

M5

M5 STUDIO MIAMI · DESIGN STUDIO

FREE REPORT · EDITION 2026-2027

The 2026-2027 Miami Home Design Report

10 trends worth your money. 8 that are over. 10 mistakes that cost six figures.
A field guide for anyone building, renovating or flipping a house in South Florida.

WITH MARCO · @MARCOSAYSNO · THE VOICE OF M5 STUDIO MIAMI

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The white box is dead. Here's what replaced it.

For ten years the default luxury home was the same: white walls, grey floors, a glossy kitchen, a mirror pool. It photographed well and lived badly.

The 2026 reports from Houzz, Dwell, Dezeen and the design press say the same thing in different words: warmth over ice, texture over gloss, craft you can see over finishes that pretend. In South Florida there is a second layer. Humidity, salt air and hurricane code decide what survives. This guide covers both.

Every trend here comes with the part the magazines skip: why it matters at 25°N, how to do it right, and roughly what it costs.

DEZEEN • 2026

"Curated calm over superficial opulence."

BUDGET THIS GUIDE IS WRITTEN FOR

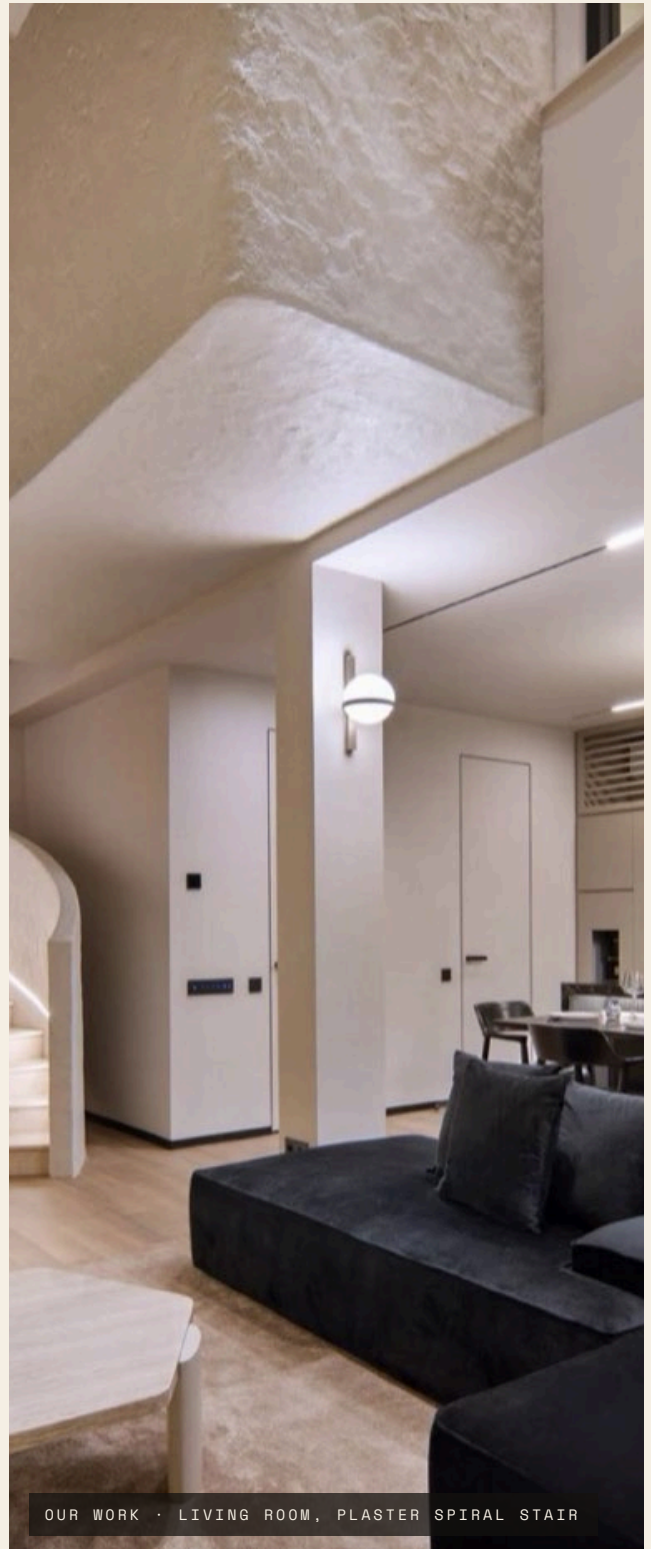
Most of our full-home projects land between \$200K and \$250K.

