

MODERN LUXURY

# Interiors

South Florida

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## SIZED RIGHT

Whether downtown, in the Grove or on the beach, new developments let you choose the number of neighbors you want.

By Adam Pitluk

Good things come in small packages. And medium. And large, especially when we're talking about cutting-edge and innovative properties in South Florida.

If you like your residence to pack a big punch, **The Bond** is sure to deliver with a 323-residence tower housed on 44 floors, as well as 5,000 square feet of retail space on the second floor. New to The Bond is a British-themed sales center, complete with hand-stitched tufted sofas and leather and suede walls as well as a limited-edition collection of black-and-whites by '70s pop icon photographer

Terry O'Neill. *1450 S. Miami Ave., 305.639.2663, bondonbrickell.com*

The middleweight crown goes to the **Grove at Grand Bay**, the first new residential project in Coconut Grove in more than a decade. Just a stone's throw from the heart of the Grove, the twin twisting glass towers by renowned architect Bjarke Ingels boast 98 custom homes, each with floor-to-ceiling glass and 12-foot-deep patios. The Grove at Grand Bay will be move-in ready by early next year. *2665 S. Bayside Drive, Suite 500, Coconut Grove, 305.929.8646, groveatgrandbay.com*

And small is strong, especially when considering **321 Ocean** and its \$25 million penthouse. With only 21 luxe residences in the exciting South of Fifth neighborhood, 321 Ocean sits on the hood's last undeveloped oceanfront lot. The architect is the revered Enrique Norten, founder of TEN Arquitectos in Mexico City. As for that penthouse (dubbed the Ocean Tower), it includes five bedrooms, a den, a library, six bathrooms and a strong 6,500 square feet of interior space, proving that size is relative. *Cervera Real Estate, 305.490.7559, 321ocean.com*