

Summer 2016





**Property Perks**  
Clockwise from left:  
Parking garage at 3900  
Alton; Ritz-Carlton  
Residences, Sunny  
Isles Beach; exterior of  
3900 Alton.



COURTESY OF ANNA S. KATZ, THE RITZ-CARLTON RESIDENCES, SUNNY ISLES BEACH

TREND REPORT: MIAMI

**Autos Fixation**  
For a burgeoning  
number of  
premium Miami  
condominiums,  
creative car  
conveniences  
are key

During the past six years, Miami condo developers have revved up standard amenity packages with over-the-top offerings like pet spas, recording studios and private indoor pools. But having largely exhausted the possibilities for on-site entertainment, some are now focusing on helping residents get out of the house, with perks for their cars.

“Obviously, we have every amenity imaginable—restaurants, concierge, three full floors of amenities, even private elevators—but the one that’s really unusual is having a company that comes and refuels the owners’ cars,” says Edgardo Defortuna, CEO of Fortune International Group, of the Ritz-Carlton Residences, Sunny Isles Beach, slated to open in late 2018.

Through the partnership with Neighborhood Fuel, residents at the condo will be able to forgo trips to the gas station, instead texting in requests for fuel or wiper fluid at competitive prices, thanks to low overhead, explains Jorge Camaraza, the company’s founder and CEO.

“I have no problem stepping into a gas station and fueling my own car, but it’s so convenient,” says Defortuna, whose company has started using the service. “A lot of second-home buyers leave the car here, and Neighborhood Fuel will make sure it’s in perfect condition when they come back for the weekend.”

Meanwhile, at 3900 Alton, a 78-unit condo tower in Mid Beach designed by Ricardo Bofill, residents will have the luxury of totally ignoring their cars: A complimentary house Tesla and driver will be available for jaunts to the Nobu Hotel Eden Roc, as well as to neighborhood shops and restaurants.

“There are many places near the property, but not a lot of parking,” says developer Camilo Miguel Jr., CEO of Mast Capital. “We thought it was really convenient to offer a house car so you don’t have to pay for valet parking or wait 20 minutes to get your car back.”

Robotic parking, of course, continues to be increasingly popular. Even so, people who are really crazy about their cars often prefer to park themselves, rather than leaving the task to a robot or valet. “Sometimes people can’t drive their favorite cars in their own countries for fear of security,” says Defortuna. “So when they come to Miami they really splurge.”

And for those who have an even closer kinship to their automobiles, there’s always the Porsche Design Tower, where residents can not only park their cars in two- or four-car sky garages next to their units, but gaze at them lovingly through interior glass walls. —KV