

# Naples REALTOR®

WINTER 2013

NAPLES AREA BOARD OF REALTORS® MAGAZINE



## Where Next for Naples?

Developers Search for  
Emerging Markets

**PLUS +**

**Rising Up**

Looking at Appreciation Levels

**The Time is Now**

NAR's 2014 Issues Blueprint



**NABOR**

Naples Area Board of REALTORS®

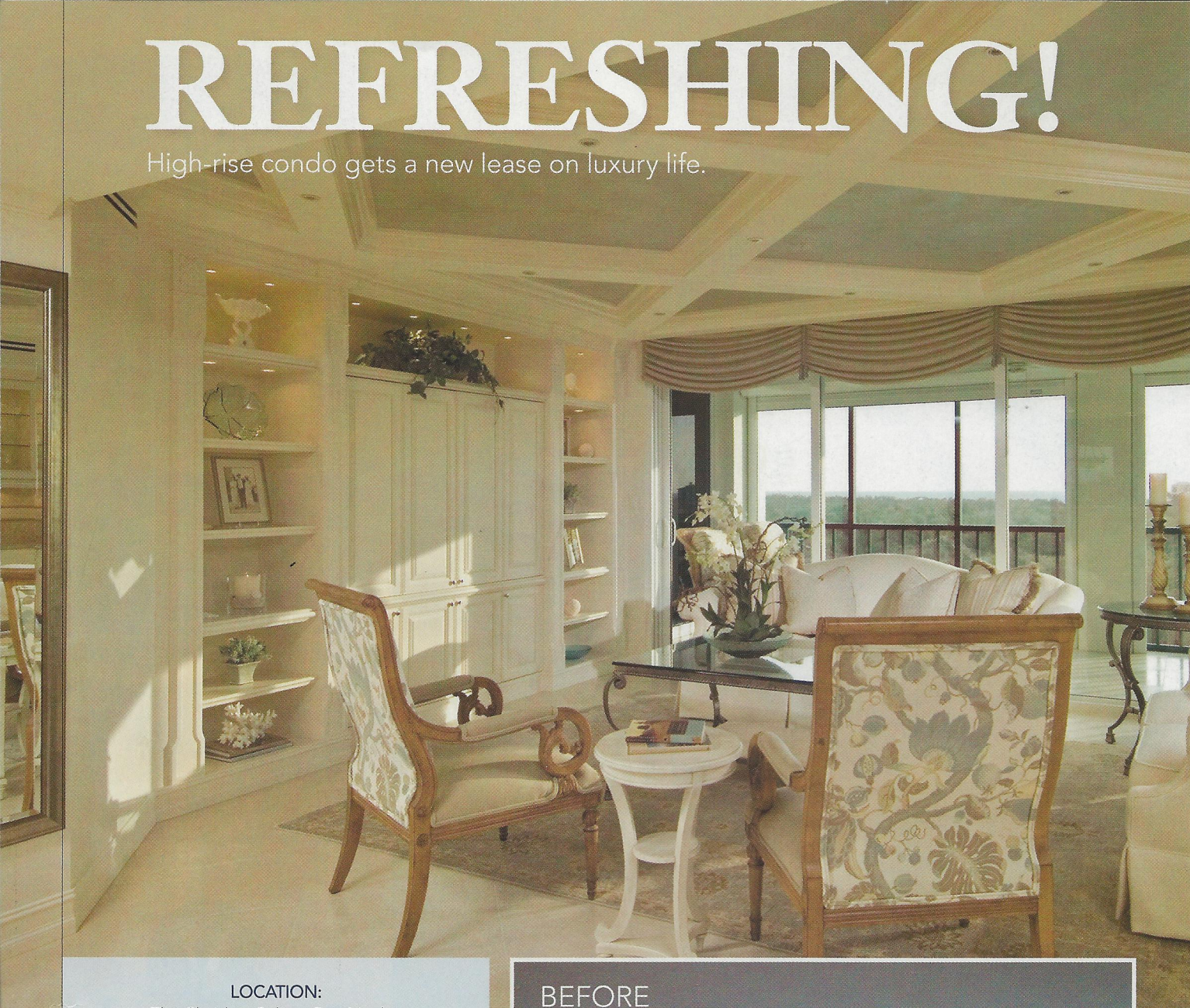
FLORIDA MAGAZINE ASSOCIATION



**2013  
Charlie Award  
Winner**

# REFRESHING!

High-rise condo gets a new lease on luxury life.