ONE ASSUMPTION, NO EXCEPTIONS

Everything here assumes Miami-Dade impact code: approved impact protection on every opening.

ABOUT THE PICTURES

Trend pages show concept visuals of each idea. Pages marked "Our work" show projects by our founders.



OUR WORK • LIVING ROOM, PLASTER SPIRAL STAIR

01

Warm earth palettes

Clay, sand, terracotta, olive and warm off-white replacing cool white and icy grey.

- WHY HERE** Miami light is hard and blue. Cool palettes go sterile by noon. Warm tones hold up at every hour and photograph better for resale listings.
- DO IT RIGHT** Pick three tones, not eight. Test samples on the actual wall at 8am, noon and 6pm before committing.
- COST** Low. This is a paint-and-plaster decision, not a structural one.



CONCEPT · CLAY PLASTER, SAND LINEN, OLIVE



OUR WORK · VENETIAN PLASTER, CLOSE-UP

02

Textured walls

Venetian plaster, stone, handmade tile. Walls that have depth, not just color.

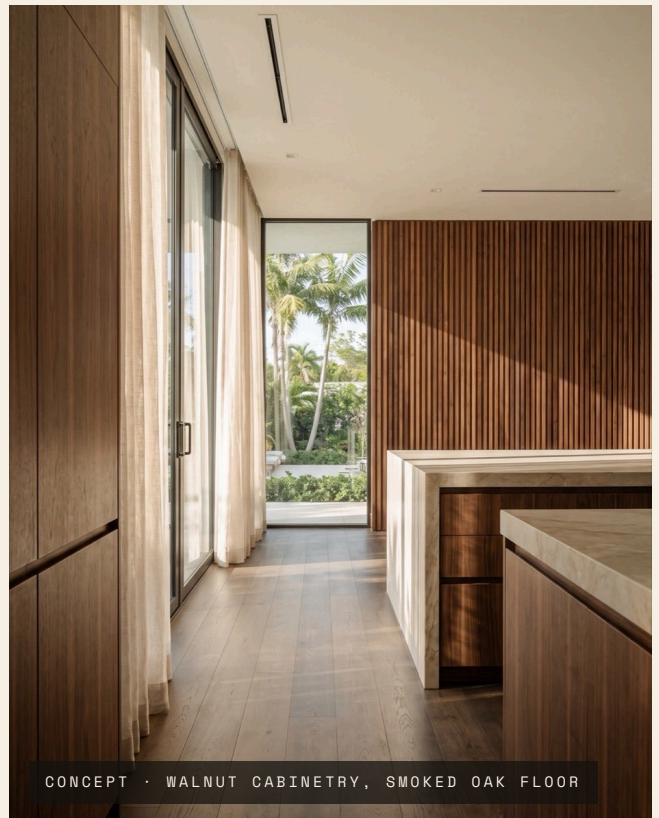
- WHY HERE** Flat painted drywall shows every flaw under Florida sun and every scuff from humid-weather expansion. Texture hides what paint reveals.
- DO IT RIGHT** One textured hero wall per room, or an entire room in plaster. Never a single accent patch.
- COST** Medium. Venetian plaster projects with M5 start at \$10,000. Stone and handmade tile cost more and need the right substrate.

03

Medium and warm wood

Walnut, smoked oak and teak tones replacing pale Scandinavian oak.

- WHY HERE** Pale wood yellows unevenly in strong UV. Medium tones age gracefully and hide it.
- DO IT RIGHT** Match wood species across cabinetry, doors and flooring, or deliberately contrast two. Three different "oaks" in one room is the most common mistake we fix.
- COST** Medium. Veneer vs solid is a real cost line. Ask which you're getting.



CONCEPT · WALNUT CABINETRY, SMOKED OAK FLOOR



CONCEPT · BOOK-MATCHED MARBLE WALL AND STAIR

04

Natural stone, used as architecture

Large-format slabs with sweeping veining as fireplace surrounds, full-height backsplashes, stair treads and bath walls, not just countertops.

