



TOTAL: 2027 SQ FT / 188 SQ M
INTERIOR: 1453 SQ FT / 135 SQ M
EXTERIOR: 574 SQ FT / 53 SQ M

2 BEDROOMS
2.5 BATHS



- / Seamless indoor/outdoor experience
- / South Beach exposures
- / Oversized twin terraces
- / Jean Nouvel-designed trellis with integrated planters for hanging vines and flowers
- / Oversized gallery wall

- / Porte-cochère drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116-foot swimming pool and hot tub overlooking Biscayne Bay

- / Pool service
- / Full service valet parking
- / Café and juice bar
- / Lagoon fitness and wellness center
- / Residents' lounge
- / Bicycle and water sports storage
- / Dock access
- / Moned Terrace bicycles and paddle boards

- / 10-foot ceilings
- / Floor-to-ceiling sliding doors opening up to 5 feet
- / Custom wood floors throughout
- / Semi-private elevator access with direct access from garage
- / Black Zeus marble and black mirrored entry
- / Custom flush doors
- / Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents

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| • Sculptural cantilevered marble island in Calacatta Gold | • Master baths with Calacatta Gold and Zebra marble |
| • Kitchens with custom wood canopy and Calacatta Gold floor | • Marquetry flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet |
| • Fully integrated Gaggenau appliances | • Vola fixtures |
| • Custom marble wine rack | • Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity |
| • Integrated wine cooler | • Powder room features Venti Capri stone |
| • Freestanding Ago soaking tub by Antonio Lupi | |
| • Steam shower in master bath | |



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