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Luxe Living

You no longer need your own mansion to live the luxe life. Super-high-end apartments are setting a new standard for those who prefer to rent. *by marcelle sussman fischler*

Posh residences are just the start. Resort-like amenities, activities, a neighborhood feel and a hassle-free lifestyle are also attracting young professionals and empty-nesters to swank new rental properties.

Life at Miami's new 85-story Panorama Tower trumps a sojourn at a deluxe hotel. Apartments have five-foot-deep glass-railed balconies, walk-in closets and dressing areas. Residents of its 821 apartments have 100,000 square feet of shared amenity space to enjoy.

"We have rooms for everything," says Jerome Hollo, executive vice president of Florida East Coast Realty, the developer.

Among the perks are multiple restaurants, three plush movie theaters, and private dining and wine-tasting rooms with wine lockers. Musicians have a soundproof "Muse Room" for private jam sessions and live recordings. Residents who work remotely can lease one of the Panorama's private furnished offices.

"To make it easy, we have a post office on site and a pet daycare, grooming and boarding facility," and a weekend beach shuttle, Hollo says. "We really tried to create this very luxurious apartment and incredibly luxurious amenities package."

Heated pools, a children's splash pad, cabanas and a cafe bar are on the expansive 22nd-floor pool deck, along with social lounges, a kids' playroom and a sports lounge. The commodious fitness center boasts spinning, cardio and workout equipment, a yoga and pilates studio, a spa, and steam and massage rooms.

Wowed renters are signing one-, two- and three-year leases, Hollo says. "At the end of the day, it's a better investment. They aren't worried about paying the taxes. They aren't worried about whether it appreciates. There's flexibility when moving, and they get a nicer luxury package than you might get buying some of these condos and a nicer amount of amenities."

Bejeweled with 40 pieces of art, the Oskar, a 14-story, 118-unit Manhattan apartment house which opened in June, "combines the convenience of home with the feeling of a hotel," says Natasha Vardt, senior vice president of residential leasing for the Motman Group, the developer. "It rivals a condo at the end of the day."

COURTESY OF THE DEVELOPER