- WHY HERE** Stone handles humidity better than almost any other surface and reads as permanent, which is exactly what buyers pay for.
- DO IT RIGHT** Book-match the slabs, see the actual slab in the yard (never pick from a sample), and seal it every year.
- COST** High. Slab selection, fabrication and install need an experienced crew.

05

Curves and rounded forms

Arched openings, rounded islands, scalloped tile, soft-edged plaster niches.

- WHY HERE** Curves soften the hard-edged glass-box look most Miami new builds share. It is the fastest way to make a house feel custom.
- DO IT RIGHT** Curves live in plaster. Drywall curves crack within a year in our climate. Build the radius in and finish it in mineral plaster.
- COST** Medium. Curved framing takes longer, and curved millwork costs meaningfully more than a straight run. Budget for it.



CONCEPT · ARCHED PLASTER OPENINGS, ROUNDED ISLAND



CONCEPT · COVERED GARDEN ROOM, ONE FLOOR LEVEL

06

Garden rooms and indoor-outdoor zones

A covered room that belongs to both the house and the garden. Sliding or pivot glass, the same floor level inside and out, ceiling fans, an outdoor kitchen.

- WHY HERE** This is the one trend South Florida does better than anywhere: ten months of usable outdoor weather and buyers who expect it.
- DO IT RIGHT** Deep overhangs (8 feet or more), impact-rated sliders, non-slip stone outside, drainage planned before the slab is poured.
- COST** High. Structure, glazing and drainage all in one.

07

Wellness at home

Sauna, cold plunge, steam shower, outdoor shower, a bath with a view.

WHY HERE The Miami buyer in 2026 is health-first. In our experience, buyers now ask about a sauna and a plunge before they ask about a home theater.

DO IT RIGHT Plan ventilation and drainage from day one. A sauna added later is a sauna that rots.

COST Medium to high. In our projects, roughly \$15K to \$60K depending on scope.



CONCEPT · SAUNA, COLD PLUNGE, OUTDOOR SHOWER



CONCEPT · LIBRARY, NO SCREENS

08

Analog rooms

A library, a listening room, a card room. No TV, no screen, good lighting, heavy curtains.

WHY HERE In an open-plan villa, the one closed, quiet, tech-free room is the room everyone ends up in.

DO IT RIGHT Acoustic treatment hidden in the millwork, plaster walls for warmth, one serious reading lamp.

COST Low to medium. It is mostly joinery and lighting.

09

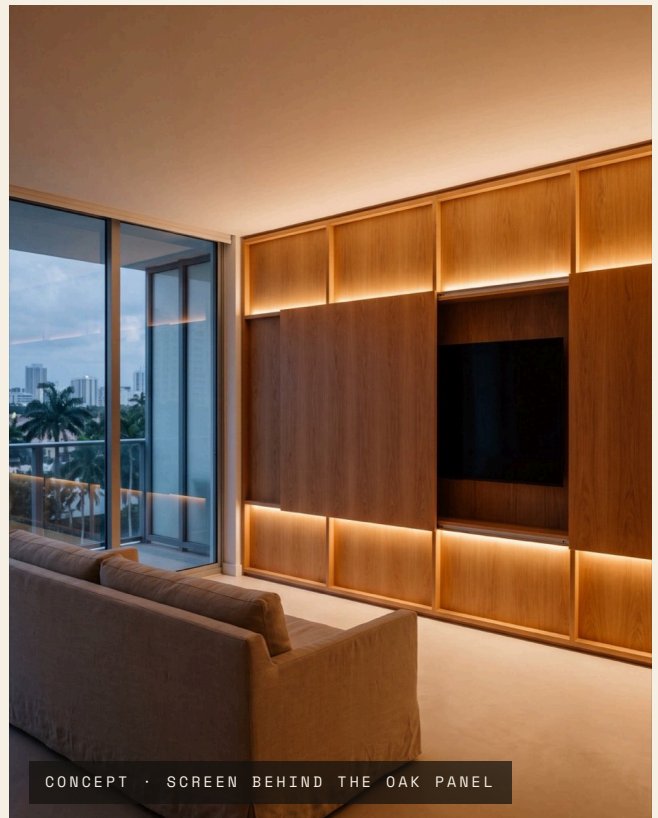
Hidden technology

Screens behind joinery, speakers in the ceiling, lighting buried in the millwork, no visible keypads. The house is smart. You can't see it.