#### LOCATION:

The Claridge, Pelican Bay, Naples  
Fast-track, full build-out, custom renovation for a luxury high-rise condominium in Pelican Bay

#### SPECS:

3 bedrooms, 2.5 baths  
Total square footage under air: 2,300

#### DESIGNER & CONTRACTOR:

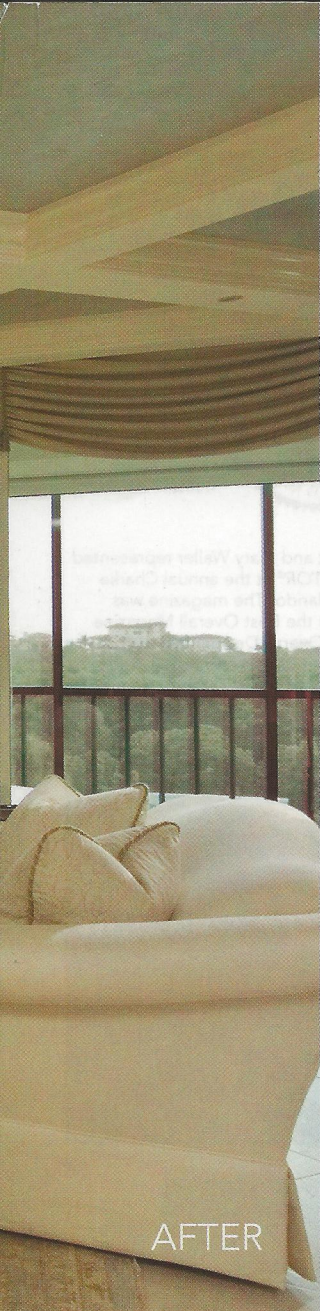
Kira Krümm International Design &  
Specialty Building Services Inc.

#### THE PROJECT:

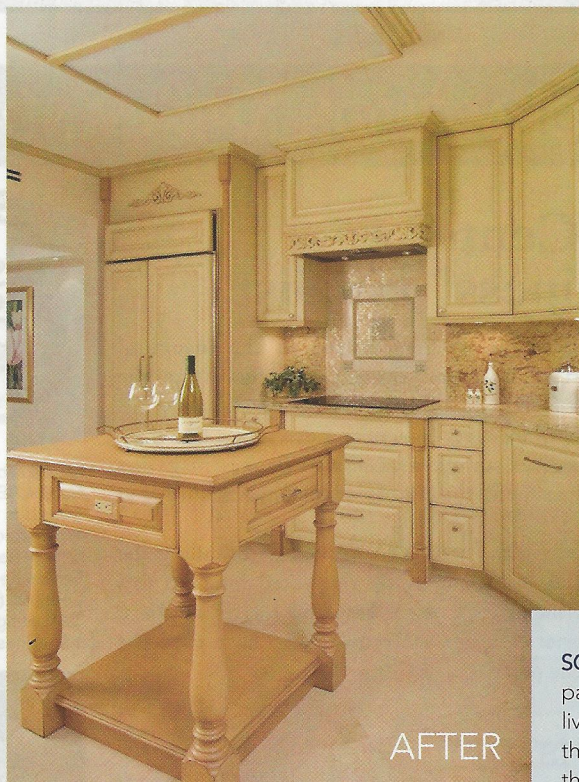
This ASID Design Excellence award-winning interior was designed as a second home for a northeastern couple with children and grandchildren to use during season. The clients requested an updated interior décor with a traditional classic style. The goal was to increase the level of quality within the home's interior to be comparable in value with surrounding prime gulf-front real estate while working under the time constraints imposed by high-rise building regulations.

#### BEFORE





RANDALL PERRY PHOTOGRAPHY



**ISSUE 1:** Needed updating, space-planning improvements. Low ceilings and small spaces.

**ISSUE 2:** Poor quality and functionality in millwork and flooring.

**ISSUE 3:** Outdated appliances, plumbing, and electrical and lighting fixtures.



**SOLUTION 1:** The wall to the living room was partially removed to open the kitchen up to the living room. There was also a bar area created with this new space that acts as a casual dining area for the couple and their multigenerational family. The ceiling was designed with a crisscrossed beam detail and enhanced by ceiling coffers to define the space, which added detail to the flat ceiling and allowed for additional lighting to be integrated. Furnishings were replaced or refurbished with new concepts and repositioned to maximize the space while considering scale.

**SOLUTION 2:** All floor, wall and countertop materials were redesigned and replaced, including new granite countertops and a full granite backsplash in the kitchen. New decorative crown molding, baseboards and corbels were introduced, new doors were installed, and outdated floors were replaced with new 24 x 24 brushed Crema Marfil flooring throughout. One of the main features throughout the unit was the custom-designed cabinetry. Not only were these pieces beautifully designed and detailed, but they also fulfilled the necessity for housing the interior needs and functions within the space limitations. In the living room, an elegant custom-designed built-in was incorporated with raised panel doors in a cream painted finish.

**SOLUTION 3:** All appliances, fans and fixtures were custom-specified and replaced. The home was rewired to incorporate recessed lights, accent lighting and dimmer controls, adding warmth and functionality throughout.

## THE RESULT

"We thank Kira and her very professional team for another spectacular job in providing their design expertise and guidance in the renovation of our second home in Pelican Bay. After turning our unfinished condo on Marco Island into a magnificent space last year, they have, once again, exceeded our expectations." – Anne and Bob D., homeowners