



ARTE
SURFSIDE







Arte, a one-of-a-kind collection of 16 exquisitely finished oceanfront residences, is the first-ever residential project in North America by the legendary Italian architecture and design partnership of Antonio Citterio and Patricia Viel in collaboration with Kobi Karp Architecture and Interior Design.

Arte embraces its privileged setting in Surfside, an exclusive seaside enclave celebrated for its historic architecture and wide, tranquil beaches. Every residence enjoys spectacular ocean views from private terraces that celebrate outdoor living in a warm, Mediterranean style, as well as first-class services and amenities that rival the world's most luxurious beachfront resorts.



The Amenities

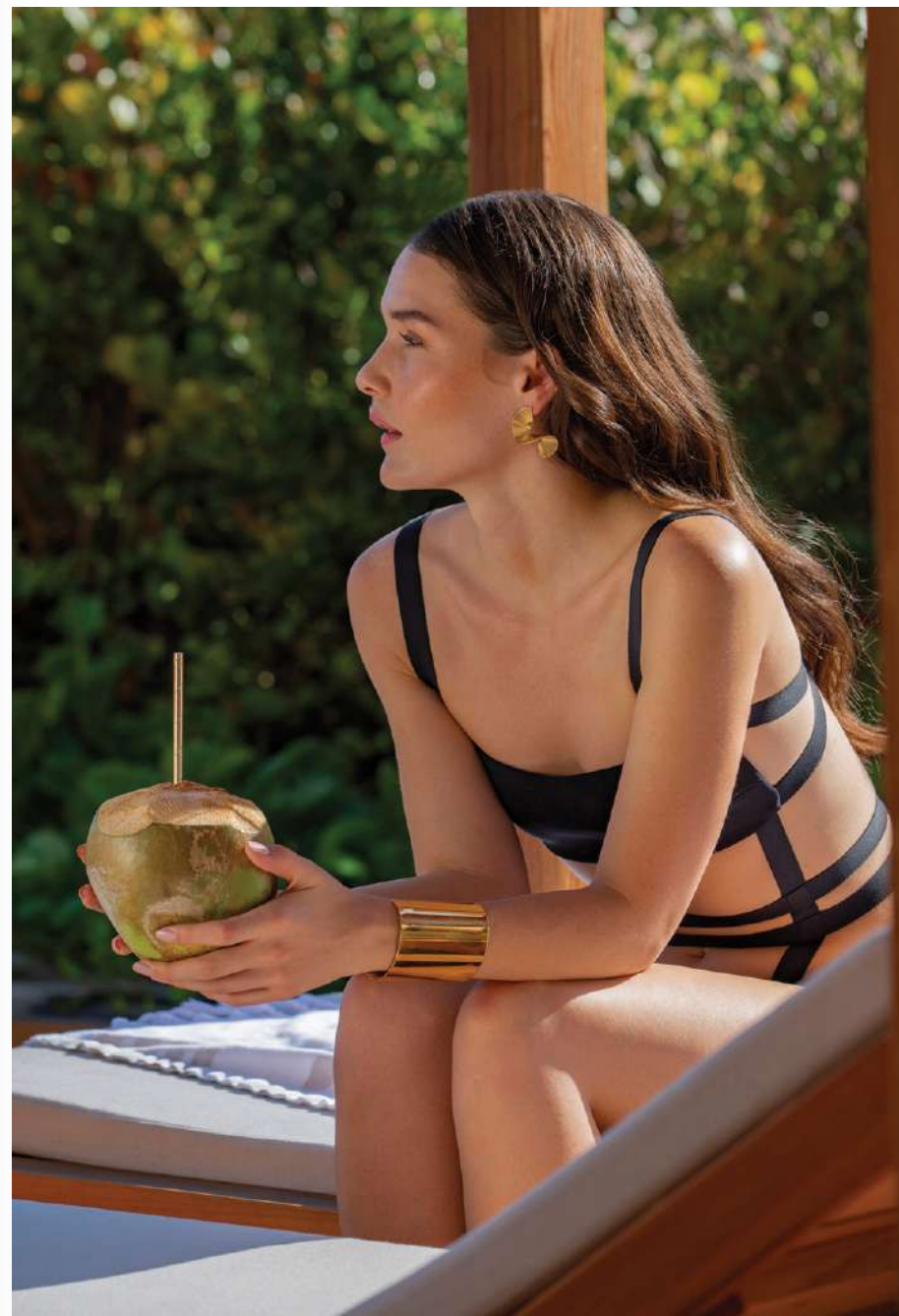
ARTE FEATURES AN IMPRESSIVE suite of luxury, resort-style amenities with the courtesy afforded by an expert, sincerely attentive staff. A collection of spa offerings includes a 75' indoor lap pool with travertine decking and onyx accents, sauna and steam room. Sunbathers and solitude seekers alike are cared for with dedicated beach service. Wellness and recreation spaces are complete with an outdoor swimming pool, open-air meditation pond, state-of-the-art fitness center, yoga studio and rooftop tennis court. A residents' lounge with catering kitchen and children's playroom offer dedicated spaces for out-of-home entertaining.