WHY HERE Visible tech dates a house faster than any finish. Hidden tech is the only tech that still looks right at resale.

DO IT RIGHT Run conduit everywhere during framing, even where you don't plan a device yet. Pulling cable later means opening plaster.

COST Medium. The cost is in planning, not hardware.



CONCEPT · SCREEN BEHIND THE OAK PANEL



CONCEPT · CONCRETE, DEEP OVERHANGS, RAISED FLOOR

10

Resilience built in

Impact glass, concrete structure, raised living floors, deep overhangs, repairable natural materials. Climate resilience as design, not as an afterthought.

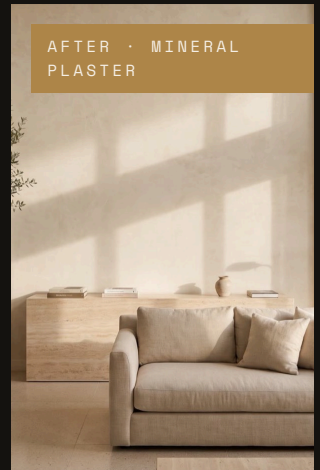
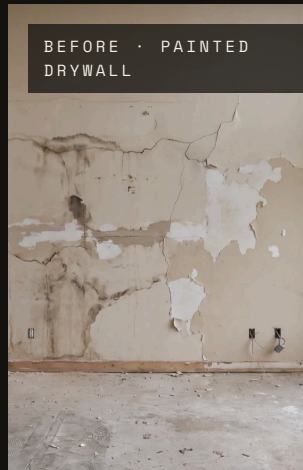
WHY HERE Insurance, code and buyers all reward it now. A house that visibly shrugs off a storm sells faster.

DO IT RIGHT Raise the finished floor, oversize the overhangs, specify materials you can repair instead of replace: plaster, stone, solid wood.

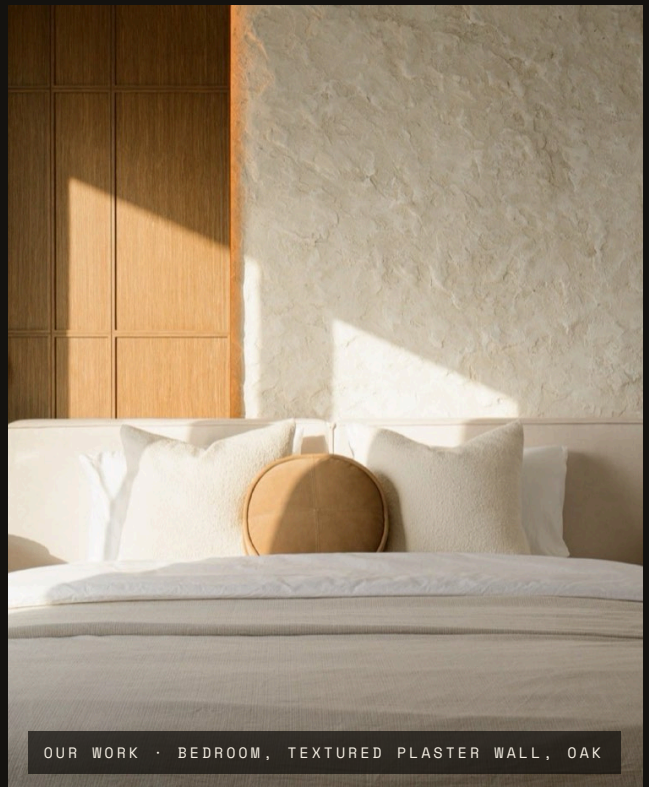
COST High on new builds, medium on renovations. Pays back in insurance and resale.

8 things that are over

- 01 **All-white interiors.** The gallery look reads as unfinished now.
- 02 **Grey on grey.** Floors, walls, sofa, all grey. It's a rental.
- 03 **Glossy everything.** High-gloss kitchens and lacquered walls show fingerprints and date instantly.
- 04 **Beige-on-beige "quiet luxury."** The idea was good; the execution turned into oatmeal.
- 05 **Pale Scandinavian oak.** Yellows in Florida sun within two years.
- 06 **Visible smart-home gadgets.** Keypads, exposed speakers, a tablet on the wall.
- 07 **Matching furniture sets.** Sofa, loveseat, armchair, same fabric. Nobody has lived in this room.
- 08 **Dark mirror pools.** Looks like black resin from the terrace and hides what's at the bottom.

