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APRIL/MAY 2013 ISSUE 2 VOL 8

COVER STORY

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Interior Design by Pepi Calderin

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Interior Design by Sheryl Bleustein

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cover story

# FISHER ISLAND'S CRYSTAL CASTLE



DESIGNER Pepe Calderin, ASID  
Pepe Calderin Design, Miami, Florida  
305-757-5535  
PHOTOGRAPHY Barry Grossman,  
TEXT by Alessandra Roig

When Pepe Calderin designed the Palazzo del Mare condominium on Fisher Island, bringing his unique flair to the private island, he had no idea his next project would be one if the building's grand-scale 8,000-square-foot apartments. The owners of the unit were

a young chic couple that worked with Calderin from the very beginning to manifest the blueprints for a home that stood alone as a work of art. Agreeing on a contemporary style full of color and texture, Calderin set out to breathe life and beauty into the grandiose

luxury space. Like a carefully curated museum, Calderin designed the space with a unique flow. Utilizing the soft touch of warm lighting and LED accents, he contrasted with stand out pieces and custom designs. The most ambitious of these, was a custom glass wall

treatment that was designed specifically for this space and assembles with individual squares. The stunning red piece brought boldness and feeling to a dazzling space. Paired with the wenge wood, the textured walls beckon you through the space. - CONTINUED ON NEXT PAGE -



The hidden manipulation of the window treatments making the space look like a crystal castle.

The unit retained open airiness (shown on previous page) with an abundance of windows in the common areas and the hidden manipulation of the window treatments making the space look like a crystal castle. Stand out area rugs, a series of strategically placed mini rugs, contributed to the space's onslaught of singularity, but Calderin had the foresight to maintain continuity. Calacatta marble lends a sense of stability to the daring stand out ventures in art and design.

In the theater, Calderin tones things down for a warmer feel without the distractions of stand out pieces. The television is mounted before a custom wall unit of leather panels that direct the eye toward the on screen action. Lualdi doors provide an aesthetically pleasing and relaxing accent along with the soft carpeting. This theater room has an oversize sofa 4-1/2 feet in deep to accommodate the family and is created as a theater with upholstered panels for better acoustic value. The subwoofer are on the bottom of the sofa seat provides sound that is better than being in an actual theater.

- continued on next page -





The office becomes the perfect environment for both relaxation and productivity.

The office, too, requires a delicate balance of stimulation and simplicity. With key accent pieces like a fabulous Andy Warhol piece to supplement the Cavour desk by Zanotta and Catifa 80 chairs by Lievore Altherr Molina, the room retains clarity without becoming stale. This become the perfect environment for both relaxation and productivity.

- continued on next page -



Calderin takes special care in his bedroom design. As the most occupied room, despite lack of consciousness throughout those hours, comfort is essential. Starting with a custom bed frame and a leather headrest accented with steel, some of his favorite materials to work with, to lay a base of bold simplicity. Still, what is the unit without a pop of color? The designer added quirks and personality with key pieces like the Paola Lenti's orange felt chair.

In the bathrooms (second one on next page), mosaic tiles provoke intrigue while the dark wood contrast maintains a level of comfort and familiarity. Cove ceilings add an element of coziness. The curvature manipulation is a signature trick of Calderin's, one that he asserts makes a strong statement. With the addition of the master bathroom's ultra modern and totally fabulous infinity bath, the space becomes the epitome of cool modernity as well as a chic colorful oasis.



Throughout the space, each piece interacts in a unique and personal way from the art pieces to the furniture and lighting. There is a narrative quality to the way Calderin arranges any space, but the story really comes to life in this unit. When light, texture and personality flow together so flawlessly, any space is reborn in the image of both its designer and inhabitant. The Harp residence was blessed with an excellent storyteller.

