

PROPERTY OVERVIEW

- Located at 4701 North Meridian Avenue, Miami Beach, FL
- 111 ultra-luxurious condominium residences
- 15 private single-family villas
- 60 distinct floor plans with 2, 3, 4 and 5-bedroom layouts, ranging from 1,700 to more than 10,000 sq.ft.

RESIDENCE FEATURES

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Stone flooring in all common areas, kitchen and bathrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

PIERO LISSONI CUSTOM-DESIGNED KITCHENS

- Designer Boffi Kitchen cabinetry by Lissoni
- Expansive stone countertops
- Gaggenau built-in fully integrated side-by-side refrigerator
- Gaggenau built-in fully integrated side-by-side freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Designer plumbing fixtures

MASTER BATHROOMS

- Designer Boffi bathroom cabinetry by Lissoni
- Designer fixtures
- Stone floors and walls
- Oversized glass-enclosed stand alone rain showers
- Jetted soaking tubs

- Developer: Lionheart Capital
- Design Architect: Lissoni Associati
- Executive Architect: ADD Inc.

RESIDENTIAL AMENITIES

- Tropically landscaped half-acre, Roof-top Pool Deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- Private Day Yacht
- Private Boat Dockage
- Beach Concierge Services
- Two 24-hour Attended Lobbies
- 24-hour Valet Parking Service
- Waterfront Social Room with Bar, Catering Kitchen and State-of-the-art Entertainment System
- Expansive Infinity-edge Pool with Waterfall
- Spacious Cabanas
- Whirlpool Spa
- Private Poolside Grille Restaurant
- Private BBQ/Dining Area
- Meditation Garden
- Club Room with Bar, Virtual Golf and Billiards Table
- Cinema-style Screening Room
- On-site Spa with Steam Room, Sauna and Treatment Suite
- State-of-the-art Fitness Center
- Indoor & Outdoor Yoga Studios
- Boardroom/Library
- Game Room with Large-screen TV, Wii and Xbox Consoles
- Kids Room
- Carwash Facilities
- Dog Walk
- Pet Grooming Room
- Limited Number of Guest Suites Available for Purchase

8/8/2014



Obtain the property report required by Federal Law and read it before signing anything. No Federal Agency has judged the merits or value, if any, of this property. This offering is made only by the offering documents for the condominium and no statement should be relied upon if not made in the offering documents. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made. Prices, plans and specifications are subject to change without notice.

Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, reference should be made to the documents required by section 718.503, Florida Statutes, to be furnished by a developer to a buyer or lessee.