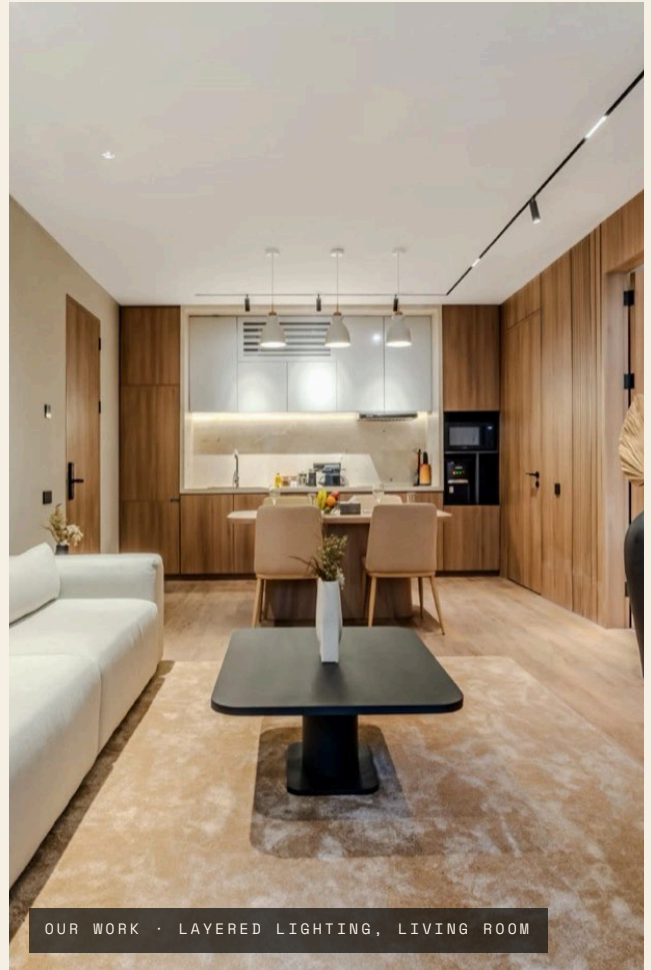


If you did any of these in 2021, you're not wrong. You're just early for the next renovation.



10 mistakes that cost six figures to fix

- 01 Chasing what's trending on social media instead of what you'll want in ten years.
- 02 Designing for the photo, not the morning. Prep space, storage and traffic flow come first.
- 03 One overhead light per room. Layer it: ambient, task, accent.
- 04 A rug that fits under the coffee table and nothing else. Size up.
- 05 Small art on big walls.
- 06 Glossy tile anywhere near water. It is a slip hazard and it reads cheap.
- 07 Small windows on the side with the view. Big windows on the side with the neighbor.
- 08 All glazing facing west. In Miami that is heat, glare and a power bill you'll notice.
- 09 Open shelving in the kitchen. In a humid kitchen it collects dust and grease fast, and salt air makes it worse.
- 10 Forgetting hurricane code until the inspection. Every opening in Miami-Dade needs approved impact protection. Most buyers now expect impact glass, not shutters.



Bonus. A beige front door on a white villa. No contrast, no entrance. Our dog noticed before the client did.

RULE OF THUMB

If a decision touches the slab, the roof or an opening, it costs ten times more to change after framing than on paper. Decide those first.



OUR WORK · VENETIAN PLASTER, POLISHED

SIGNATURE SERVICE

Why plaster beats paint in Florida

Paint sits on the wall. Mineral plaster becomes the wall. Venetian plaster and marmorino are applied in thin layers by hand, then burnished until the surface has a depth paint can't fake.

In humidity, that matters: mineral plaster breathes and handles moisture better than latex paint, doesn't peel, and takes repairs you can't see. It ages into patina instead of into chips. It still needs a dry, properly prepped wall, which is our job.

Our master has 15+ years of hands-on work and a catalog of 27 textures, from polished marble-smooth to raw travertine. If you're in Florida, we'd put our plaster against anyone's. Ask to see the textures in person.

27 TEXTURES

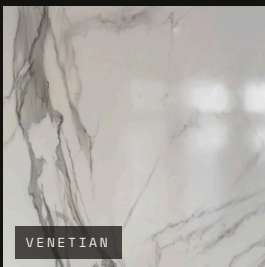
Hand-applied. Every wall is one of one.

