

# ARCHITECTURAL DIGEST

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## THE REPORT

# Thom Filicia's New Miami Apartment Building Blends Beachy and Urban Aesthetics

"We wanted to connect the waterfront lifestyle of Miami with the sophistication and artfulness of the Design District," explains designer Thom Filicia of his latest project. Logistically, it makes sense. Situated in the city's East Edgewater neighborhood, Biscayne Beach, a 52-story luxury condominium tower developed by Two Roads Development and GTIS Partners, the building overlooks Biscayne Bay and is within short distance of the city's artsy Wynwood neighborhood and posh Design District.

"The neighborhood is going through this incredible moment where it's redefining itself," Filicia explains. "So this project was a way to define it." To do that, Filicia and his team looked to a more subdued interpretation of Miami style, favoring organic neutrals and natural textures over bold prints and punchy colors, and then married that with urbane elements like large-scale artworks. "It was really about texture and a very waterfront palette that still makes sense in an urban setting," he says. "We didn't want just another white shiny Miami project." [Click through for a full tour.](#)

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# ARCHITECTURAL DIGEST



Thom Filicia in the building's lobby.



The building, which has 52 stories and overlooks Biscayne Bay.



# ARCHITECTURAL DIGEST



"In Miami, you either see things that are just high-gloss or a bunch of driftwood and white cotton," Filicia says. "What I liked about what we were doing is that it was a balance between urban sophistication and relaxed waterfront attitude." In the lobby, sculptures by Gerald DiGiusto make the most of the large-scale space.



Filicia created several smaller vignettes throughout the lobby to give it a more casual feel. "It was interesting in these spaces to work on a bit of an exaggerated scale and still make the room feel warm," he says. "It's about playing with proportions."

# ARCHITECTURAL DIGEST



Large-scale palm fronds line a hallway. "One of the things I often feel when I go into these big buildings is that they feel a little dead," Filicia says. "To me, having the greenery makes it feel more natural and appealing and alive, and it makes sense because we're in south Florida. It connects the indoors and outdoors, which was a really important part of this building, especially considering the location—I wanted it to have a lush, tropical feel to it."



Another corner filled with art and furniture in elegant silhouettes. "This building is really geared toward people looking for a high-end, turnkey environment that is also approachable and comfortable and relaxed," Filicia explains. "Stylish and chic while also friendly and fun."



# ARCHITECTURAL DIGEST



Art lining a wall to the elevators. "I didn't want the spaces to be too literal in terms of linking back to the lobby and amenity spaces, but I definitely wanted to make it so the materials in the building all look beautiful together even though they transition as you move between areas," says the designer.



Filicia also selected the finishes inside the individual apartments—and already has commissions to decorate some of the sold properties. For continuity, the designer carried through many of the same materials from the lobby, rendered on a smaller scale.

# ARCHITECTURAL DIGEST



In the waterfront lounges, the decor takes on a more typically tropical feel. "There are playful ways of bringing in sculpture and art to really push the idea that this is a place for that kind of creative energy, for artful, design-savvy creatives," Filicia says.



A playful stripe frames the bay view and patio area.