

Dadeland Apartment Tower Stands Tall with PENETRON Technology

PRNewswire (/users/newswire) | FOLLOW+

November 28, 2018 4:00am | [Comments](#)

EAST SETAUKET, N.Y., Nov. 28, 2018 /PRNewswire-PRWeb/ -- The transit-oriented Motion at Dadeland tower in Dadeland, Florida, offers residents an urban lifestyle with easy access to Brickell and Downtown Miami (and other destinations) via the adjacent Metrorail station. Penetron crystalline technology (<http://www.penetron.com/the-penetron-system>) was used to secure the 25-floor tower's foundation slab.

The real estate market in the greater Miami area continues to flourish, with average family home and condo prices consistently rising at a rate well above the national average (which actually fell in many regions) over the past year – making 74 straight months of rising values.

"The \$50 million Motion in Dadeland development joins a number of successful new apartment launches in the Dadeland area, including a Greystar project in downtown Dadeland and the newly completed Modera Dadeland," notes Christopher Chen, Director of The Penetron Group. "Notably, all of these projects were also Penetron projects."

Motion at Dadeland is a 25-story mixed-use tower located next to the Dadeland North Metrorail station. The project comprises 294 luxury rental units that feature a condo-quality finish with sweeping views of Biscayne Bay and Downtown Miami. Residential amenities include a showcase lobby, a fully-equipped fitness center with bay and skyline views, an expansive pool deck with cabanas, a party lounge, and a co-working center for tower residents. Finally, over 8,000 square-feet of retail space on the ground floor house a restaurant and numerous retail shops. Underground parking is also provided for residents and retail customers.

"The development is an ideal solution for residents looking to ditch their cars while still staying connected to Miami's urban core and other top destinations throughout the city," says Arnaud Karsenti, Managing Principal of 13th Floor Investments, one of the project owners. "Moreover, the quality of the residences speaks directly to today's renters."

Due to the proximity of the construction site to the nearby Snapper Creek Canal, which empties into the Atlantic Ocean, the high groundwater levels at the construction site required a durable waterproofing solution.

CEMEX, the ready-mix supplier, added PENETRON ADMIX (<http://www.penetron.com/products#penetron-admix>) into the concrete mix during the batching phase, and it was used for the Motion in Dadeland tower's below-grade foundation slab.

As a crystalline admixture, PENETRON ADMIX results in a catalytic reaction with moisture in fresh concrete to generate a non-soluble crystalline formation throughout the pores and capillary tracts normally found in concrete. This formation permanently seals microcracks, pores and capillaries against the penetration of water or liquids from any direction, substantially reducing the permeability of usually porous concrete.

"As an integral waterproofing solution, PENETRON ADMIX provides low permeability, low shrinkage and self-healing properties," explains Mr. Chen. "Our admixture has been a highly effective solution for concrete structures in the high groundwater environments encountered in Dadeland and Miami, and across Southern Florida."

The Penetron Group is a leading manufacturer of specialty construction products for concrete waterproofing, concrete repairs and floor preparation systems. The Group operates through a global network, offering support to the design and construction community through its regional offices, representatives and distribution channels.

For more information on Penetron waterproofing solutions, please visit [penetron\(dot\)com](http://penetron.com) or [Facebook\(dot\)com/ThePenetronGroup](https://www.facebook.com/ThePenetronGroup), email [CRDept\(at\)penetron\(dot\)com](mailto:CRDept@penetron.com), or contact the Corporate Relations Department at 631-941-9700.