

INTERIOR DESIGN CHARLOTTE DUNAGAN AND  
THOMAS DIVERIO, DUNAGAN DIVERIO DESIGN  
GROUP, CORAL GABLES, FL  
BUILDER RAMIN ALEYASIN, RAMINDESIGNS,  
MIAMI BEACH, FL  
TEXT KIM MOSLEY  
PHOTOGRAPHY PAUL STOPPI, MIAMI, FL

# *Calm, Cool, and Collected*

MINIMALIST FORMS MAKE MAXIMUM  
IMPACT IN A DESIGN THAT MIXES MIAMI  
COOL WITH MODERN COMFORT



Blending the indoors with the outdoors, this chic open plan embodies the ideal combination of modern architectural simplicity and unobstructed Miami skyline views. Apure track lighting delineates the space above Artefacto's Maddox sofas and Carrie lounge chairs.



## CHARLOTTE DUNAGAN & THOMAS DIVERIO

*“Every project is a reinvention of ourselves as we constantly try to achieve the next level of design. Our designs are continually evolving and pushing the boundaries of luxury in the world of high end residential interiors.”*



*IT'S NOT OFTEN THAT EVERY* aspect of the design and building of a custom home clicks. But when it does, it's usually the result of outstanding teamwork. Such was the case when the owner and builder Ramin Aleyasin joined forces with interior designers Charlotte Dunagan and Thomas Diverio to design a new 6,629-square-foot house on a premier southern lot on Miami's Venetian Islands. The team's efforts gave way to the home's open plan that embodies the ideal combination of modern architectural simplicity, unobstructed Miami skyline views, and luxury amenities. "Surrounding waters inspired a soothing, welcoming quality," Dunagan says. "And the tropical modern architecture set the mood."

The home is designed for more than just form; Aleyasin positioned it for ideal cross ventilation, incorporated soft sloping overhangs to define rooflines, and utilized environmentally preferred products. A custom, solid-wood pivot door from Honduras opens to a dramatic foyer with double-height ceilings that lead the eye up and around the space bathed in natural light. "The blue skies and blue waters encouraged us to use light tones that create a serene atmosphere," Diverio says. "To add

LEFT: Outside, the patio is designed to be calm, modern, and practical with views of Biscayne Bay. Casual furnishings shape intimate groupings for family and friends to dine alfresco. Inside, guests enjoy a casual meal or a friendly game of cards around the Jud dining table that readily seats six. Flicka stools up the ante as guests take a seat at the quartzite-topped bar.



Stucco and coral stone styles the home's exterior front entry, where floor-to-ceiling windows frame a custom, solid-wood door from Honduras that pivots open to welcome guests.



*“From the outset, the idea was to create a modern sophisticated home with a neutral color palette that captured the glorious water views in every room,” Charlotte Dunagan says.*

warmth, we combined modern architectural elements with tactile materials — stone, wood, leather, metal et al.” Art curated by Fredric Snitzer Gallery adds pops of color to the neutral palette in a lively complement to the home’s millwork.

Both sophisticated and relaxed, the communal living areas stun with 12-foot-high ceilings and upscale amenities including Savant home automation, Boffi fixtures, Porsche Design lighting, Artefacto furnishings, limestone flooring, and custom millwork throughout. Automated doors open to the outdoors as the living room flows easily into a casual dining and bar area. The design team incorporated an open bar concept into the sleek lines of the adjacent kitchen, complete with ample housing to chill wine, as well as a private chef’s kitchen discreetly tucked behind hidden doors.

ABOVE: Niche cabinetry and Boffi’s panels line the walls of the family room, while Artefacto’s teak wood cocktail table topped in glass centers the space in watery reflection.

RIGHT: Boffi’s streamlined cabinetry gives the kitchen a minimalist style, as an open-bar concept takes center stage. The European cabinetry continues in a secondary culinary space nestled behind hidden doors.





Nearby, blackened wall panels turn the corner into the family room, where walls of glass reveal the open-air entertainment spaces and the striking water backdrop beyond. “My favorite area is the master suite with its calming palette, intimate sitting area, and the stunning master bath layered with textures and marble to create a jewel box ambience,” Dunagan says. The ocean view allows natural light in to lend a certain openness to the private space.

When it’s time for family and friends to come together, the fun quickly transfers to the home theater or the waterfront pool with a resort-style spa. A cabana provides shaded respite from the day’s sun, as an open-air summer kitchen serves up light fare and delectable midday snacks.

“Our original design goal was to create a state-of-the-art home with a neutral color palette that captured the glorious water views in every room. The outcome was more than we expected: It’s an



elegant, casual atmosphere with an unexpected glamorous vibe,” Diverio says.

The home is spectacular not only in ways the meet the eyes, but in structural and building details that exceed expectations. “This 12-month collaboration would not have been a success without the hard work of every person and every design team involved. I like to work with people who are interested in design excellence,” Aleyasin says. “The dedicated enthusiasm and professionalism of this team resulted in a timeless home with a cool sense of place.”

ABOVE: On the balcony off the master suite, furniture from Artefacto sits atop a sandy-hued stone flooring in perfect complement to the beach below. Designed as a private oasis, the master suite soothes in a palette of sandy neutrals. The spa-like master bath is elegantly designed with Boffi vanities that appear to float.