

# COASTAL TROVE

A SUNNY ISLES BEACH CONDO IS SATURATED  
IN UNDERSTATED ELEGANCE WITH ARCHITECTURAL  
SUBTLETIES THAT COMPLEMENT A CAREFULLY  
CURATED INTERIOR SCHEME



## GRANT KEFALAS AND ISABELLE PEREZ

*"We sought to create an immersive experience for  
our client through the use of subtle architecture and  
a curated collection of sculptural furniture and art."*

INTERIOR DESIGN GRANT KEFALAS AND ISABELLE PEREZ,  
EVOLUTION DESIGN, MONTREAL, CANADA  
TEXT ALEXANDRA ROLAND  
PHOTOGRAPHY EMILIO COLLAVINO, MIAMI BEACH, FL

LEFT: Hand-blown glass droplets from Ochre's midcentury modern "Seed Cloud" chandelier cascade above Spazio di Casa's sculptural glass-topped table lined by Artistic Frame's dining chairs with saber-style legs that recall an Art Deco flavor. "Kravet's fabric on the back of the chairs reminds us of when the tide goes out and the rippled sandbar emerges," interior designer Grant Kefalas says.

BELOW: A wave-like 2,000-square-foot wraparound terrace attracted the homeowners to the Regalia, a unique, ultra-luxury condominium among Miami's plethora of beachfront luxury options. With views from four different directions, the condo also allows the couple to experience the various lights of the day making for a constantly evolving experience.





The condo's core, based around the elevator entry, acts as an art gallery staging the homeowners' eclectic collection of pieces. Therefore, the facets of the living room do not feature hanging pieces to compete with the adjacent gallery. Holly Hunt sofas and Dennis Miller armchairs pair with Liaigre floor lamps that corner the formal space.



*TASKED WITH CREATING AN UNPARALLELED* experience for their clients who maintain this Sunny Isles Beach condo as one of multiple secondary homes, interior designers Grant Kefalas and Isabelle Perez were up for the challenge. This 5,000-square-foot getaway was to provide a sense of livable luxury with design steeped in a rich thoughtfulness to set it apart from the homeowners' other residences.

The architecture of the condominium truly pays homage to its location, even externally. Its undulating balcony configuration from a distance makes the building appear to be wave-like. Back inside, the design duo did not want their interior scheme to be predictably and singularly coastal.

As lighter flooring would disappear into the ocean view, the choice of oak flooring stained an ebony brown allows neutral furnishings to grab attention with simple but soft and often curved forms to eliminate edginess. A view of the Atlantic Ocean coastline pours into the dining room. The rectangular space houses an intimate ambience defined by an area rug made of bamboo silks, bordered by a prewashed suede. During the day, the dining table's trio of large, sail-like chrome bases reflects cool ocean hues. Taupe tones emerge in the evenings. "One of our challenges was, if you look out at the ocean after sunset it's basically a black background. When you light up the chandelier, it mimics the stars in the night sky, adding a bit more warmth to the space," Perez says.





A GIANT CORK SCULPTURE ADDS A VIBRANT SPLASH OF RED IN KEEPING WITH THE WIFE'S ZEST FOR LIFE. "OUR CLIENT FELL IN LOVE WITH IT BECAUSE IT REPRESENTED TO HER THAT LIFE SHOULD BE LIKE CHAMPAGNE ... BUBBLY AND EFFERVESCENT," KEFALAS SAYS.

ABOVE: A highlight of the family room is the owners' one-of-a-kind cocktail table that models the interlocking pieces of a petrified tree stump metalized with a steel finish. The shape gives a softer feel to the space in complementary contrast to the custom media wall crafted in oak by Bon Vivant and accented in Chintz & Company's shimmering seashell veneer. Holly Hunt's deep-seated sectional offers ample room to sit back, relax and enjoy family fun.

TOP AND RIGHT: Sleek white cabinetry runs the expanse of kitchen, where a service area in the background acts as storage space or a transition area for the homeowners when entertaining guests in the dining room on one side or the wraparound balcony beyond. On the other side, a casual breakfast area is outfitted with Artistic Frame's leather-clad side chairs that join a custom banquette designed to match the curve of the oval Joseph Jeup table from Holly Hunt.

Nearby, the living room presents with three sculptural panels superimposed in front of a lightly tinted mirror. "The beauty of these panels is that they are installed on pivots. You can kind of change them as you please, giving the client a bit of creativity," Perez says. "It's a very sculptural yet subtle element."

Whereas the living room exudes a classic elegance, the family room is characterized by even softer lines and an intimate coziness. A plush sectional sofa envelops the area featuring surfaces that reflect the condo's ever-changing light, yielding a fluid ambience. The media wall is covered in a seashell applique with an iridescent finish reminiscent of mother of pearl. Silk accent pillows continue the playful shimmer.