## SOURCES

### Living Room

Construction ASR interiors  
 Fire Place Lamp - Delirium Yum  
 by Ingo Maurer  
 Fire Place - Eco Smart  
 Sofa - Flexform  
 Red lounge chairs - Frighetto  
 Rug - Pepe Calderin Design  
 Cocktail table - Pepe Calderin  
 Design  
 Red corner chair - Up5/up6  
 Gaetano Pesce  
 Window treatment - Kinnasand  
 Beige lounge chair - Metropolitan  
 by B&B  
 Freeform sofa - B&B  
 Lighting - Kreon  
 Floor - Calacatta

### TV Room

Meridian wall unit - Pepe  
 Calderin  
 Design  
 Leather - Spiney Beck

### Office

Office desk - Cavour by Zanotta  
 Painting - Andy Wharhol  
 Back desk and bookcase - Pepe  
 Calderin Design  
 Task Chair - FK CHAIR  
 Lounge chair - Catifa 80  
 Light - Kreon

### Master Bedroom

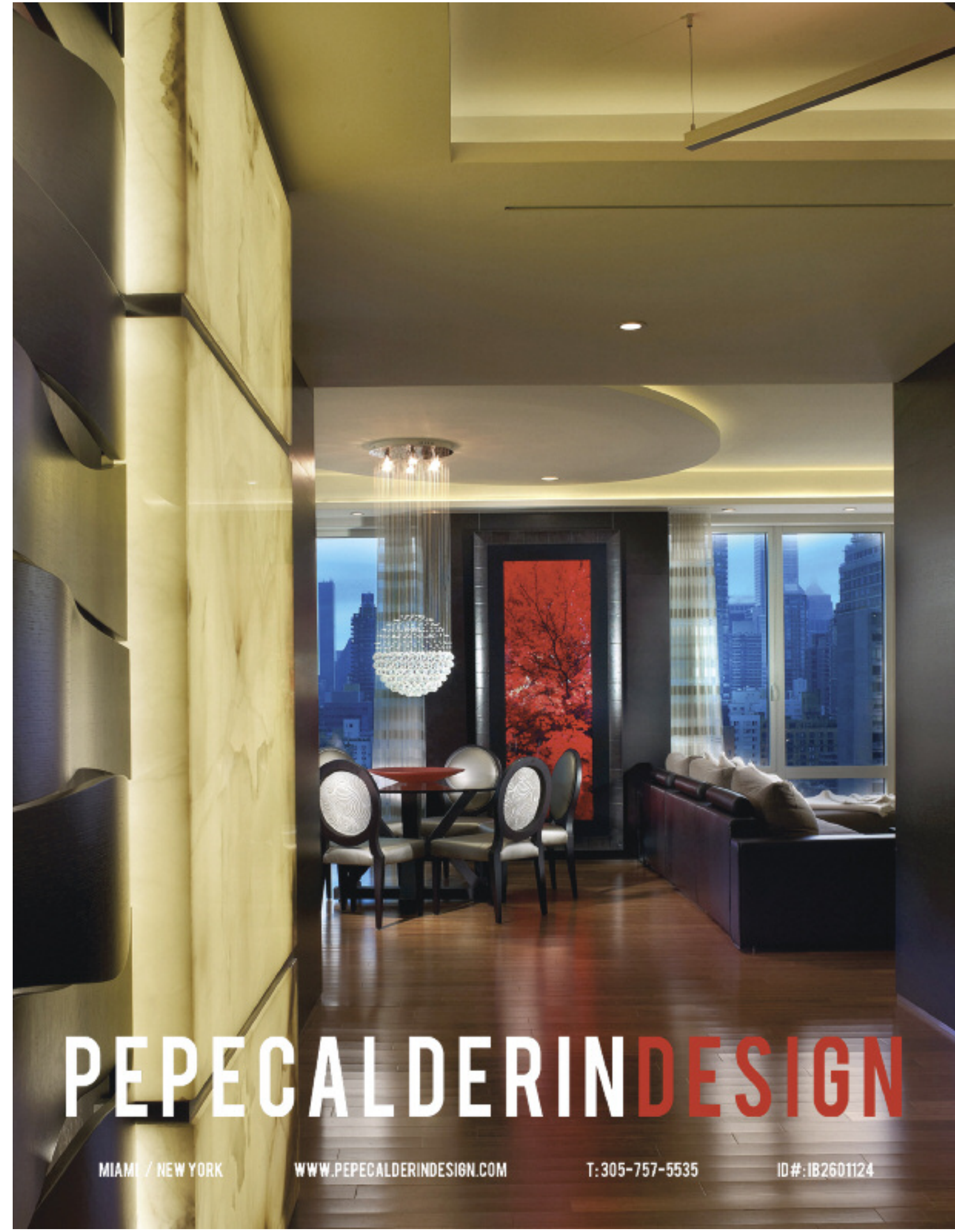
Porro Bed  
 Paola Lenti chairs  
 Lounge - Living Divan  
 Emmibis cube

### Master Bath

Wall treatment - Mosaic Trend  
 Tub - Kholer  
 Floor - Cacacatta  
 Sinks - Tosco Quatro

### Powder Room

Mosaic - Trend  
 Sink - Tosco Quatro  
 Mosaic - Trend  
 Light - Kreon



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{ DESIGN TIPS }

Turn your travels into “Design Inspirations.”