FROM \$10,000 PER PROJECT

Living room hero wall, primary bedroom, entry, powder room, curved surfaces, fireplace surrounds.

LEAD TIME

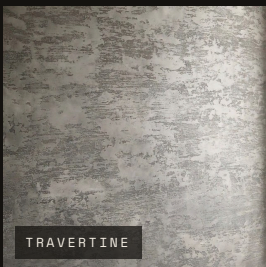
Samples on your wall within a week. Most rooms done in days, not weeks.



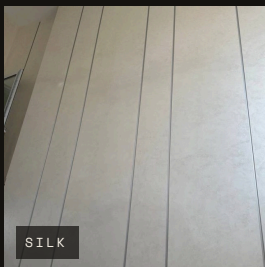
VENETIAN



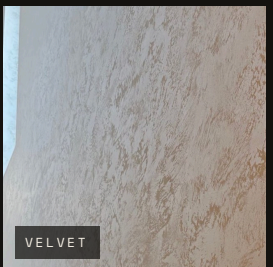
MARMORINO



TRAVERTINE



SILK



VELVET

FIVE OF OUR 27 TEXTURES · FULL CATALOG ON REQUEST

SERVICES

What we do

ONE STUDIO · DESIGN, COORDINATE, FINISH

Six ways to work with us. Take one piece or hand us the whole project. Either way it's one team that designs the home, coordinates the work and finishes the walls, with one person answering for all three.

01

Interior design

Concept, layouts, 3D views, lighting and material specs, furniture. Rooms you can actually build, with drawings a contractor can price.

FULL HOME OR ONE ROOM · STAND-ALONE OR PART OF A FULL PROJECT

02

Home design & planning

New homes, additions and major reconfigurations: site and massing studies, floor plans, elevations, 3D concepts. Permit drawings are prepared, signed and sealed by the licensed Florida architects and engineers we work with.

NEW HOMES · ADDITIONS · CONDO RECONFIGURATION

03

Venetian plaster

Our signature finish. 27 hand-applied mineral textures, from polished Venetian to raw travertine, by a master with 15+ years on the trowel. Samples on your wall within a week.

FROM \$10,000 PER PROJECT · DAYS, NOT WEEKS

04

New homes, from lot to keys

Design-led ground-up homes. We design the house, select the materials and coordinate the project on your side from the first sketch to move-in. Construction is performed by licensed & insured Florida general contractor partners under their own permits and their own contract with you.

DESIGN + OWNER-SIDE COORDINATION · ONE POINT OF CONTACT

05

Renovation

Full-home and condo renovations: one plan, one budget, one schedule. We design it, specify every finish and coordinate the work; the construction itself is done by licensed & insured Florida contractor partners. We handle the condo-board paperwork so you don't.

