

# Cocostyle@3250 offers boutique loft living

Cocostyle@3250 will offer a few lucky buyers an opportunity for boutique loft living in the heart of historic Coconut Grove.

The five-story, 30-unit building, due to be ready for occupancy next spring, is under construction at 3250 Grand Ave., just half a block from downtown. It's only a short walk to the shopping and entertainment meccas of CocoWalk and Mayfair, the cafés of the famous Commodore Plaza.

"This is a unique location," says spokeswoman Maria Elena Alvarez, "because residents will have everything they need for daily living just a few steps away. There's a post office across the street, and nearby there's a pharmacy, beauty salon, dry cleaners, shopping and restaurants."

Developer Bruno Carnesella, a well-known name in South

Florida development, is particularly associated with Coconut Grove, where he has lived and worked for more than 30 years.

"Bruno is very dedicated to every detail," Ms. Alvarez says. "He is at the construction site day after day making sure that everything is done to his very demanding standards of quality."

For this project, he's teamed up with celebrated South Florida architect Kobi Karp, who also teamed with Mr. Carnesella for The Absolut Lofts in Miami Beach, and internationally renowned interior designer Barbara Hulanicki.

Together, this creative team is designing a new benchmark in loft-style luxury, in a price range that's still reasonable in the rapidly appreciating South Florida market. Units at Cocowalk@3250, ranging from 837 square to 1,030 square feet,

are selling at \$415 to \$515 a square foot, Ms. Alvarez says, with the most expensive priced at \$480,000.

The interiors are true lofts, with 10-foot ceilings and no dividing walls. They feature one or two full bathrooms equipped with shower towers with jets, private balconies, and kitchens with Italian cabinetry and stainless steel Amana appliances. All windows are of high-impact glass.

Amenities include morning coffee in the lobby, daytime concierge service and a one-of-a-kind rooftop terrace that features a luxurious swimming pool, fitness center, barbecue area and juice bar – all within view of the deep blue waters of Biscayne Bay.

At ground level, residents will find retail shops – likely, Ms. Alvarez says, to include an art gallery or two – valet parking



Photo by Marlene Quaroni

**Five-story, 30-unit building is under construction in Coconut Grove.** and a covered parking garage.

"There is no other property like this in Coconut Grove," Ms. Alvarez says, "and no other area of Miami like the Grove. It's a very special place. It's covered with trees, and because there are very few high-rise buildings here, residents will have 360-degree views from the roof."

"Coconut Grove has an annual Arts Festival and many

smaller festivals focused on the arts. It has a marina, walking trails and parks. It's home to some of the best schools in South Florida."

In other words, life at Cocostyle#3250 should be pretty close to perfect. But hurry. Ms. Alvarez says only a few more units are available.

Details: Sales center, 3215 Grand Ave., (305) 448-3044; or [cocostyle3250grand.com](http://cocostyle3250grand.com).