By Marcus Mars, Interior Designer



In last month’s article titled “What’s Your Style of Design” I described various genres such as Classical, Contemporary, and Traditional along with Eclectic and Period styles. Of utmost importance is to determine which style both showcases your personality and gives you a tranquil environment along with enhancing your family’s lifestyle and complementing the architecture.

During my first interview with a new client I give them what I call “Homework” and that is for them to go on line and look through magazines in order to collect pictures of interiors and write down what caught their eye in each room. This also makes them aware of all of the elements that create a beautiful room – such as the overall feel of a room, the color, furnishing, flooring, wall treatments, cabinetry, fabrics and window treatments to name a few.



Another way I find out my clients’ “Design Inspirations” is through their travels and vacations. Hotels and resorts are purposely designed to make you feel great and at home. So while in Barbados enjoying the elegant comfort of a British Colonial resort think about how well this would adapt in your home back in tropical Florida.



Or, if the sultry colors and shapes of Morocco catch your eye, then just imagine a divinely decadent media room with rich jewel color fabrics on lush bedding and pillows with dimly lit stain glass Moroccan lanterns. Then again, perhaps you were traveling through the French country side and remember those warm and wonderful feelings that you wish to incorporate into your old world kitchen.



Please feel free to contact me at [www.marcusmarsinteriors.com](http://www.marcusmarsinteriors.com) for any comments or ideas for next month’s column or call Marcus Mars at 754 234 4789

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# RETURN ON INVESTMENT: Smart Kitchen & Bath Remodeling in Today's Economy

Written by Bill Feinberg, President of Allied Kitchen and Bath

Everyone knows that our economy is in a bind, but when it comes to investing, certain types of remodeling are much better than others.

- Good lighting, particularly under-counter lighting.
- Quality craftsmanship in cabinetry.
- Crown and under cabinet moldings.
- Durable, solid surface or natural stone countertops.
- Pullout faucets with built in water filtration systems.
- Light and open spaces, the more windows the better.
- Flooring that accentuates your cabinetry and countertops.
- Work / preparation islands.
- An efficient “work triangle” (where you can draw a triangle from the refrigerator to the sink, from the sink to cooking appliances, and then back to the refrigerator).
- Seating in the kitchen such as breakfast nook or a bar area with stools

It's long been proven, that there is no better long term investment than your own home. For most people, this is the single biggest investment that we own, and the one place we depend on to protect and secure us for our future. Surveys done by realtor associations, remodeling associations and similar industries throughout the country consistently show that the best return on investment when remodeling a home is the kitchen and bath. In fact, according to Remodeling Magazine, a leading industry trade publication, as well as the NKBA, National Kitchen and Bath Association, the number one household improvement, based on cost vs. value, is the kitchen remodel, with baths just behind. In fact, real estate agents recently surveyed in South Florida, estimated over 120 % return on a kitchen investment.

Unless you are planning to stay in your house for 15 years or longer, it would be smart to consider how the value of your house will be affected by a kitchen remodeling project. While you should always remodel to your style and desires, it is best not to choose an eclectic or ultra modern style, paint the walls purple or install complicated or unnecessary appliances if you are planning to sell in a few years. If you keep things more simple and classic, your kitchen will appeal to all buyers and your house will likely sell more easily, when you are ready.

You should also keep in mind that there is such a thing as “over-improving” a home too. While a \$70,000 investment in a new kitchen might be a good choice in an expensive neighborhood where homes are selling for \$500,000 or more, you may not be able to recoup your investment in a neighborhood where homes are selling for half that. Again, this is important if you have plans to sell in the near future. When remodeling your kitchen you should be aware of today's most important kitchen trends. The following are some of the key items that today's home buyers are looking for:

- For families, kitchens that open up to the family room or great room are very important.
- User-friendly, efficient and energy saving appliances.
- Easily accessible and plentiful storage areas.



