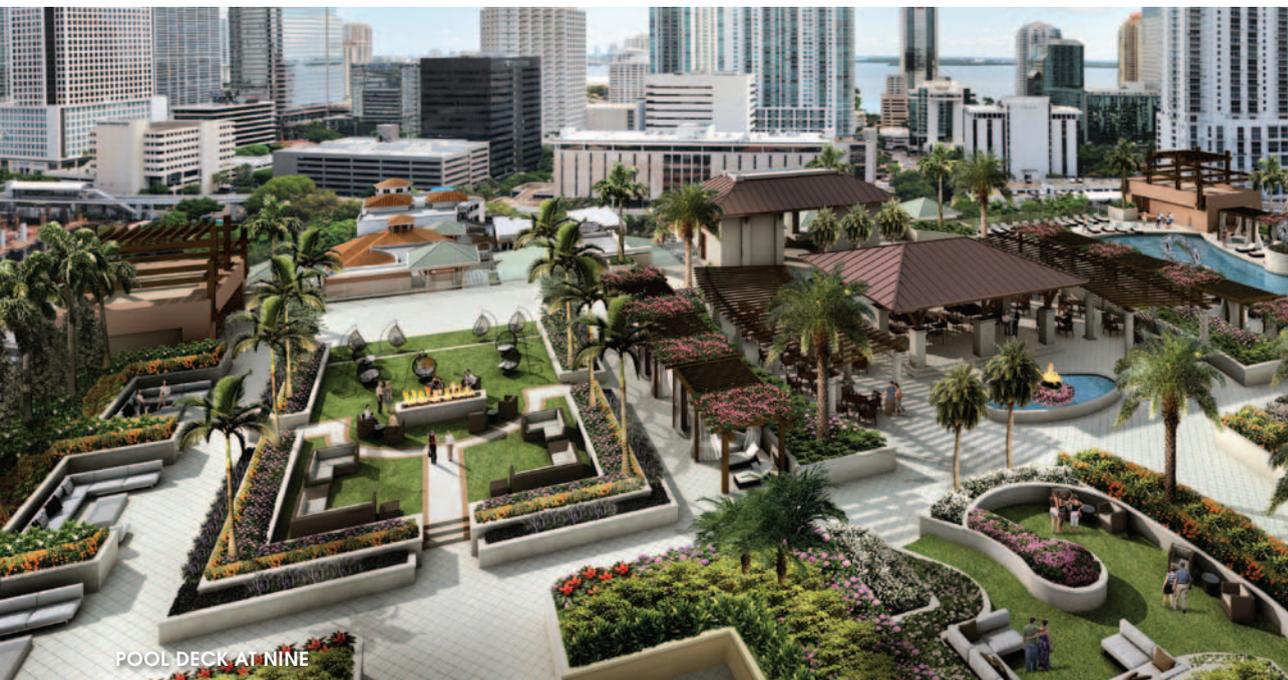
PLANS 📏 744 - 2,078 square feet

PERIOD 📅 2014

PERKS + Private park, enclosed dog-run, gym, club room, direct access to Mary Brickell Village



WARM LIVING QUARTERS



POOL DECK AT NINE

**M**“My father reluctantly let me join the family real estate business, but under three conditions,” remembered Michael Lynd Jr., CEO of LYND. “First, he would pay me a whopping \$20,000 a year, second, I wasn’t going to invest any of his money nor would he introduce me to any investors, and third, he said he would not do a *stitch* of work.” Today, things look a whole lot brighter for Lynd Jr. who, along with his brother, turned his father’s reluctance into gold (oh, and dad *does* do a bit here and there). LYND is coming back to South Florida from San Antonio to claim a piece of their birthplace with a project called NINE at Mary Brickell Village, a follow-up to their massively successful EnV Chicago.

“We have contracts on 65 percent of the condos here, with a

completion date set for the end of this summer,” said Lynd Jr. With a fantastic record of delivering luxury multi-family residences, a high-end, high-rise condominium project was just their cup of tea. The project was originally conceived to deliver rental units, but was adapted to quench a rapidly recovering Miami market thirsty for luxury condominiums. LYND teamed up with LNR (now Starwood) and BlackRock Realty Advisors as their partners and secured debt financing from Wells Fargo to deliver 390 luxury units spread over 35 floors. To bring in that 24-hour lifestyle that we all come to Miami for, NINE will make the commute to Mary Brickell Village so easy it can be done by elevator, as the 35 stories will elegantly rest atop Mary Brickell Village while the pool area will offer

residents direct access to the village and panoramic views of Brickell and beyond.

The units will range from one- to three-bedrooms, sized between 744 and 2,078 square feet, all with sizable balconies while the top two floors of the building will be solely devoted to NINE’s 24 penthouses. Price points will run between \$400,000 and \$1,200,000 for these decorator-ready units and each unit will feature the very latest in technology and aesthetics; from the spacious walk-in closets to the kitchens decked out in modern, European cabinetry, stainless steel appliances, and quartz countertops. For a bit of added comfort, residents will find floor-to-ceiling sliding-glass doors and sound reducing, impact-resistant glass. The well-chosen imported porcelain tile flooring in a wood-grain finish will

also bring in some tasteful accents.

“NINE will offer *that* lifestyle, with its one-acre amenity deck of epic proportions,” distinguished Lynd Jr. And right the man is; located on the 11th floor, NINE’s amenity deck will have a private park with linked terraces, as well as what Lynd Jr. described as, “a kind of secret Zen garden, where people can sit in the peaceful vegetation that will provide a sense of privacy in nature.” For those looking for just a little more action and a little less thoughtful meditation, there will be an outdoor bar and food preparation area and also an enclosed dog-run for the animal lovers among us. The amenities list just goes on, from the gym dressed in Precor, to the lounge and the clubroom.

But Lynd Jr. drew our attention to a few key points of the project – the accessibility to the Metromover and Metrorail stations, Mary Brickell Village itself, as well as VIP-entrance to the exclusive Grand Bay Club on Key Biscayne. “We have chosen our location very well,” said Lynd Jr. “Brickell is here, you can toss a stone to Brickell City Centre, and we also have great protected views. Furthermore, a Publix Super Market and an LA Fitness Signature Club are at the base of the building – amenities that no other building in Miami offers.” To put the finishing touches to beauty that is more than skin deep, Lynd Jr. called in Nick Luaces Design Associates for some interiors that speak with an urban sophistication. NLDA is well known for their modern sensibilities in works like the St. Regis in Bal Harbour.

“Competition here in Miami is intense, there are a lot of great projects going up,” complimented Lynd Jr., “but I am really proud of what we are doing, it is special.” It seems like Florida is in Lynd Jr.’s blood (maybe because he was born in West Palm Beach), but so is real estate development. For those of us who like amenities done up and done right, this is one that is giving us the whole NINE, plus one acre – and if you are wondering, that makes a perfect 10.