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## HALLANDALE GETS HIP

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2000 Ocean

### South Florida's new hotspot for residential

By Andrea Richard

Once a sleepy town, Hallandale Beach is now emerging as a hip place to live. With sleek live/work lofts underway, a burgeoning nightlife scene at Gulfstream Park, and planned penthouses with panoramic views of the ocean and the Intracoastal Waterway, residents can live it up and enjoy tons of amenities. And this rectangle-shaped town has two nearby international airports, the Miami International Airport and the Fort Lauderdale-Hollywood Airport. To boot, the city has plans to beautify its streetscapes and upgrade nearly 20 public parks.

As Hallandale Beach reinvents itself, SFBW is highlighting what's in store for some select residential projects.

## 2000 Ocean

This beachside 64-unit condominium tower, developed by New York-based KAR Properties, is anticipated to break ground in early 2018. Situated next to Golden Beach, 2000 Ocean will feature half-floor and full-floor spacious residences. The boutique property's upscale, extensive amenities will provide an exclusive club-like feel. Anticipate a mix of private beach access, 24-hour concierge services, an indoor theater, fitness and yoga room with garden views, an art library, café and juice bar, and even a catering kitchen and private elevators. Landscaping will include a sculpture garden, bamboo garden and lemon trees. There will be two pools strategically located to offer dwellers sunrise and sunset views, along with a sunset lounge, cabanas and pool service and dining options.

"Hallandale has this cool vibe next to Golden Beach," says Shahab Karmely, CEO of KAR, who has been developing in Miami and saw Hallandale as the next hotspot.

For the developer, size was a major factor in the design process.

"I wanted to limit the units so we could have large spaces. By keeping the units large, every unit has a minimum of three views—the ocean, the Intracoastal and, depending on whether you're on the north or south side, you'll see cityscapes," he says.

Italian firm Minotti designed the interior and exteriors, and fully furnished homes will be available. Renowned Mexican architect Enrique Norten, principal of TEN Arquitectos, alongside Andrea Steele, conceptualized the design in a quiet elegance style.

"I really like Enrique's aesthetic, a muted elegance," Shahab says. "It's more of a whisper than a shout, and sometimes you can be better heard with a whisper."

Cost: Smaller units start at more than \$3 million; penthouses go for \$15 million and up; the duplex sky villa is not available for sale, as of SFBW's press time.

## **Gulfstream Point**

For those looking for luxury rental apartments with a full amenities package in a live/work/play location, Gulfstream Point would be an ideal option. This 297-unit apartment community will be on the west side of Federal Highway directly across from Gulfstream Park, a casino and racetrack, dining and shopping destination. It's one block from the Aventura Hospital and office complex, retail strip centers, less than a mile from Aventura Mall, a cinema, a public library and parks. A free Hallandale Beach minibus stops in front.

While the groundbreaking date is still to be determined, the project is moving forward, says Philip Dahan, senior vice president of Florida East Coast Realty.

"We are developing one of the first new rental projects Hallandale has had in quite a few years," says Dahan, noting that the street-level lobby will include a restaurant-market with an outdoor dining patio.

FECR is also investing in the community. The company's chairman and president, Tibor Hollo, recently donated \$75,000 to set up a healthy-eating education program, celebrity physician Mehmet Oz's HealthCorps, at Hallandale High School .

"We expect a lot people to be attracted from Aventura because of the jobs there," Dahan says. "They will be able to live and walk to work or take public transportation."

Cost: Rents are projected to start at \$2,100 for one-bedroom units, and approximately \$2,800 for two-bedroom units.

## **ArtSquare**

Integra Investment's Hallandale ArtSquare soon will be the new, hip residence on the block. This 350-unit luxury rental apartment complex with 12,000 square feet of retail space, along Federal Highway near Third Street, features 10 live/work lofts that Derek Wolfhope, the project executive and the vice president of operations with Kaufman Lynn General Contractors, says are "great for people who own small businesses, lawyers, and freelancers who want to work out of the house."

The Integra team—along with MSA Architects, Architectural Alliance Landscape Architects, and ID & Design International—broke ground in the spring and the first units are scheduled for move-in in December. The mixed-use development spans 7.5-acres and features a club room, a dry cleaner, a private theater, and a resort-style swimming pool with private cabanas. In addition, residents can gather at the outdoor kitchens, fire pits, dog park and enjoy the arts plaza.

Kaufman Lynn is redoing Third Street, just west of the property, with new lighting features, landscaping and brick-paved walkways, he says.

The firm is also working on the overhaul of Peter Bluesten Park, a nearby 16-acre space anchored by a 45,000-square-foot YMCA with a swimming pool. The park has three ballfields, basketball courts, playgrounds and walking trails. Wolfhope says ArtSquare appeals to young professionals, families and anyone looking for an urban lifestyle.

“We are excited about what we are doing in Hallandale Beach altogether. Kaufman is on the ground-floor on the redevelopment citywide,” he says. “It’s happening in Hallandale.”

Info: Studio, one-, two- and three-bedroom units, up to 1,550 square feet;

\$1,075 for a loft to \$3,150 for one of the larger units.



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