

PROJECT FACTS:

ARCHITECT:	ARQUITECTONICA
INTERIOR DESIGN:	URBAN ROBOT
LANDSCAPE ARCHITECT:	URBAN ROBOT
PROJECT BY:	NEWGARD
SALES & MARKETING:	CERVERA REAL ESTATE
ESTIMATED COMPLETION:	FALL 2022

OVERVIEW:

STUDIO, 1-, 2-, 3-, 4-BEDROOM UNITS / 410SF – 2,200SF  
FROM THE MID \$300s TO \$1.2M

## BUILDING FEATURES:

- / 51-story landmark building designed by internationally acclaimed architecture firm, Arquitectonica
- / Prime downtown location by Miami World Center
- / Approved for short-term rentals
- / Spectacular panoramic ocean, Biscayne Bay and Miami skyline views
- / Double-height lobby with floor to ceiling windows
- / 24-hour welcome desk with MasterHost
- / 24-hour valet parking
- / 24-hour secure access
- / Advanced technology smart-building with high-speed fiber-optic wireless internet access through out common areas
- / Exclusive Natiivo app
- / Cutting-edge green building technology
- / 6 high-speed passenger elevators with access control
- / On-site hospitality management
- / Curated street-front restaurant with outdoor dining terrace

## BUILDING AMENITIES:

- / Over 65,000SF of building amenities including:
- / Exotic resort pool with pool-side cabanas
- / Bar and lounge on pool level
- / Pool level restaurant with indoor and outdoor seating
- / 24/7 co-working lounge
- / Private meeting rooms and event room
- / Fully-equipped, state-of-the-art fitness center with HD TVs and wireless audio
- / Peloton studio
- / Yoga lounge and terrace
- / Kids play room
- / Steam room and sauna
- / Spa with massage treatment rooms
- / Gym locker rooms for men and women with showers and changing areas
- / Game Lounge

## RESIDENCE FEATURES:

- / Urban luxury residences with modern open layouts from 410 to 2,200 SF
- / Studio, one-, two-, three-, and four-bedroom units
- / All residences are delivered fully finished and furnished with fixtures and furniture curated by Urban Robot
- / Panoramic ocean, Biscayne Bay, and Miami skyline views
- / Private balconies accessible from living rooms and master bedrooms
- / Corner units offer wrap-around balconies
- / Ceiling heights ranging from 9-10 ft
- / Owner's closet in every residence
- / Floor-to-ceiling sliding glass doors and sound attenuating impact-resistant glass throughout
- / Advanced technology Smart Building wiring for HD TV, multiple telephone /data lines and ultra high-speed internet access
- / Individually controlled energy-efficient central air conditioning and heating system

### KITCHEN:

- / Imported European cabinets with premium hardware and drawer pulls
- / European style appliance package including stainless steel refrigerator, oven, cook-top, microwave, dishwasher and sink disposal
- / Elegant imported stone countertops and backsplashes
- / Contemporary stainless steel under-mounted sink
- / Gourmet faucet with integral sprayer

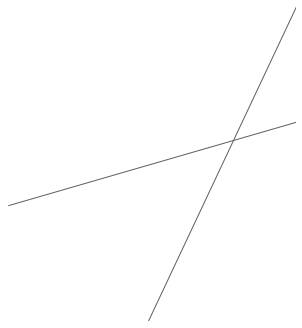
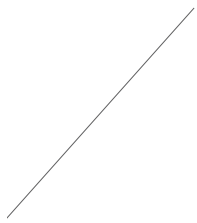
### MASTER BATHROOM:

- / Imported European cabinets with premium hardware and drawer pulls
- / Elegant imported stone countertops and backsplashes
- / Rectangular trough porcelain sinks with dual faucets
- / Custom-finished floors and walls in wet areas
- / Frameless glass shower enclosures
- / Spacious soaking tubs
- / Premium European-style fixtures and accessories

THE  
NEW  
WAY  
TO  
OWN

Not all features available in all units. Features, amenities, specifications, dimensions and heights are subject to change without notice.

All features and amenities described herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any features, amenities or facilities will be provided or, if provided, will be as described herein.



## Newgard

### DEVELOPMENT GROUP

Founded by Harvey Hernandez, Newgard's highly skilled associates bring more than 50 years of combined experience in development, design, marketing and construction. Hallmarks of the Newgard approach to forward-thinking development include innovative luxury buildings in desirable, centrally located neighborhoods, pedestrian-oriented lifestyles and cutting edge amenities. Property designs reflect a commitment to relevant architectural detailing and the attitudes of residents and business users. Newgard's dedication to quality extends to its professional construction team, ensuring superior attention to detail, exceptional finishes and timely completion. Newgard's recent projects include: Gale Residences Ft. Lauderdale Beach, BrickellHouse, Centro and One Flagler, among others. For more information, visit: [newgardgroup.com](http://newgardgroup.com)

## ARQUITECTONICA

### ARCHITECT

Based in Miami and with offices in New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Lima and Sao Paulo, Arquitectonica is a major presence on the world architectural stage. Founded in 1977, the firm received critical and popular attention and acclaim almost from its inception, thanks to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Principals Bernardo Fort-Brescia and Laurinda Spear have continued exploring and pushing the limits of their innovative use of geometry, pattern, and color to introduce a new brand of humanistic modern design to the world. Today their practice spans the globe, with projects in 59 countries on five continents. Over the years, Arquitectonica has received hundreds of design awards, and the firm's groundbreaking work has been the subject of exhibitions at numerous museums and institutions.



### SALES & MARKETING

Cervera Real Estate is a Miami-based, family-owned and operated, international real estate company with the largest portfolio of successful sellouts in South Florida. The firm has played a role in every Miami real estate cycle since Alicia Cervera Sr. founded the company in 1969. Since then, the Cervera name has sold more than 115 luxury high-rise condo buildings across the region, helping revitalize areas including Brickell, Miami Beach's South of Fifth neighborhood, downtown Miami and Edgewater. The company was the first to market extensively in several international markets, including Latin America, Europe, and the Middle East. Today, under the leadership of Veronica Cervera Goeseke, CEO, and Alicia Cervera Lamadrid, Managing Partner, Cervera continues to broaden those relationships while expanding its global reach across five continents, and in major cities from Manhattan to Beijing. For more information, visit: [cervera.com](http://cervera.com)



### INTERIOR & LANDSCAPE DESIGN

Urban Robot Associates (UR) is a design collective located in Miami Beach, specializing in architecture, interior design, landscape architecture and urban planning. UR's team works collaboratively to develop a multidisciplinary approach to all projects to bring about a unique vision and create experiences that are meaningful, memorable, and functional. Whether a luxury single-family residence, dynamic restaurant, historical hotel, precious natural resource, brand identity, or city policy—UR strives to elevate the human experience from the quotidian to the cinematographic. The firm draws upon its team's diverse design backgrounds to bring about singular narratives that are true to concept and tailored to each project.

### THE TEAM

IT  
TAKES  
A  
VISION