



## THE HEART OF MIAMI BEACH THE SOUL OF THE CÔTE D'AZUR

*Inspired by the French Riviera's enduring glamour, Piero Lissoni delivers a new level of leisure — transforming an iconic stretch of Miami Beach's MiMo district into an intimate enclave of thirty-nine waterfront residences and private marina.*

**ESTIMATED COMPLETION**  
Q4 2021

**PRICES**  
RANGING FROM \$1.2 MILLION  
TO \$4+ MILLION

**INTERIOR CONCEPT**  
PIERO LISSONI

**ARCHITECT**  
ARQUITECTONICA

**LANDSCAPE ARCHITECT**  
ARQUITECTONICAGEO

**DEVELOPER**  
OPTIMUM DEVELOPMENT USA

### BUILDING FEATURES

- Twelve-story, waterfront, residential building, designed by internationally acclaimed architectural firm, Arquitectonica
- Thirty-nine 1- to 4-bedroom residences, including two penthouses, ranging from 918 to 4,817 square feet
- Centrally located in Miami Beach's MiMo district on one of the last remaining waterfront properties
- All residences are delivered fully-finished with fixtures and finishes, curated by Lissoni®
- Côte d'Azur-inspired reception and lobby areas, curated by Lissoni®
- Double-height lobby features floor-to-ceiling windows framing sweeping views of the Intracoastal and private marina
- Panoramic city and Biscayne Bay views overlooking the Miami skyline
- Private entrance with porte-cochère
- ArquitectonicaGEO-curated landscaping
- Secure, assigned parking and guest parking

### AMENITIES

- Twelve marina slips, offered exclusively to residents
- Panoramic views of the Miami skyline from a 5,900 square foot rooftop terrace
- Rooftop pool, jacuzzi and sun deck with plush chaise lounges
- Shaded, rooftop lounge area with outdoor grill and chef's table for entertaining
- Residents' lounge featuring library and breakfast bar, curated by Lissoni®
- State-of-the-art-fitness center overlooking Biscayne Bay
- Exclusive beach access



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*Delivered fully-finished, Piero Lissoni's interior concept is imbued throughout each residence in every fixture and finish. The aesthetic is warm whites and rich woods rooted in the essence of a Côte d'Azur summer resort. The elegant embodiment of sea and surf, Lissoni® delivers European luxury to the heart of Miami Beach.*

#### RESIDENCE FEATURES

- Residences embrace indoor/outdoor living with expansive terraces up to 1,261 square feet
- Panoramic views of Biscayne Bay, Atlantic Ocean and Miami skyline
- Corner residences offer wrap-around terraces and flow-through, east-to-west floorplans framing both Atlantic Ocean and Biscayne Bay views
- Private elevator entrances and foyers\*
- Residences delivered fully-finished with fixtures and finishes, curated by Lissoni®
- Wide-plank, European Arrigoni wood flooring
- Floor-to-ceiling sliding glass doors and windows
- Nearly 10-foot ceiling heights and smooth-finish ceilings throughout living areas
- Spacious, walk-in closets
- Expansive, outdoor terraces with glass railings accessible from bedrooms and living areas

#### KITCHEN

- Boffi® contemporary, Italian kitchens, curated by Lissoni®
- Lissoni-designed cabinet finishes in Alpi wood veneer and Corian Italian imported stone countertops
- Miele® appliances include built-in oversized refrigerator/freezer, dishwasher, cooktop, oven and coffee maker
- Miele® flush-mounted, downdraft elevated hood
- SubZero® wine storage

#### MASTER BATHROOM

- Premium bathrooms feature wet areas and views to Biscayne Bay\*
- Frameless glass wet rooms, rain shower heads and fixtures, curated by Lissoni®\*
- Free-standing Boffi® bathtub\*
- Salvatori marble floors and walls
- Italian-designed Boffi® integrated double vanity in matte white
- Duravit® commodes

#### PENTHOUSE FEATURES

- Two half-floor penthouses with panoramic bay and ocean views
- Fully-equipped, electric outdoor grills
- Private elevator entrances and foyers

\*Available in most residences



## *Creative Collaboration*

### **OPTIMUM DEVELOPMENT USA**

Head-quartered in Miami, with offices in New York and Europe, Optimum Development USA specializes in the investment, development and curation of ultra-luxury condominiums, high-end retail, strategically located lifestyle boutique hotels and Class A office buildings in prime locations throughout the world.

Via an extensive portfolio valued in excess of \$2 billion in global real estate development and investments, Optimum strives to ensure not only a soundly diversified financial portfolio but also excellence in design, construction, engineering and urban planning. Among the company's most notable recent projects are The Celino Hotel in Miami Beach, a Small Luxury Hotels of the World brand as well as Ocean Drive's largest Art Deco property; 160 Imlay in Brooklyn, a luxury residential condominium conversion that was formerly the New York Dock Co.; 350 Broadway NY, a high-end residential project; Labels Berlin 1 and 2 in Germany; and a portfolio of Life Science properties in greater Boston.

### **LISSONI INC.**

Lissoni Inc. is the New York-based design\* practice of architect\*\* and designer\* Piero Lissoni. It is an extension of Lissoni Associati, the interdisciplinary studio established by Piero Lissoni and Nicoletta Canesi in Milan in 1986. Throughout the years, Lissoni® has built an international reputation for distinctive architecture and design anchored in thoughtful exploration with its diverse clients. The firm brings a rigorous approach to each assignment that results in authentic and exceptional concept solutions for spaces that occupy unique environments. The practice is committed to a holistic approach to place-making that synthesizes global influences, context, and innovation. Each project is approached as an opportunity for scholarship and innovation, and in keeping with the heritage of the Italian Renaissance, every element of the human experience is taken into consideration as the concept evolves. Lissoni® has established itself as an international design force with a world-renowned portfolio of projects that include hotels, restaurants, public spaces, and luxury residences.

\* Not licensed in Florida

\*\* Licensed in New York and Italy



## ARQUITECTONICA

Arquitectonica is an architecture, interior design and planning firm founded in Miami in 1977 as an experimental design studio. Led by Bernardo Fort-Brescia and Laurinda Spear, the studio has evolved into a worldwide practice, combining the principals' creative spirit with the delivery acumen of an established, international architectural firm.

Highly regarded as pioneers of globalization within the architecture community, Arquitectonica's work spans fifty-eight countries across four continents, including university campuses, resorts and casinos, hotels, residential condominium towers, retail centers and office buildings. Internationally recognized projects include the Microsoft Europe Headquarters in Paris, the Bronx Museum in New York, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mall of Asia in Manila, the US Embassy in Lima and the American Airlines Arena in Miami.

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