

## For Sale: High-end Architecture Spotlighted at Art Basel Miami

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*A rendering of the indoor pool on the top floor at One Thousand Museum in Miami. Courtesy of Zakarian Martinez PR.*

Art Basel may be predicated on taking home a piece of the party, but developer Louis Birdman is hoping the deep-pocketed visitors flooding Miami this week also decide to buy a piece of the city itself.

More specifically, a unit in his development One Thousand Museum, which will launch during a groundbreaking ceremony on Dec. 5. It's a 62-story skyscraper that will sit next door to two Miami museums, and with art in the air, touting the building's high-profile architect Zaha Hadid could strike the perfect balance for buyers.

"We're definitely pushing the limits of structural design in an artistic fashion," Birdman said. "We thought that such an important site warranted a very high-profile architect."

The curvy development is designed in Hadid's signature ultra modern style – what Birdman calls a museum-quality apartment. With 83 units and a two-story penthouse, it's Hadid's first residential skyscraper in the Western Hemisphere, though she has recently finished projects in Hong Kong and Dubai.

Birdman isn't alone in trying to capitalize on the combination of Art Basel's wealthy attendees and Miami's general growing demand for condos from international buyers. In fact, many developers decide to strategically hold their groundbreaking parties and public sales launches during the fast-paced week.

There are more than 50 condo buildings in pre-construction across Miami currently, and that building boom has been specifically boosted by interest from potential buyers based outside of the U.S.



*A rendering of One Thousand Museum. Courtesy of Zakarian Martinez PR.*

About 45 percent of One Thousand Museum is already sold, and there's still two years until it's finished. Units start at about \$5 million and can range into the double digits.

The 16,000 square foot penthouse is priced at \$45 million, depending on custom upgrades and options the buyer chooses.

The development is also Miami's first residential skyscraper planned to include a helipad. South Beach buildings are largely too low to be safe for a helicopter to land, and Birdman said that distinction has helped the property entice international buyers where helipads on residences are more common, like in Mexico City and Brazil.

"It's something that makes us unique and attracts people to something like this," he said. "It's something that is familiar to them."