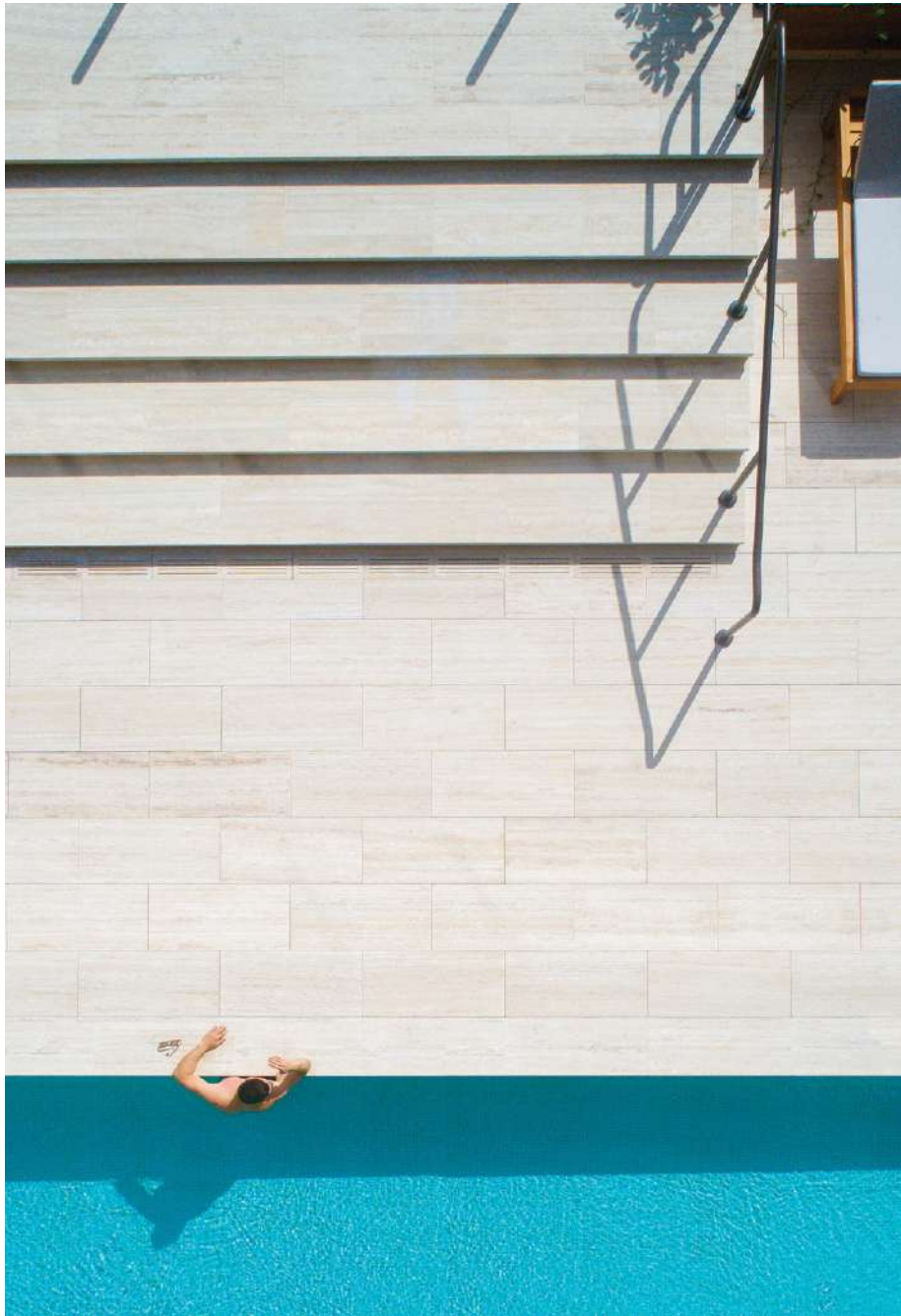
The discreet lobby is furnished with pieces designed by Antonio Citterio, anchored by the entry's centerpiece, *Polychromatic Chronology 2016*, by acclaimed artist Olafur Eliasson.



