

PALAU

SUNSET HARBOUR

Developer:
 Architect:
 Landscape Architect:
 Total Number of Residences:
 Size of Residences:
 Total Number of Stories:
 Estimated Completion:
 Exclusive Listing Broker:

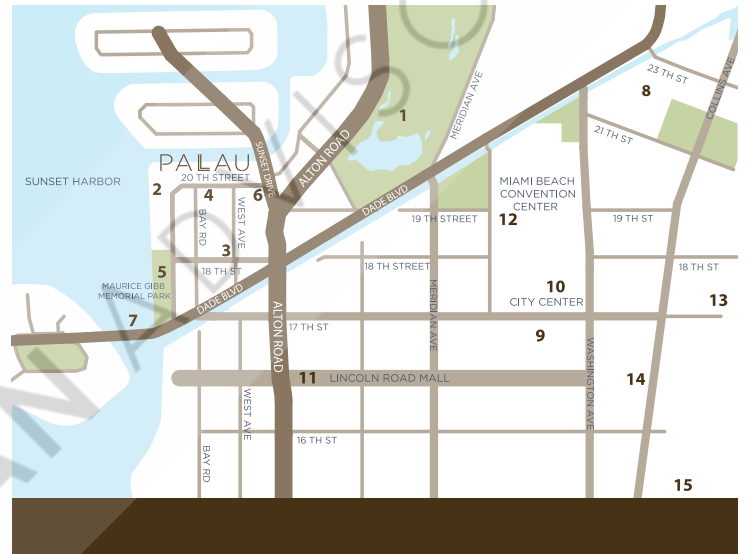
SMG Management
 Kobi Karp
 Raymond Jungles
 45
 1, 2, & 3 bedrooms
 5

LOCATION

1201 20th Street, Miami Beach, FL 33139

Palau is nestled in the Sunset Harbor neighborhood of South Beach, adjacent to the prestigious multi-million dollar homes of Sunset Islands, North Bay Road, and the Venetian Islands. This area has been rapidly evolving in recent years into a trendy and highly sought after place to live with a vibrant nightlife, a marina, and various retail destinations. Numerous high quality and well-known restaurants have moved to the area creating a destination hotspot for locals and tourists.

Walking distance to Lincoln Road, Miami Beach Golf Course, the New World Symphony, and the convention center, which hosts many world famous events including Art Basel and the International Boat Show.



BUILDING FEATURES & AMENITIES

- 5-story mixed-use condominium with 45 exclusive one-, two- and three-bedroom residences
- 320' linear foot waterfront promenade with boat slips available for purchase
- Kobi Karp ultra-modern architecture and design with emphasis on tropical gardens and natural light.
- Valet with an internal pick-up/drop off station
- High-end boutiques and cafes in the ground floor retail space on 20th Street and Sunset Drive
- Rooftop swimming pool with landscaped sun deck featuring panoramic views of Biscayne Bay and South Beach

- Lush, tropical outdoor spaces designed by Raymond Jungles, including a secret garden in the center of the building and green areas on the building's perimeter
- Fitness center with cutting-edge equipment in a suspended glass structure overlooking the secret garden
- State-of-the-art media room and library
- Bicycle racks and storage
- Valet service
- Beautifully appointed 24-hour, full-service concierge



Representations Disclaimer: All information contained herein is believed to be accurate but is not warranted. All information provided is stated without warranties of any kind, either express or implied, including, but not limited to, warranties of title, implied warranties of merchantability or fitness for a specific purpose. Oral representations cannot be relied upon as correctly stating the representations of the Developer. For correct representations, reference should be made to the Contract of Sale and the documents required by Section 718.503, Florida Statutes, to be furnished by a Developer to a buyer or lessee. This is not an offer to sell or a solicitation to buy. No offer may be made by the Developer until such time as the Developer has filed the required condominium documents or an approved reservation program with the Division of Florida Land Sales, Condominiums and Mobile Homes. This offering is made only by the Prospectus for the condominium and no statement should be relied upon if not made in the Prospectus.

PALAU

SUNSET HARBOUR

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BUILDING FEATURES & AMENITIES

- Professional grade kitchens with designer cabinetry and high-end appliances
- Spa bathrooms with steam rooms, double basins, and water closets (select residences)
- Powder rooms in most floor plans
- Spacious one, two, and three-bedroom residences with generous closets and oversized terraces
- Laundry rooms with ample storage in larger floor plans
- Floor-to-ceiling, energy-efficient and impact-resistant windows and glass balcony railings
- Sound resistant walls for ultimate privacy
- Penthouse residences have private rooftop terraces
- Lanai residences have private courtyards and entrances
- Smart home ready
- Residences delivered designer-ready. Finishing packages are available including options for window treatments, flooring, closet and smart home systems.

DEVELOPER

SMG Management was formed by long-time business associates Stanley Gold, CEO of Shamrock Holdings, Meir Srebernik, former CEO of Dankner Investments. Stanley, Meir and the other SMG principals collectively bring to bear over 50 years of real estate investment experience. With significant investment from Shamrock Holdings, the investment company owned by the Family of the late Roy E. Disney, and the SMG principals, SMG is well-positioned as a significant developer within South Florida.

SMG management entered the South Florida market in 2008 in response to the abundant supply of real estate opportunities. With a proven track record in the US and Europe, SMG is able to leverage its principles collective experience to offer high quality projects and seamless execution. Since 2010 SMG has successfully completed four projects in the Miami and Miami Beach markets.

ARCHITECT

As one of Miami's most honored architects, Kobi Karp is considered one of the United States' most innovative and creative architects, by way of the collective works with his Miami Firm, Kobi Karp Architecture and Interior Design (KKAID). Kobi Karp has implemented his style and experience, specifically in the design of skyscrapers. His vertical designs have become a focal point of new developments gracing the skylines of major cities in the United States. The specialization in said architectural sector landed Karp to be recognized by a multitude of leading institutions and other countless, prestigious architectural awards.

LANDSCAPE ARCHITECTURE

Raymond Jungles leads his Miami-based landscape architecture firm in the design of private residential gardens, community landscapes, boutique hotels, and botanical gardens. The firm has collaborated with Herzog & de Meuron on the 1111 Lincoln Road project and with Frank Gehry and Partners on the New World Symphony's Campus Expansion, both in Miami Beach, FL. Mr. Jungles has received 34 Design Awards from the Florida Chapter of the ASLA. In 2003, he was honored as the Miami Chapter of the AIA Landscape Architect of the Year.



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