Keep in mind, while you don't have to use “top shelf” everything, don't skimp on quality because most buyers will notice poor quality materials and construction. If you are on a tight budget and simply can't completely remodel your kitchen, here are some things you can do to increase the value of your home without spending more than you can afford...

I always recommend that a client wait until they can do the remodel right rather than just OK, to get a quick fix. Consider simply repainting walls, perhaps with a textured paint to add to the look and value. You might also want to paint or refinish old or worn cabinetry. If your countertops are in bad shape, why not update them with new laminate or similar material?

There are many new patterns that do a great job of imitating solid surface material like Corian or granite. The sink area is also important, so you may want to get a new, larger sink and a more



modern faucet with a pull-out nozzle. Finally, one of the easiest things you can do on your own is change your kitchen hardware such as knobs, pulls, faucet, fixtures, etc.

For resale and for yourself, safety is also very important. Utilizing the concept of “Universal Design” will always add value to your home because its principal philosophy is safety, taking into consideration how you are going to use the kitchen today as well as into the future. If you follow the principals of Universal Design, you will open yourself up to a wider variety of potential buyers.

There are many reasons to remodel your kitchen and so many things you can do to increase its value, but don't forget that remodeling should make your home more enjoyable while you are there! The wants and needs of you and your family should always be the highest consideration, so don't get too caught up in what buyers might like.

If you follow some of the trends I mentioned and keep things classic, you will have the best of both worlds—the enjoyment of your kitchen now and a great return on investment later. One of the most important things you can do if planning a remodeling project is to do your research and find a licensed, certified and insured kitchen and bath remodeler and designer. Be sure you feel comfortable that your designer understands your environmental and design goals for your project, because this will be a very important partnership in your remodeling process. We also recommend to ask for references of clients who have remodeled in your area.

*You can see the hottest trends in kitchen and bath remodeling at Allied Kitchen and Bath's luxury showroom located on Oakland Park Blvd. in Fort Lauderdale. To find out about their design showroom, and Allied's products and services call (954) 564-1611 or e-mail bill@Alliedkb.com. You can also visit them online at: www.alliedkitchenandbath.com*

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ALON (LEFT) AND LARA KALIDYN (RIGHT) CUT THE RIBBON FOR THEIR GRAND OPENING, PRESIDED BY VICE MAYOR OF POMPANO, GEORGE BRUMMER

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GUESTS ENJOYING THEMSELVES AT THE GRAND OPENING PARTY.



PHOTO OF A SECTION OF THE BEAUTIFUL NEW SHOWROOM

Pompano Beach is proud to welcome Elite Kitchen and Bath, formerly ALK Kitchens (righthand page). Elite is family owned and operated by Lara and Alon Kalidyn and is celebrating 17 years of service in the construction industry. Alon Kalidyn holds a Florida State General Building Contractors License, which allows the business to extend construction services to its clients and oversee the complete transformation of a project.



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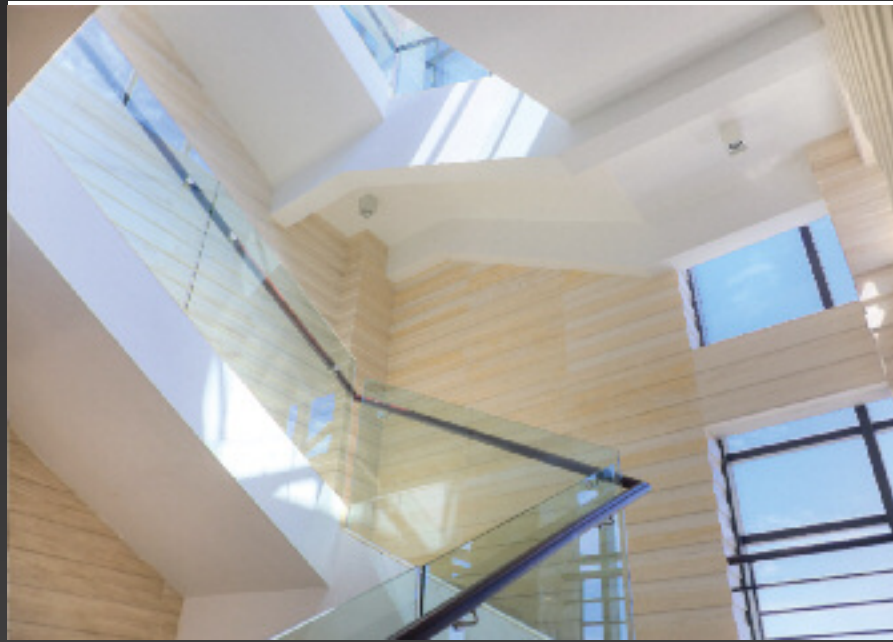
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This dazzling Fort Lauderdale condominium affords a magnificent panoramic view of the shimmering Atlantic ocean, which made it a pleasure to work on this particular project. The condo is transitional in design and combines the appearance of furniture with soft lines and touches of chrome accents for a more contemporary look.