Lush, tropical landscaping surrounds Arte's meditation pond and outdoor swimming pool, creating an open-air ambiance of privacy and seclusion for residents.









An impeccably rendered range of services is available to residents—with the highest level of personalization—delivered by an expertly trained, attentive staff.



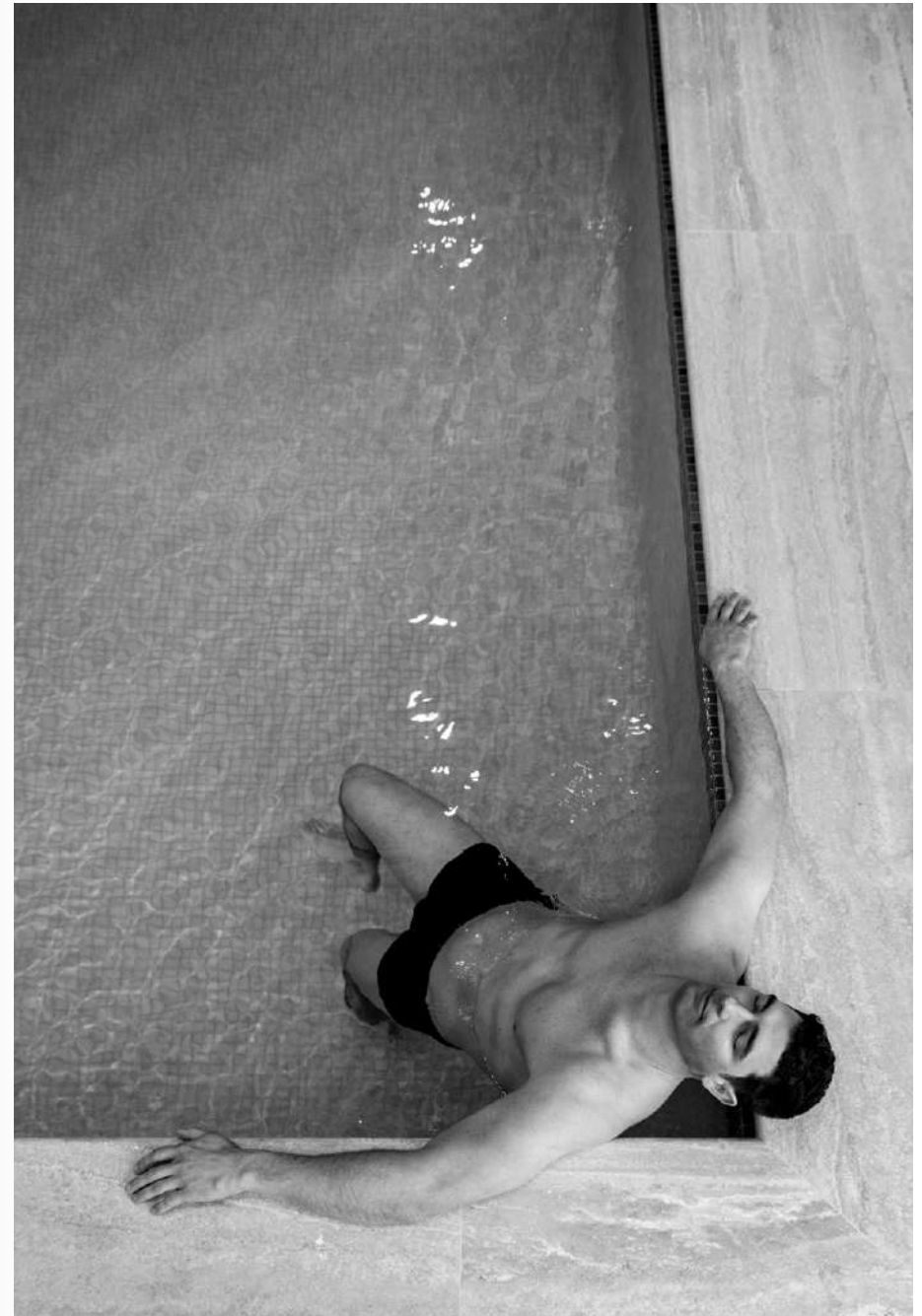




