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JADE SIGNATURE BY HERZOG & DE MEURON IN SUNNY ISLES

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World-renowned architects **Herzog & de Meuron**, fresh from finishing the **Pérez Art Museum Miami (PAMM)** to accolades, quietly announced their latest Miami project: **Jade Signature**, a luxury condominium building in Sunny Isles. The beach front tower will feature a completely underground parking garage allowing for ground-level amenities like pools and a restaurant and the floor-through units will have expansive terraces and views. Already renowned for their artistic transformative architectural style, Herzog & de Meuron have thought well beyond the box for this 190+ unit building.

The concept for Jade Signature is experiencing living from the ground up. By keeping the car park entirely below ground-level (unlike most other beachside condominiums), the building connects directly to the environment and surrounding landscape. The street connects to the lobby, the lobby overlooks the pool, and the pool is on the beach. Jade Signature landscape architect **Raymond Jungles**, who also collaborated with Herzog & de Meuron in Miami on **1111 Lincoln Road**, specializes in lush gardens using local and indigenous botanicals. Because the building and gardens are able to be sea-level, Jungles' landscaping will be accessible to both residents and passerby.

The facade of the building calls to mind the minimalist 1111 Lincoln Road, as well. Windows set far back from the exterior of the building allow for spacious balconies, reminiscent of raw, Miami Beach parking garage. Herzog & de Meuron is perhaps best known for their stunning art museums, such as **Tate Modern**, **Parrish Art Museum**, and of course PAMM. The large terraces are built to accommodate sculptural art, should residents have them, and the simple, airy designs of the units will provide natural light throughout.