With an ensemble that resembles a chic hotel restaurant lounge, the adjacent breakfast area creates a unique casual dining experience overlooking the intracoastal and city views. Water vistas wrap around



to the kitchen, an open and spacious area distinguished by sea glass countertops in solid white. The space was designed to take advantage of the ocean view, with a convenient connection to the outside.

Sea glass reappears on the countertops in the master bath. The luxurious bones of the private space translate to a spa-like setting from ceiling to floor, without detracting from the sweeping ocean views. Simplicity characterizes the large master bedroom, where texture speaks volumes. The headboard wall features a custom bronze and velvet headboard in a soft gray-blue ocean hue flanked by mirrored panels. Bronze and beige draperies in a shimmering, gauzy weave never block any light but still promote an intimate and cozy feeling.

Melding the architectural flow with a meticulously curated interior scheme, the condo's layout easily flows from one room to the next with an uninterrupted fluidity. The sculptural nature of the home heightens the experience already made dynamic by the fluctuating tones of a masterfully unexpected mix of materials that brings the desired wow factor as light transitions between day and night.



ABOVE: His-and-hers showers are accentuated by neutral-toned marble and an inset teak grid reminiscent of an outdoor shower. Nearby, a deep-soak tub provides the perfect spot for oceanside relaxation and rejuvenation.

ABOVE RIGHT: A stunning silver bust with welded butterflies of aluminum creates a bold statement in the thoughtfully simple master bedroom styled with a custom bed crafted by Bon Vivant and a pair of Wendell Castle slipper chairs.

SOURCES  
**DINING ROOM**  
Table - Spazio di Casa, Miami, FL  
Chairs - Artistic Frame, New York, NY  
Chair and drapery fabrics - Kravet, Canada  
Centerpiece and circle figurine art - Owners' Collection  
Chandelier - Ochre, New York, NY  
Sideboard - Custom designed by Evolution Design, Montreal, Canada  
Area rug - Stanton, Tapis Lipman, Montreal, Quebec, Canada  
**LIVING ROOM**  
Sofas - Holly Hunt, New York, NY  
Armchairs - Dennis Miller & Associates, New York, NY

Bench, mirror and wood panel wall treatment - Custom design by Evolution Design, Montreal, Canada  
Fabricated by Bon Vivant, Miami, FL  
Sofa, armchair and bench fabrics - Andrew Martin, Theo Decor, Montreal, Quebec, Canada  
Cocktail and sofa tables - Donghia, Inc., DCOTA, Dania Beach, FL  
Floor lamps - Christian Liaigre, Miami, FL  
Artwork on hallway wall - Owners' Collection  
Area rug - Stanton, Tapis Lipman, Montreal, Canada  
**FAMILY ROOM**  
Sectional - Holly Hunt, New York, NY  
Fabrics - Jab and Mark Alexander, Crescendo, Montreal, Canada

Oak wall treatment - Custom designed by Evolution Design, Montreal, Canada  
Fabricated by Bon Vivant, Miami, FL  
Seashell veneer on wall treatment - Chintz & CO, Montreal, Canada  
Floor reading lamps - Holly Hunt, New York, NY  
Cocktail table, artwork and area rug - Owners' Collection  
**BREAKFAST AREA**  
Table - Joseph Jeup, Holly Hunt, New York, NY  
Side chairs - Artistic Frame, New York, NY  
Banquette - Custom designed by Evolution Design, Montreal, Canada  
Fabricated by Bon Vivant, Miami, FL

Fabrics - JAB and Schumacher, Crescendo, Montreal, Canada  
Light fixture - Wired Custom Lighting, Fort Lauderdale, FL  
Cork sculpture - Owners' Collection  
Drapery fabric - Zimmer + Rhode, Crescendo, Montreal, Canada  
**MASTER BEDROOM**  
Bed - Custom Design by Evolution Design, Montreal, Quebec, Canada  
Fabricated by Bon Vivant, Miami, FL  
Slipper chairs and ottoman - Wendell Castle, Dennis Miller & Associates, New York, NY  
Upholstered headboard wall and chair fabrics - Mark Alexander, Crescendo, Montreal, Canada

White pedestal and sculpture - Owners' Collection  
Drapery fabric - Stroheim, Crescendo, Montreal, Canada  
Area rug - Stanton, Tapis Lipman, Montreal, Canada  
**MASTER BATH**  
Vanity and cabinetry - Custom Design by Evolution Design, Montreal, Canada  
Fabricated by Bon Vivant, Miami, FL  
Vanity stool - Owners' Collection  
Wall covering - Grandeco Aura, Crown Wallpaper, Montreal, Canada  
**THROUGHOUT**  
Engineered oak flooring - STP Flooring, Eurolegno, Montreal, Canada



*“There’s an understated elegance,” interior designer Isabelle Perez says. “The architectural nuances are discreet yet impactful.”*