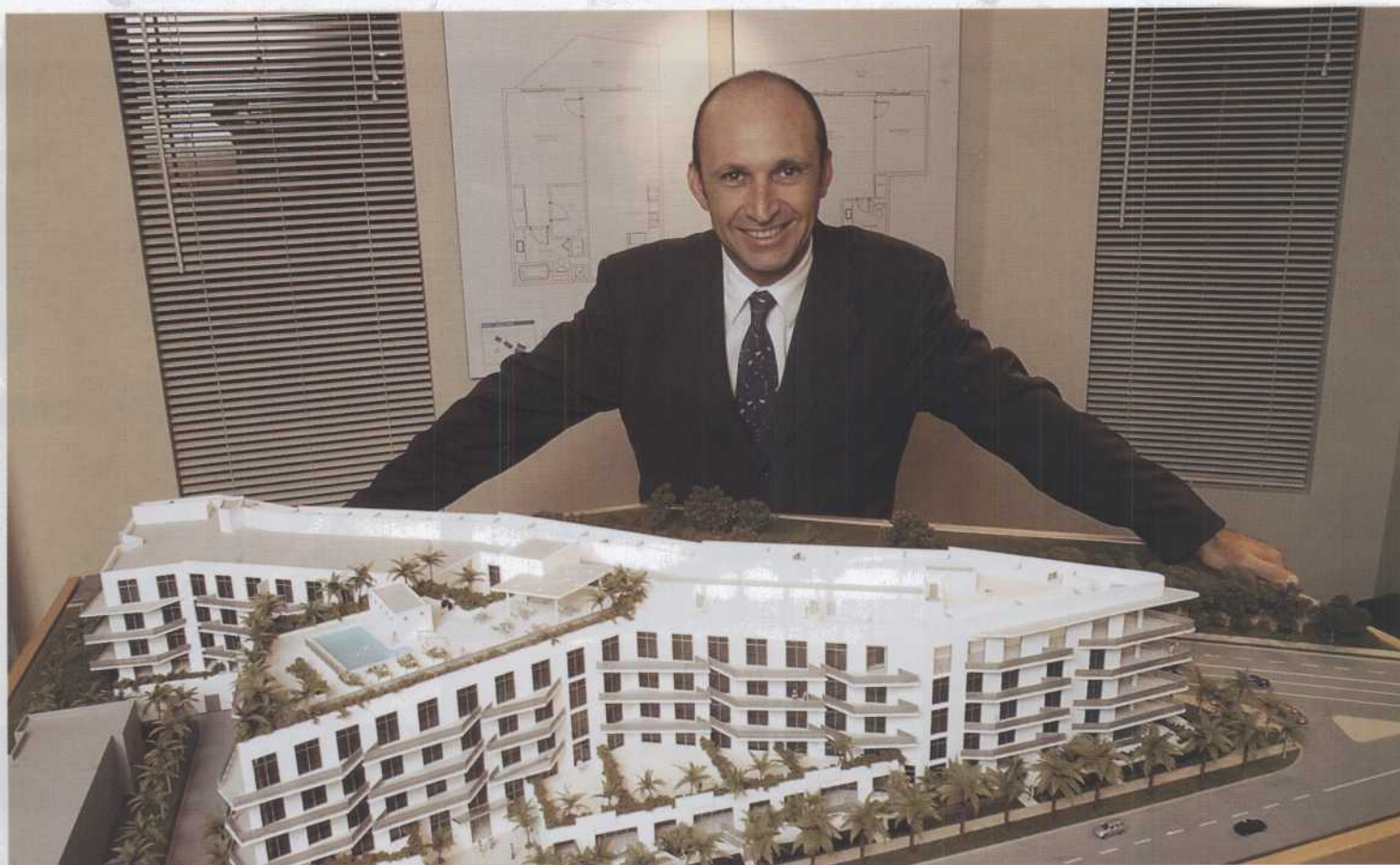


METROPOLIS



Developer Ricardo Dunin and The Meridian, a triangular luxury condo inspired by the Flatiron Building in Manhattan.

New York Inspiration; SOBE LIVING

On a wedge-shaped lot across from Bayshore Golf Course rises a luxury condo, featuring lofts, rooftop gardens and some of the same services as an apart-hotel.

BY JO WERNE

Picture yourself living in a luxurious loft apartment with high ceilings, beautiful views and within walking distance of shops, restaurants, clubs and cultural activities.

A dream? Not when The Meridian, a

SoBe development by Flagler Holding Company, rises on a triangular site where Meridian Avenue meets Dade Boulevard.