The living room, which is a perfect representation of transitional design, features ultra suede sofas with arm rests made of polished chrome nailheads. The coffee table is walnut wood framed with an iron and glass insert giving the living room a slight rustic look. This further added to the condo's warm and understated comfortable look.

- continued on next page -



“The chairs are made of ultra suede with a wood frame, which adds to the condo’s warm and friendly look.”

The dining area is quite impressive, with enough seating for a large party! The dining table is a stunning walnut plankwood table. The chairs are ultra suede with a wood frame, further adding to the condo’s warm and friendly look. The abstract is a one of a kind oil painting, which was found in an art gallery in New York and shipped down to Florida. The brilliantly colored painting adds drama to the room, which is done in understated, muted tones.

The chandelier is a Jean Richards design with a silk shade and hanging crystal. The 30 x 30 Saturnia flooring is common throughout the entire living room and dining room areas. The clients wanted a clean look with a very inviting and comfortable atmosphere for themselves and for entertaining.

This area shown on the left is very conducive to conversation. The round table is made of solid wood with a chrome accent. The club chairs coordinate with the living room sofas and again, add to the warmth of the room.



To the right is another view of the living room where a sculpture also functions as a cocktail table, adding dazzle to the room.

Again, understated tones were used to create an atmosphere of tranquility in this spectacular beach front condo. The bed was designed with an ultra suede oyster gray bed frame with polished nail heads. The head board is also done in ultra suede. Coordinating with the bed is a Demi Lune nightstand made with satin nickel chrome with mirrored doors.



After spending time on this project, I can say it was a pleasure working my clients. They allowed me to take my creativity to the next level, which is important in achieving the desired look the clients envision.

- END -



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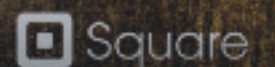


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## One Thousand Ocean two-story Beach Villa now offers optional Roche Bobois furniture package

Continuing its successful collaboration with Roche Bobois, One Thousand Ocean is offering an optional furniture package from the international home furnishings firm for its last available two-story Beach Villa. Roche Bobois furnished the unique residence, enabling prospective purchasers to better envision themselves living there.

Two other residences in the 52-unit ultra-luxe condominium building sold soon after Roche Bobois installed other of its fine European furniture, resulting in buyers making a quick transition as One Thousand Ocean residents.

Along with the final two-story Beach Villa, a single-story residence also affords buyers the option to purchase all or some of the Roche Bobois selections within them.

Jamie Telchin, president of development for LXR Luxury Resorts & Hotels, said, "The high-end furniture helps to showcase the spaces and how they function. The brand appeals to the sophisticated tastes of many of our buyers, and we have found that having this luxurious furniture in select residences is instrumental in making residential sales, whether buyers choose to purchase the furniture or not. If they do buy the furnishings, it is a great turnkey opportunity for them."

"The residences at One Thousand Ocean are very large and dynamic, so seeing them empty could be overwhelming for some buyers who find it difficult to visualize how they can live in their new home," added Julien Bigan, Roche Bobois' South East U.S. general manager. "Our selections offer a richness and contemporary elegance very much in keeping with the carefree lifestyle of One Thousand Ocean residents." Commenting further, Bigan noted, "The uniqueness of Beach Villa 101 and its varied volumes were the inspiration for our designer Patrick Cabaroc's selections. Patrick mixed some very comfortable and luxurious pieces together with some spectacular ones."

The blending of our two collections, Les Nouveaux Classiques and Les Contemporains, is a cocktail that seems to work well and please more and more of our clientele. Likewise, colors were used to contrast neutral tones on the main pieces of furniture, which explains why the more splashy tones are on accessories, lamps, rugs and artwork."