The 75' heated indoor lap pool, with a luxurious travertine deck, allows for year-round aquatic activities.



Sauna, steam room and spa water feature.

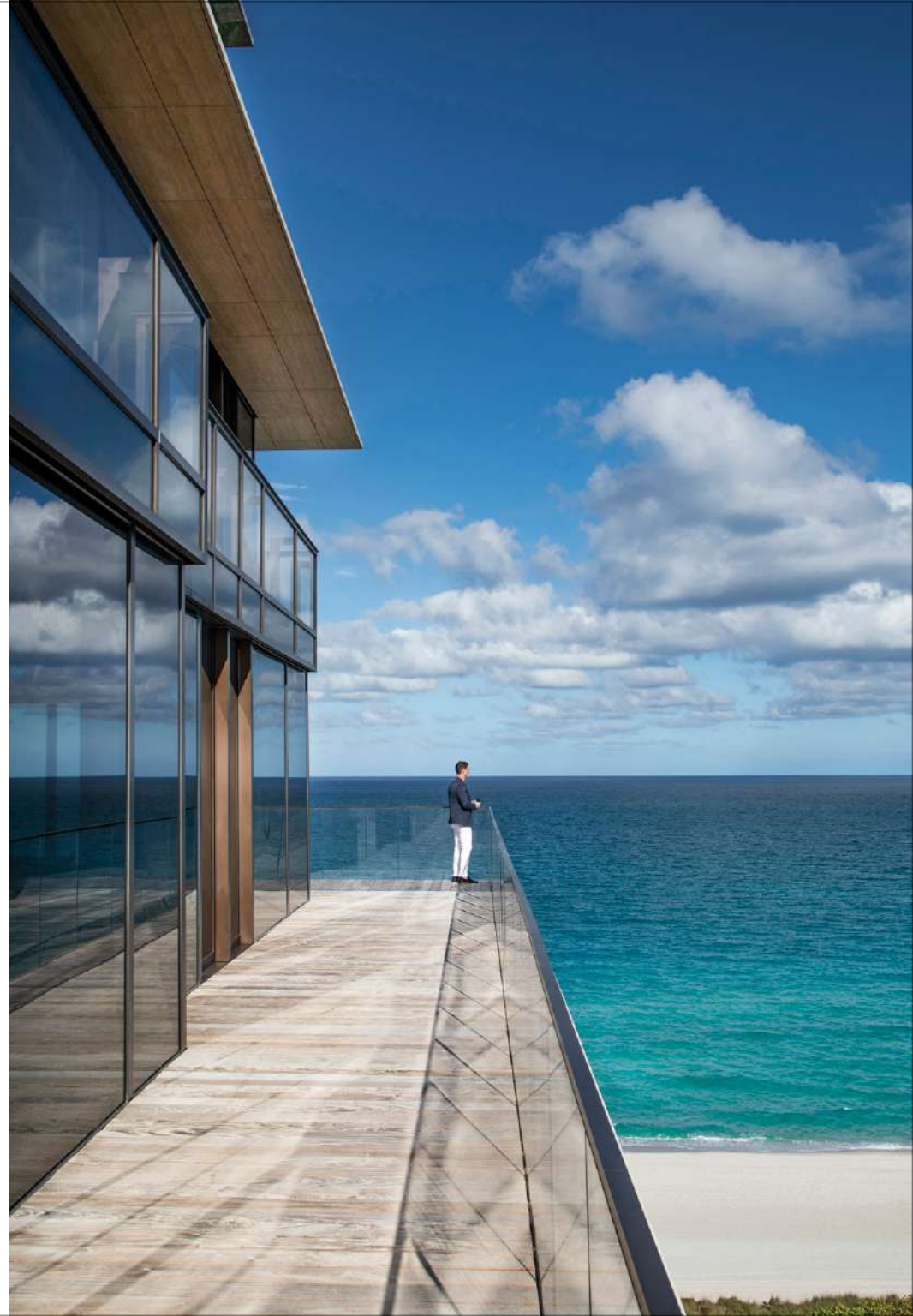




The private rooftop tennis court offers a gracious arena for leisure athletic pursuits while the adjacent residents' lounge features a chef-worthy catering kitchen dedicated to out-of-home entertaining.

