



TOTAL: 3825 SQ FT / 355 SQ M
INTERIOR: 2691 SQ FT / 250 SQ M
EXTERIOR: 1134 SQ FT / 105 SQ M

3 BEDROOMS
3.5 BATHS

/ Seamless indoor/outdoor experience

- / Lagoon, Biscayne Bay, and South Beach views
- / Curated climbing garden on North terrace for shade & privacy
- / East, West and North exposures
- / Light-filled open floor plan from sunrise to sunset
- / Private master suite with lagoon and bay view

- / 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

- / 10-foot ceilings
- / Floor-to-ceiling sliding doors opening up to 5 feet
- / Custom wood floors throughout
- / 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

- / Sculptural cantilevered marble island in Calacatta Gold
- / Kitchens with custom wood canopy and Calacatta Gold floor
- / Fully integrated Gaggenau appliances
- / Custom marble wine rack
- / Integrated wine cooler
- / Freestanding Ago soaking tub by Antonio Lupi
- / Steam shower in master bath

- / Master baths with Calacatta Gold and Zeus marble marquetry flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet
- / Vola fixtures
- / Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity
- / Powder room features Verti Capri stone



**BISCAYNE BAY
& LAGOON**

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