

PROJECT OVERVIEW

8-story building, 75 residences
 2 Bedrooms
 2 Bedrooms + Den
 3 Bedrooms
 3 Bedrooms + Den
 4 Bedrooms

Square foot range: 1,400 – 2,204 sq. ft.
 (Avg. 1,819 sq. ft.)
 Starting from: \$1.24 MIL
 Flexible Short Term Policy
 (30 days minimum)
 Residences will be delivered fully
 finished and elegantly furnished



RESIDENCE FEATURES

- 10' high ceilings in all residences
- Floor-to-ceiling energy efficient windows
- Direct elevator access to select residences
- Italian-designed kitchens
- Sub-Zero® and Wolf® appliances
- Savant® Home Automation system in each residence accessible directly from residents' smartphone & iPads® 24 hours a day, 7 days a week
- High-end designer bathroom fixtures
- Frameless glass enclosed showers
- Spacious Italian-designed walk-in closets
- Assigned covered self-parking for residents and 24-hour valet for guests
- Integrated high-speed internet throughout common areas
- Unrivaled & highly accessible location at the entry to Miami Beach
- Lush private gardens designed by Naturalficial

- Lobby and pool deck installations by Loris Cecchini, Fernando Mastrangelo, Philip Taaffe and Christoph Keller
- Landscaped pool terrace featuring lounge seating and sunset bay view deck
- Expansive pool & spa surrounded by lounging cabanas and poolside daybeds
- VIP access to the Beach Club at the Nobu Hotel and Eden Roc Miami Beach with cabanas, lounges, towel service and beach butlers
- Light-filled fitness center and state-of-the-art fitness equipment
- Sauna, steam and changing area
- Social lounge with gaming area, library and media room that converts to a private high-definition theater
- Chef-grade commercial kitchen with indoor seating
- Private dining room
- Private outdoor event space
- Children's playroom
- Children's wading pool
- Poolside towel service & bar area
- Poolside refreshment bar
- Resident cabanas
- Wine vault and storage
- Bike storage
- Outdoor summer kitchen and BBQ sunset terrace

- Community bicycles
- 24-hour business center
- 24-hour concierge & doorman service
- Tesla house car and charging station
- Preferential access to golf and tennis at Miami Beach Golf Club
- On-site dog park

BEACH CLUB

Owners receive VIP access to the Beach Club at the Nobu Hotel and Eden Roc Miami Beach

- Access to private beach amenities with the option to reserve beach chairs
- Preferential pricing for spa treatments
- Preferential pricing on fitness classes and complimentary professional fitness assessment
- Preferential pricing at Eden Roc Hotel

AMENITIES

- 75 private residences
- Elegant porte-cochère entry to a professionally curated collection of contemporary art

DEPOSIT SCHEDULE

Expected Delivery: Summer 2020

- 10% - Reservation
- 10% - Contract
- 20% - Groundbreaking
- 10% - Top Off
- 50% - Closing

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CEILING HEIGHTS ARE MEASURED FROM TOP OF SLAB TO TOP OF SLAB. AS A RESULT, ACTUAL CLEARANCE BETWEEN THE TOP OF THE FINISHED FLOOR COVERINGS AND THE UNDERSIDE OF THE FINISHED CEILING, DROP CEILING OR SOFFITS WILL BE LESS. ALL CEILING HEIGHTS ARE APPROXIMATE AND SUBJECT TO CHANGE.

LISTINGS OF NEARBY ACTIVITIES, ATTRACTIONS AND RESTAURANTS ARE SUBJECT TO CHANGE. THOSE ACTIVITIES, ATTRACTIONS AND RESTAURANTS ARE OWNED AND/OR OPERATED BY UNRELATED THIRD PARTIES AND THERE IS NO ASSURANCE AS TO THEIR CONTINUED EXISTENCE AND OPERATION.

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