Because the open kitchen area overlooks the coast on the south of the building, Cabaroc decided to make the adjacent space the priority for dining, instead of placing the dining table in the entrance area of the residence, where it would have blocked the view to the living room and waterway beyond.

"With 240 worldwide Roche Bobois locations, many One Thousand Ocean residents and prospects are familiar with the brand. Furthermore," Bigan noted, "this is now the fourth unit we've furnished at



One Thousand Ocean, indicating that we both chose the right partner from the start."

For over 50 years, Roche Bobois has crafted home furnishings in Europe with exceptional originality and skill. Each piece, customizable to suit any taste or mood, has a character that is truly unique and exclusive, resulting from a group effort between designers, manufacturers and Roche Bobois. Roche Bobois furniture is available in multiple compositions (e.g., materials, colors, finishes, sizes, shapes). The company's talented team includes designers, artists and architects who blend pleasure with practicality and pair creativity with functionality as they bring visions to life.

An LXR affiliate developed the iconic, nautilus-shaped, One Thousand Ocean landmark which is located on the tip of a private peninsula at the Boca Raton Inlet, adjacent to the Boca Raton Resort's Boca Beach Club. It is surrounded by water on three sides: inlet, ocean and Lake Boca Raton/Intracoastal Waterway.

A total of six residences remain, include three residences ready for immediate occupancy, and three unfinished, customizable penthouses. Prices are from approximately \$3 million to \$15 million. Residents who elect private membership at the neighboring Boca Raton Resort & Club enjoy access to the numerous amenities and services of a world-class vacation destination.

For further information, visit [www.onethousandocean.com](http://www.onethousandocean.com) or call the One Thousand Ocean Sales & Design Center at (561) 869-5000 to schedule a private showing.

# Grand Opening



## DOMINIO HOME DESIGN

Federal Highway recently became home to another fine home furnishings showroom, Dominio Home Design, located at 4220 N. Federal Highway in Fort Lauderdale.

Owner, Christos Kostelidis, says, "Our contemporary lines of furniture are perfect for single family homes as well as condos." He added, "That's because contemporary furniture is designed with clean lines, bright and vibrant colors and gives any room a more open and airy look, which is great for smaller condos." Kostelidis went on to say, "Our niche here in the Fort Lauderdale area is an understated contemporary look that complements

the South Florida lifestyle."

Dominio specifically carries products that you can select your own colors, fabric, wood, and metal finishes. As Kostelidis says, "Although we are a boutique store, what you see is not what you get; you can customize most items to suit individual tastes and needs." With lines from the U.S., Canada, Italy and around the world, all made with high quality fabrics, leathers, and only top quality materials; they have a selection of over 20 wood finishes and hundreds of fabric options as well as metal and chrome finishes in numerous colors.

Another great advantage to shopping at Dominio is that they have an interior designer on hand, which helps make the selection process a pleasant and easy one. In addition to Dominio, Kostelidis also owns Mia Home Trends, located at 629 E Sunrise Blvd, Fort Lauderdale and Concepto Modern Living at 2754 N. Federal Highway, Ft. Lauderdale. Each store has their unique look and feel and carries a different variety of contemporary furniture. (See their ad on page 9 of this issue.)



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**2. ORIENTAL WAREHOUSE.** This fascinating showroom offers a huge variety of Oriental furniture, objects of art and some of the latest trends in outdoor furniture from various parts of the Orient. What has become very popular is the trend towards more durable outdoor furniture made of synthetic wicker opposed to real wicker, which doesn't stand up to inclement weather and time. Synthetic wicker looks fantastic and quite natural, but requires practically no maintenance and it hold up brilliantly to all sorts of weather. Oriental Warehouse features an excellent selection of beautiful outdoor patio furniture in many styles and colors. 60 S. Federal Highway, Boca Raton. 561.394.0656

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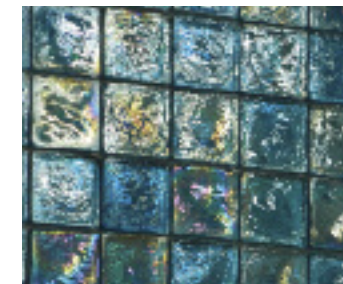
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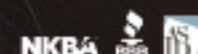
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