The Residences

DRAWING INSPIRATION FROM classic European apartments of the 1920s and '30s, Italian Modernist master Antonio Citterio combines architectural virtuosity with a purist sensibility, weaving a richly layered world of tactile wonder. Each highly individual residence is designed to maintain privacy between entertaining areas and bedrooms. Soaring floor-to-ceiling glass windows allow the flow of abundant natural light and frame the prized views of the Atlantic Ocean and Miami skylines. Expansive, deep terraces with Brazilian ipe decking are wrapped in travertine and offer seamless indoor and outdoor living. Wide plank 11" European white oak flooring accentuates the impressive layouts and offsets the bronze detailing and architectural travertine seen throughout.





Generous living spaces offer modern, open layouts and vast ocean views from oversized terraces.







Epicurean kitchens are outfitted with millwork by Poliform, marble countertops, and a suite of Gaggenau appliances.

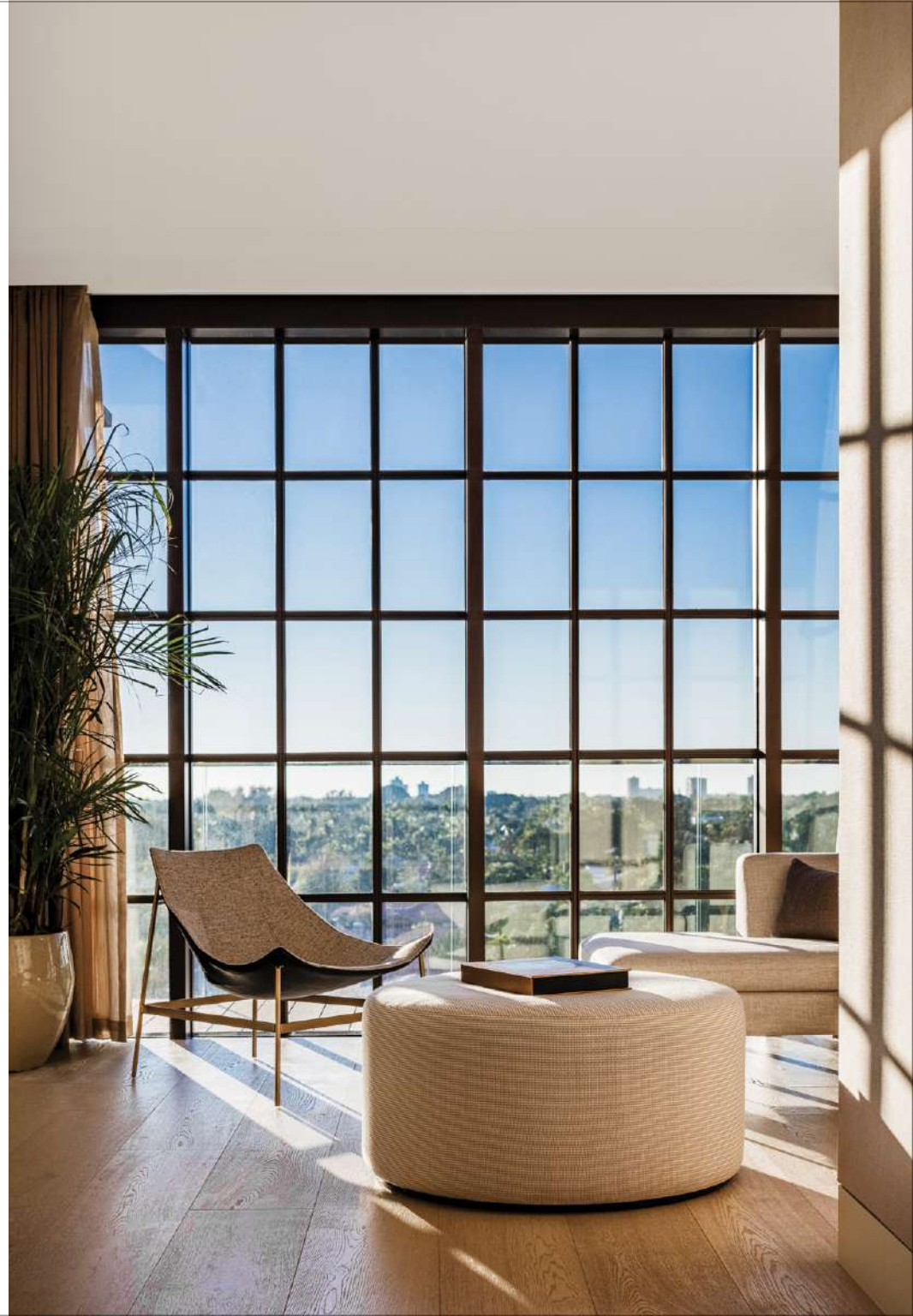








Corner master bedroom suites feature private terraces and enjoy dramatic views through expansive apertures.

