

Next Level: Posh Penthouse Splashes Onto Miami Beach, Asking \$38 Million

By **Wendy Bowman** April 13, 2021 9:04 am PT



Arte

Location	Arte, Miami Beach, Fla.	Architect	Antonio Citterio
Price	\$38 million	Specs	8,193 square feet, 6 bedrooms, 7.5 bathrooms
Year	2020		

Developers are bending over backwards to impress wealthy, pandemic-weary buyers, and the latest example is down in one of South Florida's most exclusive oceanfront residential developments. To draw folks on the hunt for a trophy residence with elaborate (private) outdoor spaces, one of South Florida's most exclusive oceanfront high-rise developments is offering to combine three separate apartments across two floors into one gigantic mansion in the sky.

The result? A rendered project called "Villa Nove" — a fully furnished, bespoke duplex penthouse offering a wealth of meticulously curated indoor-outdoor living space, paired with a lengthy roster of five-star services and amenities, which just listed at the 12-story, 16-unit [Arte](#) with an eye-popping price tag of \$38 million.

"Miami luxury buyers are in search of homes with a very specific combination of features," says Alex Sapir, chairman of [Sapir Corp Ltd](#), whose Israel- and New York-based subsidiary, SC 8955 LLC, co-developed the Antonio Citterio-designed building in the sought-after enclave of Surfside, between Miami Beach and Bal Harbour, with entrepreneur [Giovanni Fasciano](#).

"They want oceanfront views, high-quality finishes, resort-style amenities and services, and above all, ample indoor and outdoor space," adds Sapir. "They can look at single-family homes for their size, but they won't get the oceanfront lifestyle nor the resort-inspired feel, and conversely, they can look at the many new towers along the coastline, but they won't get the privacy or the space they're craving."

With the largest residences at Arte selling earlier this year — including the first penthouse, which broke Surfside records at \$33 million and \$4,300 per square foot — the developers made the decision to present a new, one-of-a-kind listing.

It's overriding theme: a home where buyers wouldn't have to sacrifice any of the items on their swish list, replete with a whopping 8,193 interior square feet and 3,710 exterior square feet, six bedrooms, seven-and-a half baths, space for an office or home gym, a wine room, beauty parlor, theater and five enclosed, temperature-controlled parking spaces.

"There are no other penthouses currently available in the neighborhood, so Villa Nove is truly the only offering of its kind for buyers interested in living large on the water in Surfside," says Fasciano.



Photo : Arte

Once the proposed duplex home is placed under contract, the three residences occupying Arte's eighth and ninth floors will be melded together, courtesy of the developer, and furnished with top brands to create Villa Nove.



Photo : Arte



Photo : Arte

What exactly can the lucky buyer (perhaps someone looking for a trophy home to add to their international collection) expect? For starters, not one but three master suites — including an oceanfront retreat with a midnight bar, large walk-in closet, dressing room and beauty parlor — along with an extravagant indoor-outdoor great room with plenty of space for al fresco, waterfront dining and a striking wraparound terrace serving up almost 300 feet of oceanfront views.



Photo : Arte



Photo : Arte



Photo : Arte



Photo : Arte



Photo : Arte

There's also a gourmet kitchen sporting custom Poliform cenere oak cabinetry with bronze lacquer and glass details, honed white Byron marble countertops and high-end Gaggenau appliances, plus ample space left over for a gym and an office, direct elevator entry with fingerprint recognition technology and five temperature-controlled parking spaces.



Photo : Arte



Photo : Arte

Adding to the Arte living experience is standout services, including personalized art consulting with Monica Kalpakian, a founding member of Art Basel Miami Beach; high-performance training sessions and private tennis instruction with celebrity coach James Bollettieri; and an academic tutoring program by New York's elite Command Education consulting company.



Photo : Arte

Each resident also is privy to a white-glove butler, while amenities include a 75-foot heated indoor pool, an outdoor pool with cabanas and sunbeds, a beachfront meditation pond, rooftop tennis court, fitness center and yoga studio, spa with sauna and steam rooms, and a children's playroom.



Photo : Arte



Photo : Arte



Photo : Arte



Photo : Arte



Photo : Arte

Topping it all off? Some pretty high-profile neighbors. The posh pyramid-shaped building began welcoming residents in spring 2020, and already has attracted the likes of Ivanka Trump and Jared Kushner, social media influencer/fashion designer Candice Miller (co-founder of the Mama and Tata blog) and her cousin, fashion blogger Arielle Charnas of Something Navy, and a private equity exec from New York.



Photo : Arte



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“During the pandemic, people have come to realize that having space is the most important luxury of all,” says Sapir. “Our homes have turned into remote schools, gyms and offices, and buyers want the extra room to accommodate all these functions in our new normal. Buyers are choosing Miami in particular due to factors like its year-round warm weather, vibrant culture, beautiful vistas and tax incentives.”

Tara West of [Douglas Elliman](#) is the exclusive marketing and sales agent for Arte.