



REIMAGINED HOME

BUILDER AND DESIGNER DUO TRANSFORM
DATED CONDO TO HIGHLIGHT COASTAL VIEWS



“Mother nature was the showpiece” for this design, says Owner and Interior Designer Lyndsey Davis Nicklas of L Design Studio. In conjunction with L Design Studio’s Lead Designer, Michele St. Amand, the duo enhances this high-rise condo’s Gulf views. PBS Contractors works with the design company to showcase its scenic location, and Project Manager of PBS Contractors, Daniel Thuman, says this home is “like staying in a resort.” A white background with warm wood tones sets the foundation, and colorful accessories throughout provide a vibrant lift to every room, highlighting the high-rise lifestyle. With its spacious layout and modern design, condos like this one make ideal vacation homes for anyone visiting the Gulf Coast. The design elements complement the scenic view, allowing it to act as the focus. We interviewed Nicklas about the transformation of this condo to highlight the coastal views. ►



Living Room: Stark white tufted chairs are strategically placed facing the window “with a matching upholstered bench for the best seat in the house,” delights Nicklas. Underfoot are delightfully contrasting dark wood European White Oak floors by Legno Bastone Wide Plank Flooring sourced through Naples Flooring Company. The Luigi finish of the LaFamiglia collection features UV-cured all-natural hard wax oil and is used throughout the main living areas. The hardwood flooring adds to the design’s modern sophistication, while earthy tones contrast the smooth, stark white upholstery.

Dining Room: The client’s art collection is highlighted with vibrant shades of yellow, red, and orange that are reflected on the glass dining room tabletop, which is situated in front of the sliding glass doors leading to the balcony. A stunning chandelier with a warm brushed gold finish enhances the atmospheric splendor as it picks up the sunset hues. Low-back chairs adorned in subtle fabrics are selected to encourage guests to take advantage of the unobstructed Gulf view.



Living Room: This area saw a substantial reworking of the layout, including removing walls and low soffits. The addition of the 74-inch electric fireplace by Dimplex Ignite serves as a focal point in the living room. In contrast, the white leather sectional provides an elegant and sophisticated appeal in this gathering space with comfortable seating.

Home & Design:

Let's start with some background on the project. What were your clients looking for, and what was their overall vision for the project?

Lyndsey Davis Nicklas:

We were very excited to be able to join PBS Contractors and the team from the beginning and assist in designing the project from the ground up. We were heavily involved with the architect, working on the layout and flow of this condo. Like all older high-rise buildings, this one had challenges, including columns and structural restrictions, limited elevator space, and tight deadlines. Our goal was to help our client achieve a bright aesthetic while ensuring it felt warm and inviting.

Home & Design:

How did you come up with the design aesthetics for this condo? What overall ambiance were you aiming for, and what elements helped you best achieve this goal?

Lyndsey Davis Nicklas:

Our client had a vision for the space, and we worked hand in hand with her to achieve it. She wanted a home that felt spacious and captured the jaw-dropping views of the Gulf. The way the building is positioned, it looks like you are floating on water. We removed every single wall in the unit and had to rethink locations for various spaces. The client requested a white background with rich, warm wood tones grounding the space. From there, a strategic placement of vibrant accessories and artwork and some special brushed brass highlights make this a classic modern oasis. ►

Kitchen: The home's existing structural columns are integrated into the large island, maintaining the open feel throughout the condo. "The highlights of espresso framing the cabinetry" by Kitchens by Clay "adds just enough architectural elements to create drama," says Nicklas. She adds that "the combination of white and espresso-stained alder gives the kitchen a dynamic look." A large butler's pantry is included for storage, allowing the countertops to remain clutter free. Its location, off to the side of the kitchen, provides functionality without sacrificing space.

Dining Room View: This room features a glass-top table with ample seating for guests without blocking the view of the Gulf. Its surface catches the daytime sunlight and the gorgeous sunset colors from the large glass doors. European white oak floors by Legno Bastone Wide Plank Flooring are sourced through Naples Flooring Company and are featured in the main living room and extend to this dining area, elevating the condo's open-concept appeal.



Home & Design:

How does this condo highlight the Gulf Coast views?

Lyndsey Davis Nicklas:

We installed new hurricane windows and sliders along the exterior of the building to maximize the view, removed soffits, and raised the ceilings as much as possible to open up the space. In addition, we took out as much of the hallway in the existing area as possible, so once entering the condo, the view quickly unfolds to all the colors and sunlight the Gulf of Mexico offers. ►

