



# Sky House

Zita Zimmermann Turns Luxury Boutique Building into a Work of Art

Story by Gabriel Anthony | Photos by Niels Johansen



**W**hen Nicolas Brocherie, President of Olivine Group and developer of this luxury boutique building, approached the interior designer, Zita Zimmermann of ZZ Design, he said, “Zita, I want this project to be something different than the typical style of all the developments that Miami has been showing. Give them what they want and then give them what they don’t know they want.”

This was more than enough to inspire Zimmermann. She knew what had to be done and gratefully went about the business of building the dream. “As an interior designer, I am also an artist,” said Zimmermann. “Each room and every square inch I design is a work of art meant to be enjoyed and appreciated.”

Zimmermann’s vision for this development project was to appeal to a broader population while ensuring each unit had its own flavor. She wanted Sky House to be uniquely elegant. The core of her design is an open floor plan—keeping the colors light and neutral for a light and airy feel.

“I decided to incorporate finishes,” Zimmermann explained, “such as Calcutta marble, white Corian vanities, white micro crystal tiles, state of the art appliances such as Wolf & Sub Zero, innovative technology such as Lutron Home Automation System and LED lighting throughout because it speaks volumes when it comes to high end finishes and appliances homeowners enjoy.”

The furniture Zimmermann selected for this unit is relaxed, beachy and most importantly comfortable.

The PH unit of the four-story luxury boutique building was the ultimate challenge. It wasn’t enough to create your typical PH unit; Zimmermann wanted to design the perfect oasis. She believed that adding an outdoor living space within the main floor would add value and style.







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“We began by cutting out part of the floor plan, transforming it into an outdoor terrace,” said Zimmerman. The private atrium has entrances from the living room, hallways and master bedroom. The terrace is equipped with a swimming pool, outdoor kitchen, with dining and lounge area. The terrace is a welcome addition for homeowners as they now have a private area to entertain and/or relax; and still be connected to the main areas of the house.

The building is located between other lots that are somewhat higher in dimension so Zimmermann designed a beautiful trellis that adds to the aesthetics of the space but also increases functionality as it creates privacy from the neighbors. Acid washed bamboo tiles were used to cover the floor and pool. Adding to the texture and contrast of the terrace, stone cladding is used as an accent wall in the back. Giving the décor a neutral feel Zimmerman added plants to transform the space into a Zen-like experience. Dining and lounge furniture from Artefacto adds uniqueness to the ambiance of this Zen-like atrium.

Zimmerman designed an open shelf concept as it worked well, dividing the open floor plan, separating the living area from the kitchen. The custom-built unit is fabricated out of rift cut, light oak. Keeping the open floor plan uniform, she decided to use natural colors for the open shelf as well as the flooring. The room still feels roomy and open, even with the shelf.

Light sheers drape themselves around large picture windows throughout the house, complementing the Zen-like flow through the PH. “We love style,” said Zimmermann, “but comfort is also important. This is why I designed an extra deep custom sofa and ottomans—complimenting club chairs from Artefacto as well as the chrome/glass coffee table.”

Zimmermann wanted to design a functional kitchen with style and elegance. Beginning with the grey Calcutta marble the elegant kitchen is equipped with top-of-the line appliances including Wolf cooktop and oven and



Subzero refrigerator. Extra storage can be utilized with the double island. The bar was created with the intent of entertaining larger parties. All cabinetry is fabricated from yellow pine wood in a matte white finish from Italkraft and blends perfectly with the Calcutta marble.

Zimmerman wanted to keep the master bathroom very clean and simple so she dressed the floors and walls entirely in Calcutta slabs. “Our most beautiful design yet—floating white Corian vanity and a freestanding tub with state of the art faucets and shower heads from Dornbracht and backlit LED mirror,” said Zimmermann.

The powder bath floors are pure white microcrystal tiles. Zimmerman used beautiful polished bamboo travertine slabs to accent the room on top of which floats yet another clean and simple white Corian vanity with LED backlit mirror.

A velvet upholstered channel style headboard covers the entire back wall of the Master bedroom. The simple

elegance of the master bedroom is complete with floating LED Crystal Pendant lights. A matching upholstered custom bench comfortably sits at the foot of the bed.

The final outcome was exactly what Zimmerman hoped to achieve, creating a space that incorporated textures that are common to Miami but also introduced textures that added warmth to the normally cool, white interiors.

“The natural French oak hardwood flooring was a key facet in creating the ambiance for a visually warmer and inviting interior. Wanting to create a Zen-like feel for the unit meant opening the floor plan for an airy flow,” said Zimmermann. “When this unit hit the market, Brocherie acquired a few interested clients and very quickly did a New Yorker close on his Miami getaway Oasis!” ♦