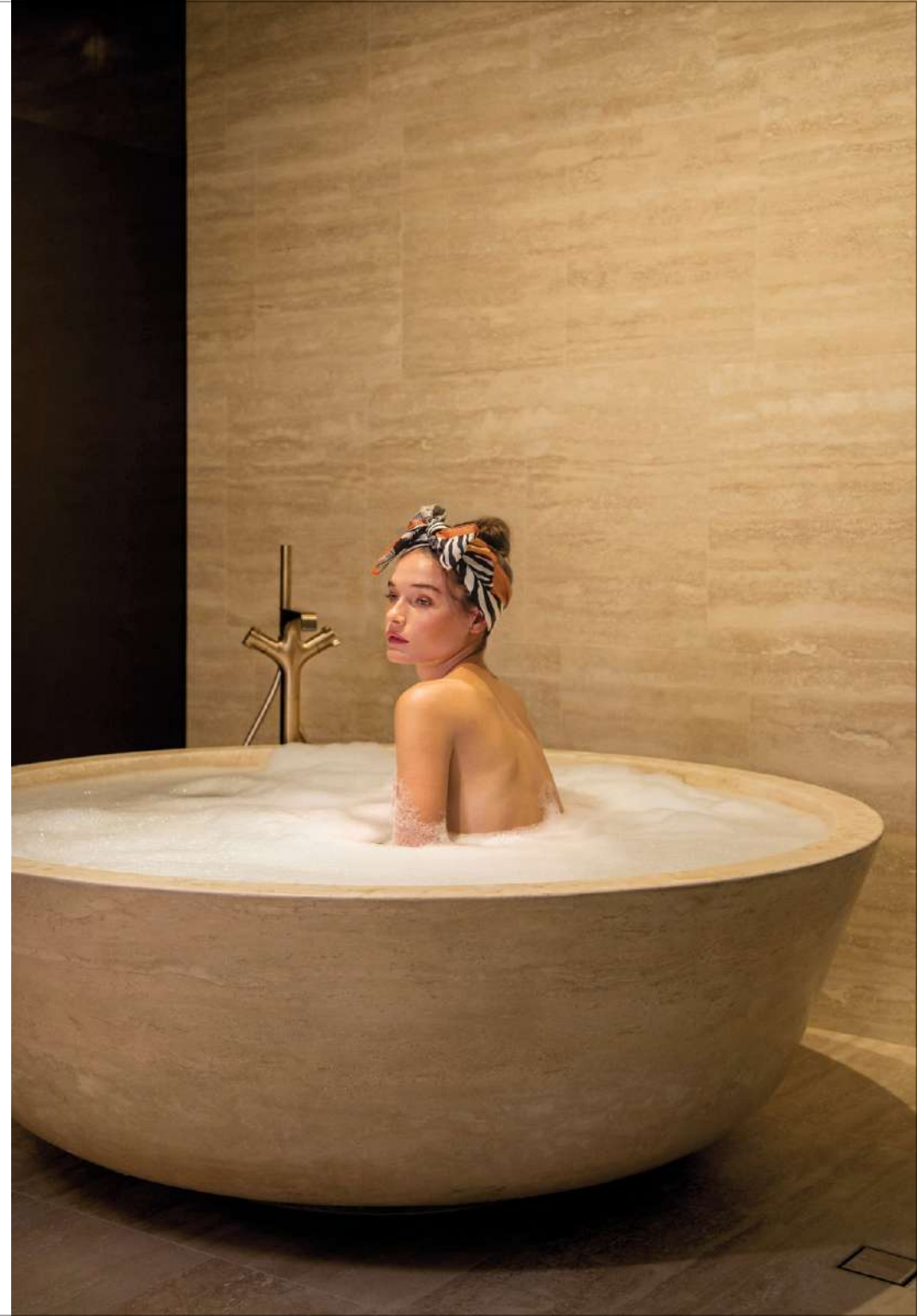


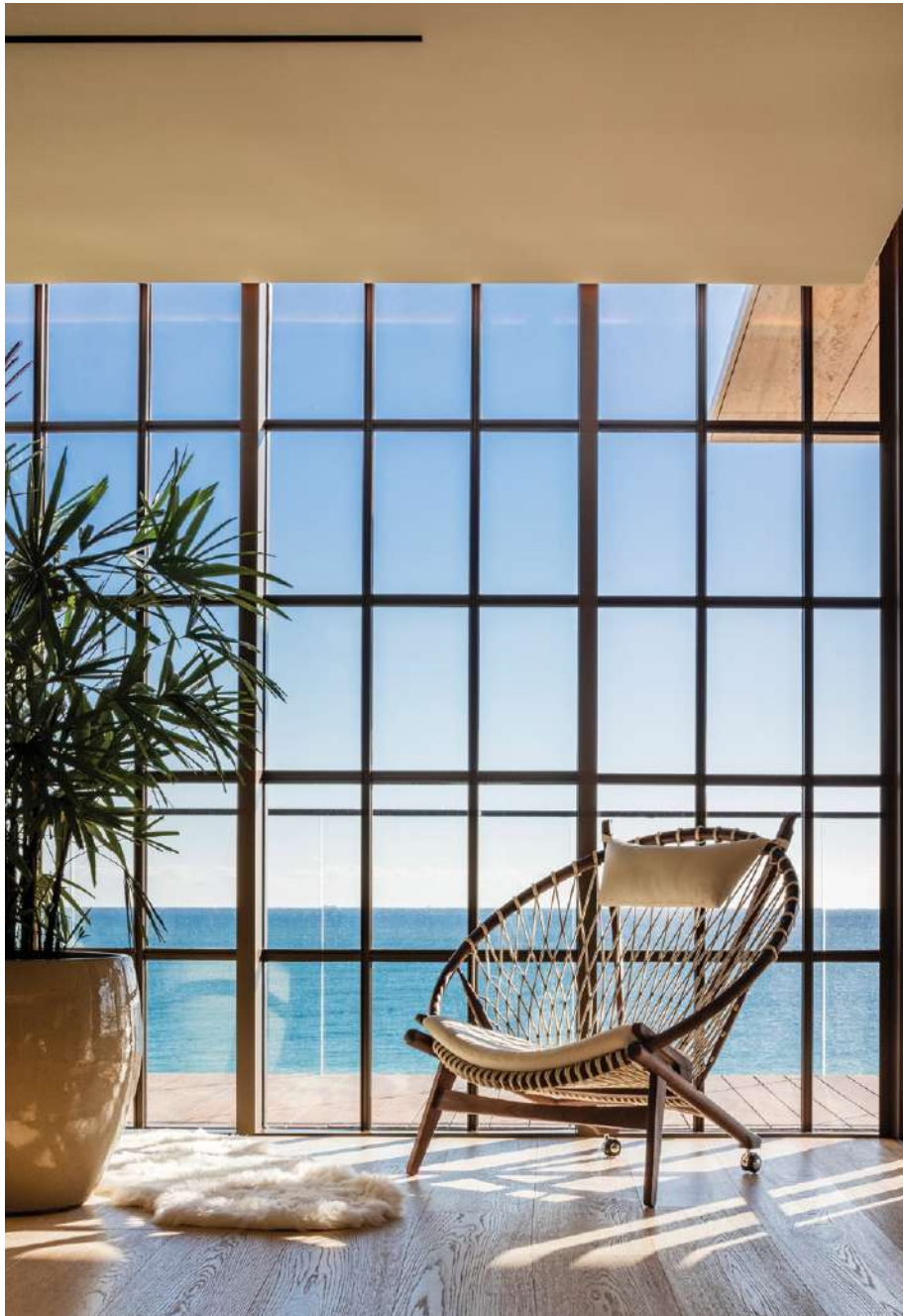


Swaths of nuanced natural stones, Byron marble countertops, custom oak cabinetry and brushed bronze embellishments imbue master bathrooms with an aura of refined relaxation.