Inspired by the famed Flatiron Building in New York City and designed by award-winning architect Bernard Zyscovich, The Meridian is expected to be completed by mid-2004, according to Ricardo Dunin, president of FHC.

Zyscovich said building on a triangular site "presents problems, but exciting possibilities as well. It's going to be a very cool building."

There will be four stories of residences above two stories of parking. The 111 units range from 800 to 2,300 square feet. Prices range from \$220,000 to \$800,000.

"Lofts are the wave of the future," said Dunin, who built The Mutiny condo-hotel in Coconut Grove. "The definition of a loft goes hand-in-hand with space. Lofts are about space and light, not just ceiling heights.

"We are doing a New York style of loft with the ceiling heights [12 feet] the same throughout, unlike some loft projects that have a two-story living room then lower the ceiling in other areas."

While buyers of The Meridian lofts are mostly in their 30s and 40s, Dunin believes lofts "could be good for empty nesters, too.

"People who don't want a small space and who have art to hang would appreciate a loft. You can have the same space in a \$500,000 loft apartment that you get in a \$5 million house."

The Meridian, which will overlook the Bayshore Golf Course, will offer residents some of the same services that condo-hotels offer.

"In a big building you can offer 24-hour valet service," said Dunin. "In a little building you take your key and go. With 111 units, The Meridian is already big enough to support the services."

The lofts have an open plan, so residents



THE MERIDIAN

ADDRESS: 2001 MERIDIAN AVE., MIAMI BEACH,
(305) 673-9494;

WWW.MERIDIANSOUTHBEACH.COM

RESIDENCES: 111 UNITS, FROM 800 TO 2,300 SF

AMENITIES: LOFT STYLE APARTMENTS WITH
BALCONIES, EUROPEAN STYLE KITCHENS,
ROOFTOP POOL AND SPA; FITNESS CENTER AT
PENTHOUSE LEVEL.

PRICES: \$220,000 TO \$800,000

DEVELOPER: FLAGLER HOLDING GROUP

ARCHITECT: BERNARD ZYSCOVICH

can arrange the space to suit their needs. All have balconies, some larger than the loft itself. Some units will also have rooftop decks. Windows will be floor-to-ceiling with tinted glass for energy efficiency.

The European style kitchens have granite countertops, a ceramic cooktops built-in convection and microwave ovens, stainless

steel side-by-side refrigerator and a stainless steel double sink with pullout spray.

Bathrooms are equally luxurious, with marble finishes, porcelain lavatories, elongated toilet, whirlpool tub and a full size marble shower.

And to fit modern communication needs, the lofts will be wired for digital cable TV and high-speed Internet access. There will be high-efficiency air conditioning and heating, as well as smoke detectors.

Zyscovich is putting together a design package of extras — flooring, lighting, upgraded cabinets and doors — that buyers can purchase. "We also have an idea about a movable partition," said the architect.

Penthouse units will have 10-foot-wide terraces, while villas along the golf course will have courtyards and direct access to the street.

Residents at The Meridian will have no excuse to skip the gym, as the building will have a heated rooftop swimming pool and spa and a penthouse level fitness center. The rooftop will also have a landscaped garden and open-air gazebo with cooking facilities.

The building will have 24-hour security with controlled building and garage access, a concierge, and package receiving area. ■■■■

THE DEVELOPER

He went to work at age 16 and by 18 he was manager of 50 people. Now 43, Ricardo Dunin, founder of Flagler Holding Group, which is developing The Meridian, has packed several careers into his life while living in various cities throughout the Western Hemisphere.

Born in Minneapolis, Minn., and raised in Brazil, Dunin lived in Nashville, Tenn., Manhattan and Rio de Janeiro before moving to Miami in 1990.

He started his career in Brazil at the Amico Group, then the second largest HMO in the world, partially owned by his family. He advanced through the ranks to administrative director.

In 1982, Dunin joined J.C. Bradford & Co.



■ The Mutiny condo-hotel in Coconut Grove.

in Nashville, the largest investment bank in the Southeast. Returning to Brazil in 1984, he became a managing partner for the Sempar Group, specializing in the acquisition, development, management and brokerage of

Class A office buildings throughout Rio de Janeiro. He was also a partner in Banco Stock, now Banco Multistock, a Brazilian bank concentrating in stock market trading for institutional investors.

In 1990 he became president and CEO of Airport Key Corporation, which developed The Miami Airport Center. Six years later he founded Flagler Holding Group, whose first development was The Mutiny, a \$40 million waterfront luxury condo-hotel on South Bayshore Drive in Coconut Grove. When it opened in 1998, The Mutiny was the first upscale condo-hotel in South Florida. The project ignited a tremendous wave of condo-hotels throughout the area.