

Home *Entertainment*



Contemporary details such as milled ceilings along with updated furnishings, a neutral color scheme and numerous entertainment areas transformed this traditional condominium into an elegant hospitality venue.



*Integrative Designs
designed this Excelsior
condominium for
entertaining in style.*

By CHARLYNE VARKONYI SCHAUB
Photography by ROBERT BRANTLEY

he last thing one expects to see upon entering a multi-million dollar Boca Raton oceanfront condominium is a large pool table in a room intended for formal dining.

However, this is no ordinary condominium for ordinary people. The three-bedroom luxury condo in The Excelsior is owned by a South Florida corporation that uses the 4,000-square-foot space as accommodations for international clients and for local entertaining.

Michael and Lynn Maloney of Integrative Designs in Boca Raton were instructed to create an elegant and upscale environment for entertaining. The client requested a comfortable, yet stylish haven with room for a dance floor, eight large flat-screen televisions, a superior-zoned sound system and a variety of spaces where different groups could congregate during parties.

"The client told us, 'Do what you want as long as you make me look good,'" Michael Maloney says. He and his wife, Lynn, were asked to create the ultimate turnkey residence. Not only was the space to include fine tableware and food in the kitchen cabinets, it would be stocked with everything from top-shelf liquor to mouthwash and headache remedies.

That instruction may sound like a designer's dream, but the Maloneys admit being given *carte blanche* can be somewhat daunting. "In the beginning, having so much freedom flipped me out until I figured out what they liked," Lynn Maloney says.

One aspect was obvious to the designers. The condominium, which was purchased with many of the previous owner's furnishings, needed a lot of work to transform the interior from a traditional style – featuring dark upholstery and draperies with elaborate swags and cascades – to a clean, contemporary design. The designers knew the furniture had to be replaced, the window treatments simplified and the ceilings altered

A dramatic chandelier and recessed lighting add interest to this simple sitting area.

in order to add architectural detail and to conceal the new sound system's wiring.

"This was more like a hospitality job," Michael says. "It was like a major hotel suite done to the T's. They wanted it appointed nicely. They didn't want to cut corners, and they wanted it to feel comfortable."

Although designers often take inspiration from a building's architecture, the Maloneys knew that creating a Mediterranean interior to match The Excelsior's Addison Mizner-inspired lobby of Corinthian columns, elaborate crystal chandeliers and gilt-framed mirrors was not the right formula for this project. The designers envisioned interiors that were clean, but not cold, using top-of-the-line materials and a variety of textures to create depth.

This was not a place to be utilized for elaborate sit-down dinner parties. It was intended more for dancing and cocktail parties, so the dining room was transformed into a billiards room. Should the client decide to give a large dinner party, the pool table can be covered and seating added. The mica console, trimmed with walnut, was custom designed to hide pool cues and billiards balls.

One of the most distinctive aspects of the home's design is the Maloneys' selection of lighting, such as the pool table lamps. The trio of hanging light fixtures from E.G. Cody in the Miami Design District and the Design Center of the Americas in Dania Beach features a leaf motif cut-out in leather that is hung over a barrel shade – a refreshing change from the standard pool table lighting.

An area adjacent to the billiards room was transformed from a den into a bar. Designed more like that of a five-star restaurant than a residence, the new bar features wood paneling and shelves with glass inserts that appear to float on the mirrored wall. Mirrors reflect the lighting and a display of top-shelf liquors. Finally, the custom counter with granite insert contains a fully stocked wine cooler and a refrigerator that contains mixers and sodas.

A massive potted palm divides the billiards room and great room; the expansive open area allows ample room for dancing. Comfortable, contemporary Donghia furnishings in neutral-tone wool upholstery cluster around a fireplace, creating a conversation area. The sofa, positioned to overlook the ocean, has an elegant, low serpentine back so as not to obscure the view from across the room.

Another innovative feature is the custom artwork, commissioned from MAC Fine Art in







The use of various textures and liberal use of mirrors convey an exotic vibe.



Contrast equals interest, by combining textured wallpaper, a sleek faucet and an earthen vessel.

Fort Lauderdale, which is painted on a thin, lightweight canvas and rises to reveal a flat-screen television. The system's directional speakers descend from the ceiling when the TV is in use.

The client loves mirrors so the designers incorporated them throughout the condominium design, including the framed panels flanking the fireplace, a headboard in one guest bedroom and around the chandelier in the master bedroom.

"We like to use mirrors to reflect a good view or to make the room look larger," Michael says, noting that they are entirely different from the mirrored walls that were ubiquitous in homes of the 1970s.

The far end of the great room features a conversation group in an area the designers call the lounge. Four Donghia chairs surround a custom table that can rise from a 16-inch coffee table to 30 inches for dining. Above the table is an elegant crystal chandelier from Capitol Lighting. Rugs that feature the same pattern with a reversed color scheme from Robb & Stucky define the great room's two areas. The difference is so subtle that it is almost indiscernible.

The cabinetry and most of the original Miele appliances were retained in the kitchen – which is intended to be used

by caterers rather than by guests for cooking their own meals. The designers added a new Miele cook top, a glass backsplash, changed the pulls on the cabinets and replaced the counter tops with solid surfaces on the work areas and granite on the island.

Other prime spots for entertaining are the two balconies. The oceanside balcony features a SunBriteTV – an LCD television designed to resist rain, dirt and extreme temperatures of the outdoors. The balcony facing Lake Boca, with a view of the Boca Raton Resort & Club, features a high table

and four stools as well as a chaise and two chairs with ottomans. There is also an electric grill originally designed for use on yachts in the event someone desires to cook outdoors.