MOST PROJECTS \$200K-250K · 3-6 MONTHS

06

Flips & investor projects

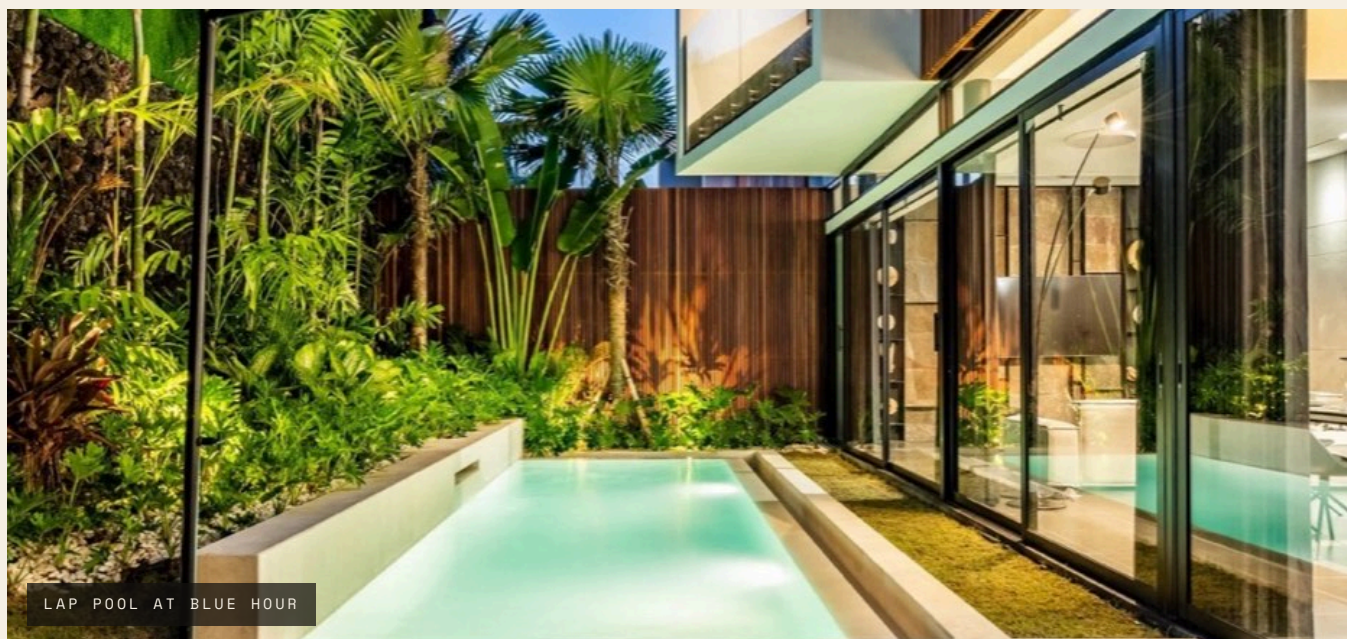
For investors: we assess the property, design for resale, hold the budget and timeline with our contractor partners, and stage it for listing. The finishes buyers pay for, nothing they don't.

FIXED SCOPE AND BUDGET · RESALE-DRIVEN DESIGN

How building works in Florida: a contractor's license belongs to a person, not a company. Every M5 project is built with licensed & insured Florida contractor partners. They pull the permits and carry the insurance; we design, coordinate and finish. Ask for the certificate on any job, including ours.

