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THE OUTDOOR ISSUE

**Design in the Sky**

A Tri-Level Home Complements  
Miami's Sky and Ocean

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The rooftop terrace is furnished with chaise lounges, side tables and an adjustable umbrella by Clima Outdoor.



# Design in the Sky

A Tri-Level Home Complements Miami's  
Sky and Ocean

Story by Greg Smith | Photos by Simon Hare and Gerald Connell





A large sectional couch with complementary off-white coffee table and scarlet-accented ottoman stools from Saporiti Italia is flanked by two *Sunset* chairs with stainless-steel swivel bases by Christophe Pillet for Cappellini.







**F**rom the moment ex-New York adman Clive Lewis and his wife Terry laid eyes on the developer's pre-construction plans for the triplex condominium penthouse on Oceania Island in Sunny Isles Beach, they had a clear vision for this 7,000-square-foot apartment with its vast vistas of sky and ocean. "We wanted to create contemporary, minimalist spaces on each of the three levels that complemented rather than competed with the dazzling beauty of Miami's azure skies and turquoise ocean views," the couple said.

The couple collaborated with architect/interior designer Lilliana Korn Custy of Korn Interior Design. "Early on we recognized our joint appreciation of classic contemporary design and agreed on a white/cream 'monochromal' environment highlighted by splashes of accent color to showcase the mainly European-designed, minimalist furniture," said Korn.

Since the apartment was purchased pre-construction, the client/designer team was able to customize floor plans by eliminating the dividing walls used to create conventional rooms, thereby creating a feeling of greater spaciousness. For example, the large main living floor seamlessly blends several functional areas, including a large open kitchen, a bar/entertainment station, dining area and a lounge/TV theater — each delineated by direct or indirect lighting and/or architectural elements, such as the barrel ceiling in the theater and various wall and ceiling soffits.

The use of strong linear shapes and proportions in both structure and furniture creates a sense of open space and livability. Every detail — recessed lighting, large slab 3'x3' French limestone flooring, wall units without conventional handles and pop-up or drop-down TV's — respect the owner's minimalist design discipline. As a counter balance, Korn created a large and dramatic entrance wall of unfilled, travertine marble tiles. "We wanted a more rugged, textural look for this wall — the more contrasting texture, the better," she said.

The state-of-the-art kitchen features off-white, Snaidero cabinetry and appliances by Miele — including a built-in coffee maker, steamer, double waist-height ovens and a wine cooler. And because the design team didn't want a large conventional refrigerator interrupting the simplicity of the cabinetry, both the Sub-Zero refrigerator and freezer, with complementary refrigerated drawers, are concealed. To provide additional counter, drawer and cooking space, as well as providing an occasional breakfast bar — with hot plate, deep fryer and sink — the Lewis' selected a stainless-steel sliding-top German kitchen island designed by Norbert Wengen. A 42-inch flat-screen television is slung from the ceiling.

With accommodation for eight, the bar's large L-shaped, sand-blasted glass top allows owners and guests to socialize, or be entertained on another 42-inch pop-up TV. Snaidero cabinetry and Miele appliances re-emerge and complement the bar's granite countertops. A custom-designed, roll-out bar caddy accommodates the large selection of liquor.

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**Above** Unique details on the lower floor include full-height and white laminate closets from Interlubke. **Right** The dining area features a Nomos glass-top/stainless-steel dining table.

Conveniently located adjacent to the bar is the formal dining area featuring a Nomos glass-top/stainless-steel dining table – originally designed as a desk/conference table by renowned British architect Sir Norman Foster. The couple chose classic Eames office chairs with white mesh-fabric seating and rolling casters to harmonize with the table and to facilitate relaxed freedom of movement for dinner. Above, a floating glass light fixture completes this unusual dining suite. Finally, minimalist white lacquer and stainless-steel credenzas from B&B Italia provide storage and service for the dining area.

A white baby grand piano by Kawai links the open plan dining/bar area to the lounge and theater space. Seating in the lounge/theater area is provided by three examples of classic, contemporary furniture design. A large sectional couch with complementary, off-white coffee table and scarlet-accented ottoman stools from Saporiti Italia is flanked by two Sunset chairs with stainless-steel swivel bases by Christophe Pillet for Cappellini. Opposite, two Le Corbusier chaise lounges, partnered by Eileen Gray side tables and two Dutch Raak lamps complete the arrangement.

Behind the off-white sectional, a low credenza appears to float along the wall and carries an eclectic collection of sculptures collected during the couple's worldwide travels. Above, one of Clive's abstract paintings dramatizes the wall. This space also serves as a theater with a 100-inch drop-down screen concealed in a soffit above the full-height glass windows. Electrically controlled, simple floor-to-ceiling, diaphanous drapes and Roman shades provide a neutral backdrop and a means to darken the theater for daytime viewing.















**Left** The bathroom space features Kohler's Sok infinity bath tub/whirlpool which is dramatically filled from a ceiling-mounted faucet. **Above** Bleached maple flooring offers a soft contrast to the cool limestone floors of the rest of the apartment and blends with the low Italian platform bed flanked by matching nightstands from Linea.

The penthouse features an illuminated limestone staircase leading to the lower level – which contains the bedrooms, guest baths and his/her offices. Unique details on the lower floor include solid wood doors with European concealed hinges and full-height and white laminate closets from Interlubke on one side of the hallway. The huge panels slide effortlessly, covering the hanging wardrobe and drawers behind them. "The idea was to create a totally minimal look with a huge amount of storage space," said Korn.

The master suite and bathroom's color palette and styling create a feeling of appropriate serenity. Bleached maple flooring offers a soft contrast to the cool limestone floors of the rest of the apartment and blends with the low Italian platform bed flanked by matching nightstands from Linea. So as not to impede the views, the TV is mounted into, and descends from, a specially lowered ceiling. This contiguous, split-level bedroom/bathroom space features Kohler's Sok infinity bath tub/whirlpool which is dramatically filled from a ceiling-mounted faucet. The remaining area has a glass double shower clad with French limestone, two floor-to-ceiling mirrored closets and a separate enclosed toilet and bidet.

Both levels of the home have expansive, wrap-around balconies. However, it is the unique rooftop terrace that is the favorite. Having first visited the Greek Islands in his youth, Clive says he was captivated by the essential simplicity of form and color of Santorini, with its whitewashed villas atop volcanic cliffs. He vowed to one day create his own "Santorini in the Sky" in Miami.

To capture the essence of Greek Island architecture, the design team raised a large area of the roof to create a curved terrace area that was four feet higher than the rest — providing clear, spectacular views over the perimeter walls. The color palette is roughcast white walls with accents of Cerulean blue and bright red provided by flowers. Most of the permanent furniture on the roof terrace was constructed from lightweight concrete to obviate the need for constant removal during hurricane season. The stone furniture has custom blue-and-white stripe or solid blue cushions; the bar top and the large dining table are faux marble with blue-streaked accents. The rooftop and steps of the terrace are tiled with Philippine coral stone which serves as the base for a Jacuzzi, fountains, BBQ, large bar, full bathroom with indoor/outdoor showers and various cushioned sitting areas. Chaise lounges, side tables and adjustable umbrella by Clima Outdoor complete the idyllic setting.

This home is truly designed in the sky. ♦