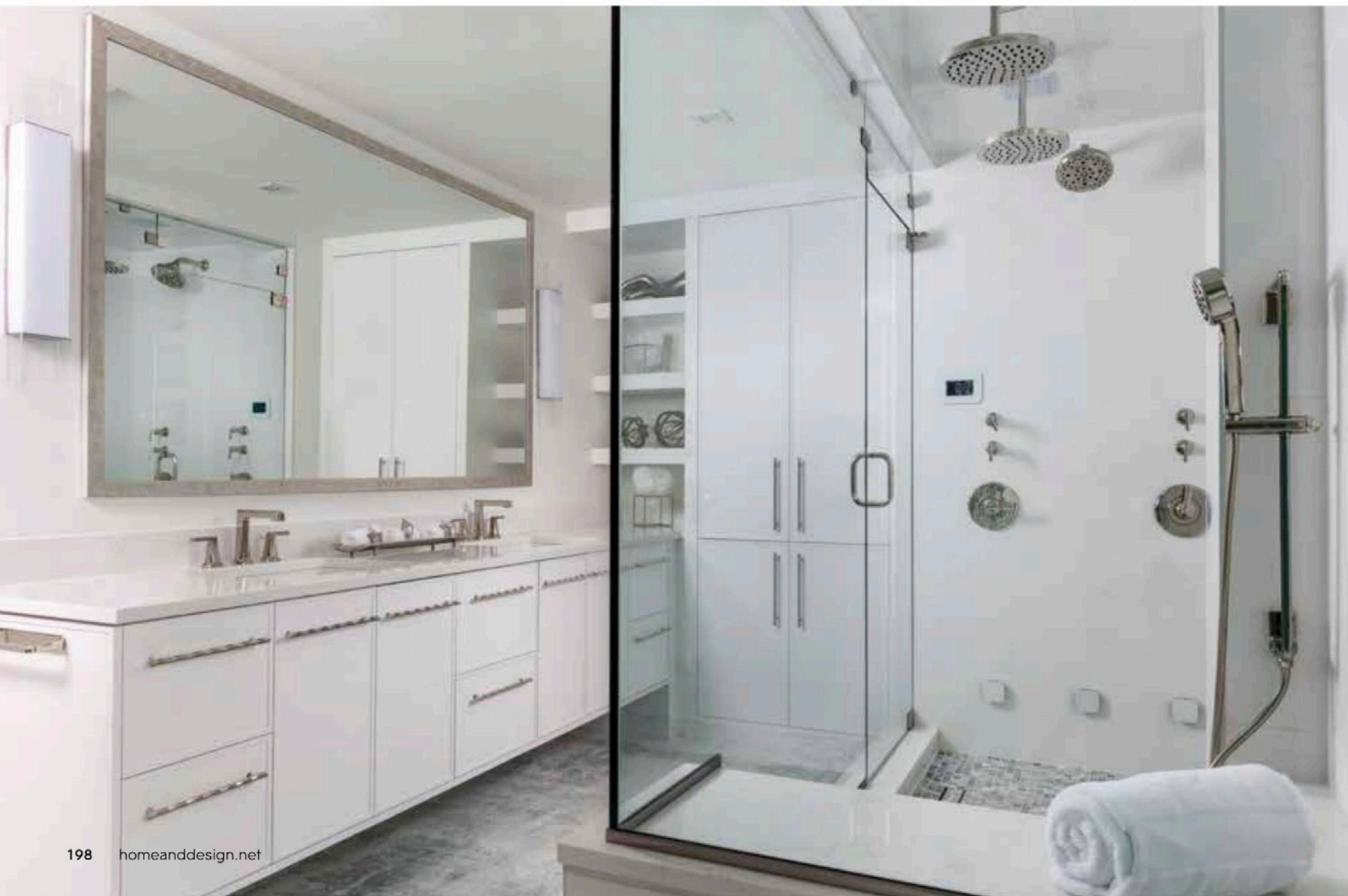
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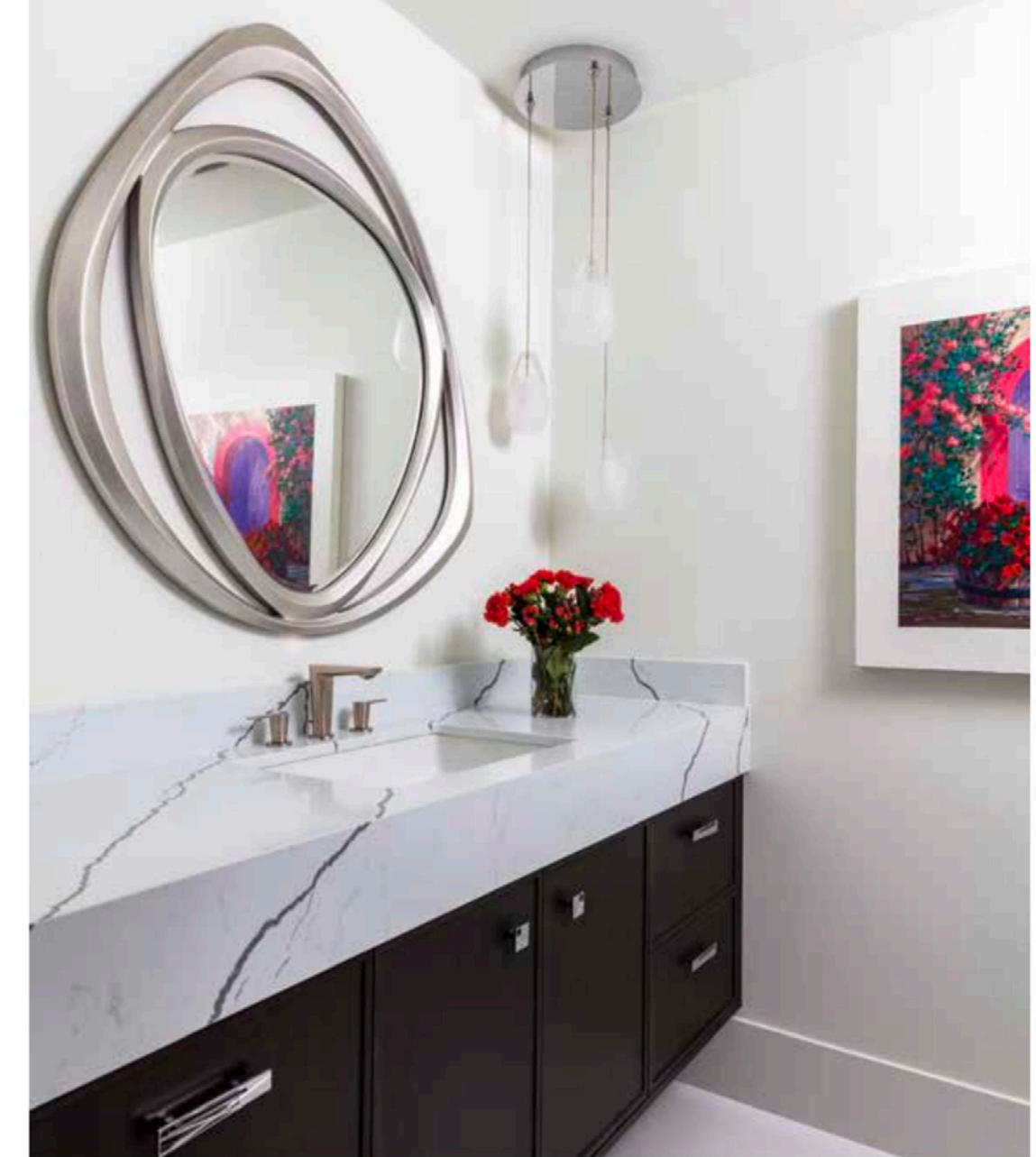
Daniel Thuman mentioned iridescent wall tile around the fireplace. What can you tell me about the reason for this choice, and are there any particular elements of this nature that are unique to your brand?