The private rooms are just as spectacular as the public rooms. The master bedroom, which has its own balcony, features an eye-catching ceiling with elaborate woodwork and a mirror to emphasize the chandelier. Due to the massive size of its posts, the king-size bed had to be carried on the top of the elevator to get it inside the high-rise home. The wallpaper, which resembles



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Mirrors, textures and artistic lighting are repeated throughout the home to accentuate the neutral color scheme.



Chattahoochee rock with sparkles when viewed up close, is actually made of crushed mica and cork. Finally, the contemporary bench, with saber legs, gives a nod to Classical design.

The powder room is also dramatic. Textured wallpaper gives the illusion of looking through a sheer curtain to see the design behind, and the painted blue ceiling is accented by a light fixture that looks like silver branches bare of leaves. However, the conversation piece is the Luna Lavatory Faucet by Graff, which resembles a samurai sword sculpture. This faucet received the Merit Award for the 2008 Interior Design Best of Year Awards in the Bath: Plumbing Fixtures category.

A great entertainment venue must have a superb sound system, and this place is a music aficionado's dream.

"You can crank this place up like a nightclub," Michael says. "And the sound system is zoned so you can listen to music in the lounge and watch TV in the fireplace area of the great room."

There's no worry about missing a favorite song or CD. The client has a large music collection, and the system enables him to transmit it remotely from home to the condominium. Speakers are hidden in the walls, wiring is hidden in soffits and in the wood beams of the coffered ceilings. More than

7 feet of components are stacked in a closet with its own air conditioning vent and exhaust system to remove the heat that can accumulate. Installation of the sophisticated sound system by Environmental Technology Control of West Palm Beach took a few weeks, according to the Maloneys.

The condominium's community pool and deck on the ground level feature oceanfront cabanas, and the Maloneys transformed their cabana into a sea fantasy with a mural by Alexandra Spaulding of Spaulding Art Studio in Boca Raton and light fixtures from Light Bulbs Unlimited in Boca Raton that resemble jellyfish. Spaulding painted the walls of the 10-by-15-foot cabana to show a shapely mermaid using a shell as her carriage as she drives a team of white horses on the surface of the water.

The attached bathroom features a jeweled mermaid with an island and sunken yacht in the background. The designers added lighting, drapes, custom cabinetry with storage for audio-visual equipment, a refrigerator, cappuccino machine, sink and furniture.

"We wanted fairy-tale whimsy and wanted to play up on the ocean," Lynn says. "Alexandra Spaulding came up with the ideas and we worked together for the final details." □



Integrative Designs' BLACK BOOK

Billiards Room

Light fixtures: E.G. Cody, Miami Design District
and Design Center of the Americas, Dania Beach
Pool table: Boynton Billiards, Boynton Beach
Area rug: Asadorian Oriental Rugs, Boca Raton
Artwork: MAC Fine Art, Fort Lauderdale and Miami
Chair: Kravet, Design Center of the Americas, Dania Beach

Living Room

Upholstered furniture: Donghia, Design Center of the
Americas, Dania Beach
Cocktail table: E.G. Cody, Miami Design District
and Design Center of the Americas, Dania Beach
Area rug: Robb & Stucky, Boca Raton
Console table: Carriage House, Design Center of the
Americas, Dania Beach
Fireplace surround: Heritage Custom Woodwork,
Boynton Beach
Artwork: MAC Fine Art, Fort Lauderdale and Miami
Silk arrangements: Petal Pushers, Boca Raton
Custom drapes: Hart Lines by Valerie, Pompano Beach

Sitting Room

Hi/low table: Heritage Custom Woodwork, Boynton Beach
Chairs: Donghia, Design Center of the Americas,
Dania Beach
Silk arrangements: Petal Pushers, Boca Raton
Area rug: Robb & Stucky, Boca Raton
Light fixture: Capitol Lighting, Boca Raton
Custom drapes: Hart Lines by Valerie, Pompano Beach

Bar

Millwork: Heritage Custom Woodwork, Boynton Beach
Bar stools: Judith Norman, Design Center of the
Americas, Dania Beach
Fabric and chairs: Kravet, Design Center of the
Americas, Dania Beach
Artwork: MAC Fine Art, Fort Lauderdale and Miami

Kitchen

Silk arrangements: Petal Pushers, Boca Raton
Table and chairs: Judith Norman, Design Center of the
Americas, Dania Beach

Master Bedroom

Bed, bench and night stands: Judith Norman, Design
Center of the Americas, Dania Beach
Chair and table: Robb & Stucky, Boca Raton
Light fixtures: Capitol Lighting, Boca Raton
Carpeting: Asadorian Oriental Rugs, Boca Raton
Custom bedding and drapes: Hart Lines by Valerie,
Pompano Beach

Master Bath

Mirror: Judith Norman, Design Center of the Americas,
Dania Beach
Whirlpool tub and sink: Everglades Design Center,
Boca Raton
Silk arrangements: Petal Pushers, Boca Raton

Guest Bedroom

Bed: CAT 5 Construction, Boynton Beach
Bedding and draperies: Hart Lines by Valerie,
Pompano Beach
Chair: Duralee, Design Center of the Americas,
Dania Beach

Powder Room

Custom vanity: Heritage Custom Woodwork,
Boynton Beach
Sink: Natural Stone Sinks USA, Pompano Beach
Faucet: Graff Luna from Everglades Design Center,
Boca Raton
Wallcovering: Jeffrey Michaels & Company, Design Center
of the Americas, Dania Beach