Our work · Houses

PROJECTS BY OUR FOUNDERS · DESIGN, BUILD, FINISH



LAP POOL AT BLUE HOUR



KITCHEN, FLOATING STAIR



PRIMARY BEDROOM



BATHROOM, STONE



COURTYARD POOL, WATER BLADE



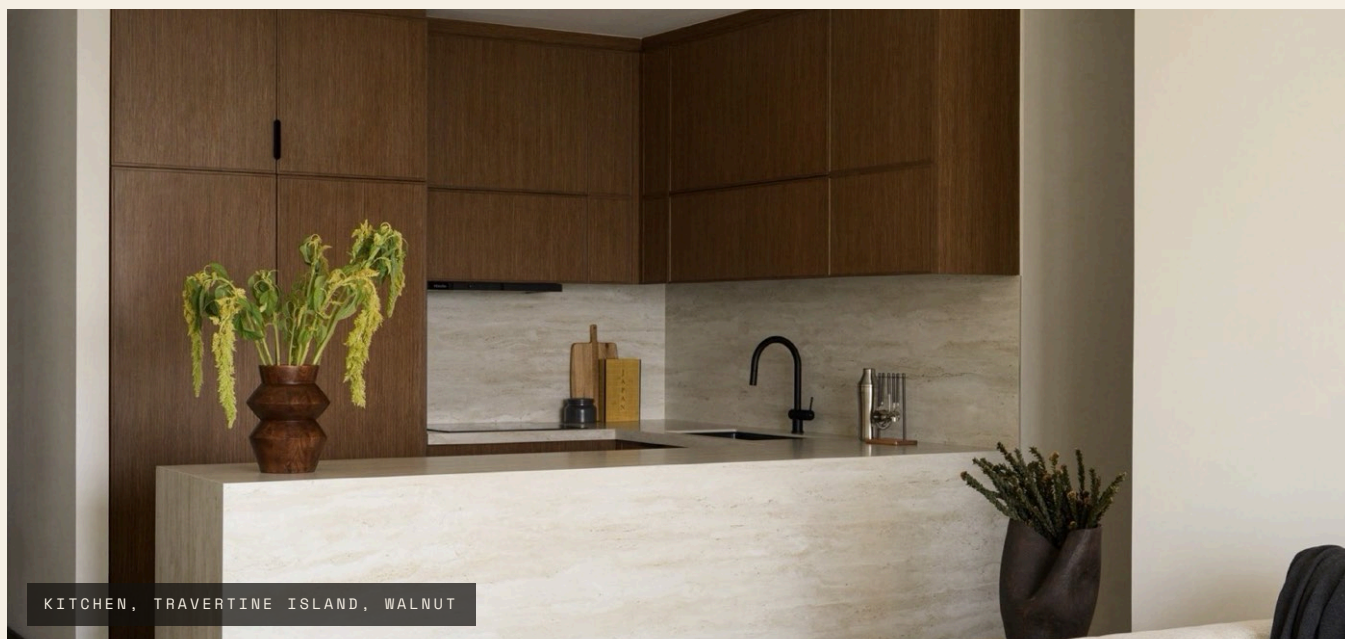
BATHROOM, COPPER TUB



DINING NOOK, FLOATING STAIR

Our work · Apartments

PROJECTS BY OUR FOUNDERS · DESIGN, BUILD, FINISH



KITCHEN, TRAVERTINE ISLAND, WALNUT



LIVING ROOM, WOOD PANELLING



KITCHEN, OAK SLATS, MARBLE



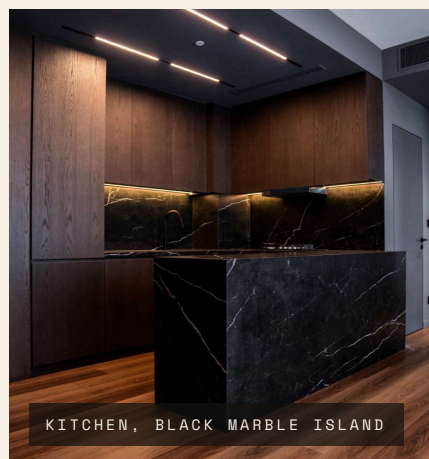
DINING, SCULPTURAL PENDANT



BATHROOM, GREEN MARBLE VANITY



BEDROOM, FLUTED WALL



KITCHEN, BLACK MARBLE ISLAND



STRAIGHT TALK

Six things Marco would tell you over coffee

Marco is the voice of M5 on Instagram. He doesn't do fluff.

-
- 01 See the slab, not the sample.** A 4-inch stone sample tells you nothing. Go to the yard.
-
- 02 Plaster the curve, don't drywall it.** Drywall curves crack. Plaster curves don't.
-
- 03 Pick lighting before furniture.** You can move a sofa. You can't move a ceiling box without opening the ceiling.
-
- 04 Test paint at 6pm.** Miami noon lies. Evening tells the truth.
-
- 05 Budget 12 percent for what you haven't thought of.** You will think of it in week six.
-
- 06 If the quote fits on one page, it's missing something.** Ask what.
-

"The best compliment a house can get: it doesn't look new. It looks like it was always meant to be there."

ASK MARCO

Send a photo of the room you're stuck on to @marcosaysno. Short question, straight answer, usually the same day.

@MARCOSAYSNO · @M5MIAMI

7 questions to ask before you sign anything

- 01 Who holds the contractor license and the insurance on this job? Ask for the certificate.
- 02 Is every window and door impact-rated to a Miami-Dade NOA? Which products?
- 03 How are payments tied to milestones, and do I get lien releases at each one?
- 04 What happens when I change my mind? Show me the change-order form and the pricing rule.
- 05 Who's on site every day, and how do I reach them?
- 06 What's the finish schedule? Which wall is paint, which is plaster, which is stone, and who does each one?
- 07 What's the realistic timeline including permits, and what happens if you miss it?



OUR WORK · PLASTER IN PROGRESS

Our projects are built with licensed & insured Florida contractor partners. Ask us all seven. We like these questions.

M5

NEXT STEP

Find out what your project costs in 2 minutes

Our online calculator gives you a realistic range for a renovation, a full design project or a plaster project, based on square footage and finish level. No call, no email required to see the number. When you're ready to talk, message us. We reply within one business day.

WEBSITE

m5miami.com

2-minute cost calculator

INSTAGRAM

@m5miami

Comment HOUSE on any reel and we'll DM you the calculator and the texture catalog

DIRECT MESSAGE

@m5miami · @marcosaysno

DM us a photo of your room, or ask Marco

EMAIL

hello@m5miami.com

Plans, drawings, questions