Lyndsey Davis Nicklas:

The fireplace feature wall is wrapped with an iridescent wave wallpaper to add texture and movement — a subtle addition that captures the modern feeling of the open area. The same paper was repeated in the dressing area of the primary suite. Repeating certain design elements adds to the minimal contemporary design. Another unique design element is in the primary bathroom. We incorporated a steam shower into the large walk-in shower, and a large freestanding tub is positioned at the entry of the bathroom. Reconfiguring the plumbing and drains was challenging, and features like the wall-mount commode allowed us to achieve the layout and spacing we needed. To create a more spacious feeling, we used frosted glass to enclose the water closet and installed a mirror behind the tub with a unique lighting feature. The new designs and layout took this primary bathroom from a small, dark, dated space to a bright, fresh, modern primary suite. ►

Primary Bathroom: The large steam shower with a bench seat and four shower heads, sourced from Naples Plumbing Studio, is like stepping into a spa-like retreat. From the Agate collection by Lunada Bay, a glass mosaic floor in Bari with a Silk finish is from Design Works. The frosted glass elements create subtle contrast and add a layer of privacy. Creativity is needed to make the best use of this space, so “the floating vanity design creates a more open feel to the long and narrow space,” shares Nicklas.





Home & Design:

What is your favorite aspect of the design concept used in remodeling this condo, and what makes this feature so beloved?

Lyndsey Davis Nicklas:

Our favorite part of this overall design was the new and interesting way we reimagined the space. The renovation brought this condo forward 40 years by just rethinking what was possible with the space. The stunning finishes and bright vision of the home bring a smile to anyone who can sit and enjoy it. ■

Primary Suite: “The simple color palette creates a fresh background for the rich espresso-stained furniture,” explains Nicklas. A dash of color is integrated with a splash of teal in the area rug and auburn notes from the bedding. The warm tones in the decorative lighting fixture from Wilson Lighting complement the colorway. The same hardwood floors from the main living areas extend into this spacious suite and the custom closet, while plentiful windows allow the view of the Gulf to spill inside.

Guest Bathroom: The warm espresso vanity floats above the white porcelain floor by Hadinger Flooring, showcasing sophisticated Alaska Glossy Rectified tiles. “The frosted glass pendant lighting offsets a funky modern mirror to add some whimsy to the guest suite,” muses Nicklas. The impressive countertop acts as the main attraction. “An interesting quartz countertop with 6-inch miter and dramatic veining steal the show,” says Nicklas.

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