

# Opulence

SOUTH FLORIDA

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Capturing the **CSI** condominium luxury lifestyle

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TURKISH DELIGHT AT

# Murano Portofino

BY MARLENE SHOLOD



## LIVING ROOM

The palette and decor of the living room are subtle. Silk wallpaper cleverly mimics marble. A custom wall unit floats above the floor, perfectly centered with Delta lights, while a modern Lucite coffee table with transitional legs is a unique style mash up.

## ONE DAY AT THE DCOTA (DESIGN CENTER OF THE AMERICAS)

Shannon Scott, a principal of RS3 Innovative & Architectural Design, responded to a questions about window treatments. Little did she know that he would soon hire her firm to re-design and furnish his 1400 square foot, two-bedroom, two-and-a-half bath condominium in Murano Portofino, one of South Beach's most luxurious waterfront properties. Shannon certainly didn't foresee that the client, delighted with the outcome, would whisk her and Raymond Jimenez, her partner, off to the client's native Turkey to celebrate!

A relatively young company, the full-service RS3 has a diverse portfolio that includes retail, commercial, hospitality and residential projects in luxury condominiums, such as Trump III, Asia, Artech Grovenor, Epic, Hampton, and Fisher Island. Scott and Jimenez went to college together and worked at the same firm before becoming business partners. They have complementary personalities and talents, as well as a shared motto: "Think different, design different."



## OPEN KITCHEN

Lights, action, drama! The countertop of the open kitchen is black onyx with bursts of white. Lighting shoots up through acrylic barstools. The kitchen's bold contemporary fixture casts a golden light while a sparkling traditional crystal chandelier beckons from the adjacent dining room.



**DINING ROOM**

A focal point of the dining room is an original painting of horses, hung above a mirrored credenza. Silver-lined plates by Kate Spade provide a finishing touch.

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The RS3 duo loves working with luxury condominium owners. Scott says, "The large budgets enable us to design our client's dream space. These clients know what they want – they're structured, like us." As for signature style or design elements, Scott laughs and says, "Not yet." Jimenez explains that they are very versatile and client-centric, building their themes around a client's artwork or incorporating styles other than modern, for example.

The Murano Portofino client wanted a masculine apartment, resembling a very upscale hotel suite or yacht. Scott and Jimenez provided this look but softened it with some traditional touches and unusual details. The organic color palette is browns, grays and black. Faux stone and wood wall coverings have replaced yellow paint; the bathrooms have been redone with marble, new fixtures and cabinetry. Glass and mirrored surfaces reflect the sparkling sunlight and water views, bringing the outside in. Passing ships as well as architectural elements of the building have inspired some of the lighting. Teak doors have crystal handles; polished marble flooring has been replaced with rough-hewn, dark wenge; and petrified wood design elements are scattered throughout the residence.



**SECOND BEDROOM/STUDY**

This room mirrors the neutral living room color palette and comfortable furnishings. Animal accessories, including a set of antique, hand-drawn birds nesting within custom Italian picture frames, provide an interesting counterpoint to the glass and metal coffee and end tables.

**RS3** stands for the partnership between the principals and their clients (hence the number 3). When their Murano Portofino client brought a magnificent traditional crystal chandelier back from Italy, Scott and Jimenez installed it in the dining room, where it blended artfully with the furniture they had already selected. Clearly this residence is a perfect marriage of minds...and taste.