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ELIZABETH HURLEY

A full-page photograph of Elizabeth Hurley. She is smiling and looking towards the camera. Her long, wavy brown hair is blowing in the wind, with her right hand raised behind her head. She is wearing a vibrant red crop top with a colorful floral and paisley pattern, and a matching red bikini bottom with side ties. She is also wearing large, ornate blue and gold earrings and several colorful bracelets on her left wrist. The background is a plain, light-colored wall.

BY SONDR SCHNEIDER

Two Minds, One Vision

From South Beach to South Miami, the **Touzet Studio** is unified in its approach

The *numero-uno* subject for discussion these days, other than sex, is real estate—although judging by some of the soft-core ad campaigns for new condos the two have become synonymous. Our not-quite-yet-world-class city is experiencing the greatest boom in its history, and even those people who aren't real-estate moguls have experienced joy in watching the value of their small apartments increase exponentially. So naturally, everybody—from professional dog walkers to investment kingpins—talks about real estate and knows that land downtown and on the Biscayne corridor has become stratospherically priced and in very short supply. That means the big question echoing off the walls these days is, What is the next area ripe for development?

The Touzet Studio, the relatively new architectural firm of talented husband and wife Carlos Prio-Touzet and Jacqueline Gonzalez-Touzet, may have the answer in South Miami. While the area is not yet on many people's radar screens—there are no trendy artists' studios or galleries, no ocean or bay vistas, and no hot hotels or clubs—a lot of good stuff is going on in the area around it. But



Husband-and-wife team Carlos Prio-Touzet and Jacqueline Gonzalez-Touzet believe South Miami could be the next hot residential area.

Although the Touzet Studio opened in March 2003, the couple has years of top-level experience under their belts.

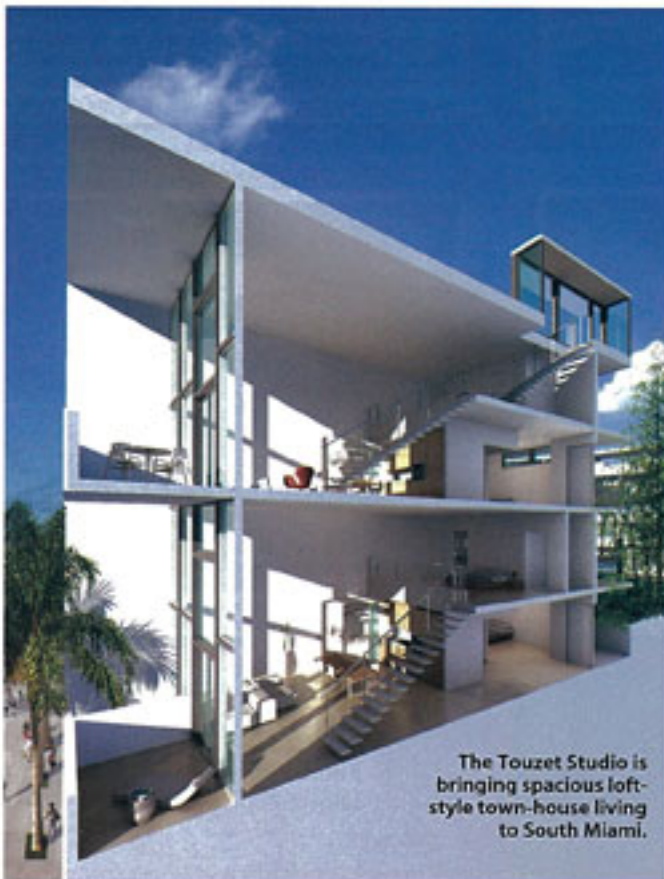
the real secret of South Miami may be that it is an almost idyllic example of a small, well-managed, rationally zoned city that offers a nice balance of town and country. It's also a really nice place to live. Carlos, whose father, Carlos Prio Socarras, was a former president of Cuba, and Jacqueline are so impressed with the city they plan to move their family there.

Their new development will be in step with the South Miami ethos—a mixed-use building covering an entire city block with apartments, town houses, offices, parking and retail spaces in what could have been an unseemly four-story blockhouse in other, less experienced, hands. Fortunately, the Touzets' commitment to design, painstaking eye for detail, and humanistic approach to architecture ensure that they will be creating a glorious building and not an eyesore. The structure's four facades will be finished

with different materials to create the illusion of being several buildings instead of one huge construction. Full-height, stitched-in glass panels set at intervals will lighten the mass of the building, and arcaded sidewalks dripping with bougainvillea, with a nod to the early-Palm Beach designs of Addison Mizner, will create exterior "rooms." Passageways through the façade will open to small, individually designed landscaped courtyards, where shoppers and pedestrians can sit and relax.

Residents of this first true live-work residential project in South Miami's city center will be able to walk to shops, restaurants and movie theaters. Planned units will range from two-bedroom Parisian-style flats to town houses with private elevators. All units will feature spacious, covered balconies and loggias. The project is part of a three-block downtown renewal and is just one of the large-scale projects that the Touzet Studio plans for South Miami.

Vitri, the Touzet Studio's ready-to-sell Miami Beach project, is a boutique residential condomini-



The Touzet Studio is bringing spacious loft-style town-house living to South Miami.