Gracious master baths a feature full-height glass shower, sculptural stone soaking tub and Roman travertine floors and walls.





Residence Features

- Direct elevator entry with fingerprint recognition technology
- Floor-to-ceiling Schüco insulated and laminated glass wall system
- Deep, wraparound terraces with Roman travertine ceilings and Brazilian ipe decks
- Expansive living, dining and entertaining area with a Roman travertine accent wall and linear cove lighting
- 11" wide by approximately 10' plank European white oak flooring
- European Lualdi interior doors
- Private temperature-controlled parking per residence

KITCHEN

- Custom Poliform cenere oak cabinetry with brushed bronze lacquer and glass detailing
- Honed white Byron marble countertops, backsplash and island with cantilevered cenere oak breakfast table
- Gaggenau appliance suite including gas cooktop, oven, warming drawers and speed oven, integrated refrigerator and freezer, wine cooler and integrated dishwasher
- Custom brushed bronze Hansgrohe AXOR Citterio fittings and accessories

MASTER BATH

- Roman travertine slab floors and walls with bamboo finish accent walls
- Custom oak vanity with honed white Byron marble countertops and brushed bronze accents
- Sculptural Roman travertine soaking tub
- Full-height glass enclosed shower with double recessed Raindance heads
- Custom brushed bronze Hansgrohe AXOR Citterio fittings and accessories
- Dual Toto Neorest 700H water closets

Amenities & Services

- Beachside swimming pool and tranquil meditation pond with sunbeds and cabanas
- Direct beach access with dedicated chairs and service
- 75-foot heated indoor lap pool
- Private rooftop tennis court with James Bollettieri programming and dual locker rooms
- State-of-the-art fitness center plus yoga studio
- Spa includes gracious sauna and steam rooms by Effegibi and fully appointed dual locker rooms
- Residents' lounge with full kitchen for entertaining
- Children's playroom designed by Kinder Modern
- Pet runway and relief corridor
- 24-hour security and valet; dedicated, on-site residential butlers, lifestyle concierge and general manager

ARCHITECTURE & DESIGN
ANTONIO CITTERIO PATRICIA VIEL

IN COLLABORATION WITH
KOBI KARP ARCHITECTURE & INTERIOR DESIGN

DEVELOPER
SC 8955 LLC, A SUBSIDIARY OF SAPIR CORP LTD.

DEVELOPMENT PARTNERS
ALEX SAPIR, CHAIRMAN OF SAPIR CORP LTD.
GIOVANNI FASCIANO, DEVELOPMENT PARTNER OF SC 8955 LLC
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GENERAL CONTRACTOR
AMERICARIBE & MORIARTY JOINT VENTURE (AMJV)

LANDSCAPE ARCHITECTURE
ENEA LANDSCAPE ARCHITECTURE

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The complete offering terms as it pertains to New York purchasers are in the CPS-12 application available from Sponsor and filed with the NYS Department of Law, File No. CP18-0095. Sponsor: SC 8955, LLC, 106 Catbriar Ct, Summerville, SC, 29485.



Photography: Kris Tamburello: Cover, P. 4, PP. 6-7, P. 8, PP., 12-13, PP. 20-21, P. 22, P. 24 (bottom), P. 28, PP. 30-31, PP. 34-35, PP. 38-39, P. 41, PP. 42-43, P. 44, P. 46.
Leo Diaz: P. 9, PP. 10-11, P. 15, PP. 16-17, PP. 18-19, P. 23, P. 24, P. 26, P. 29, PP. 32-33, PP. 36-37, P. 40, P. 45
Bill Brothers: P. 14, P. 25 (top)

Design: Seraph Design



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