

MIAMI DESIGN RESIDENCES

BY *Fouquet's*

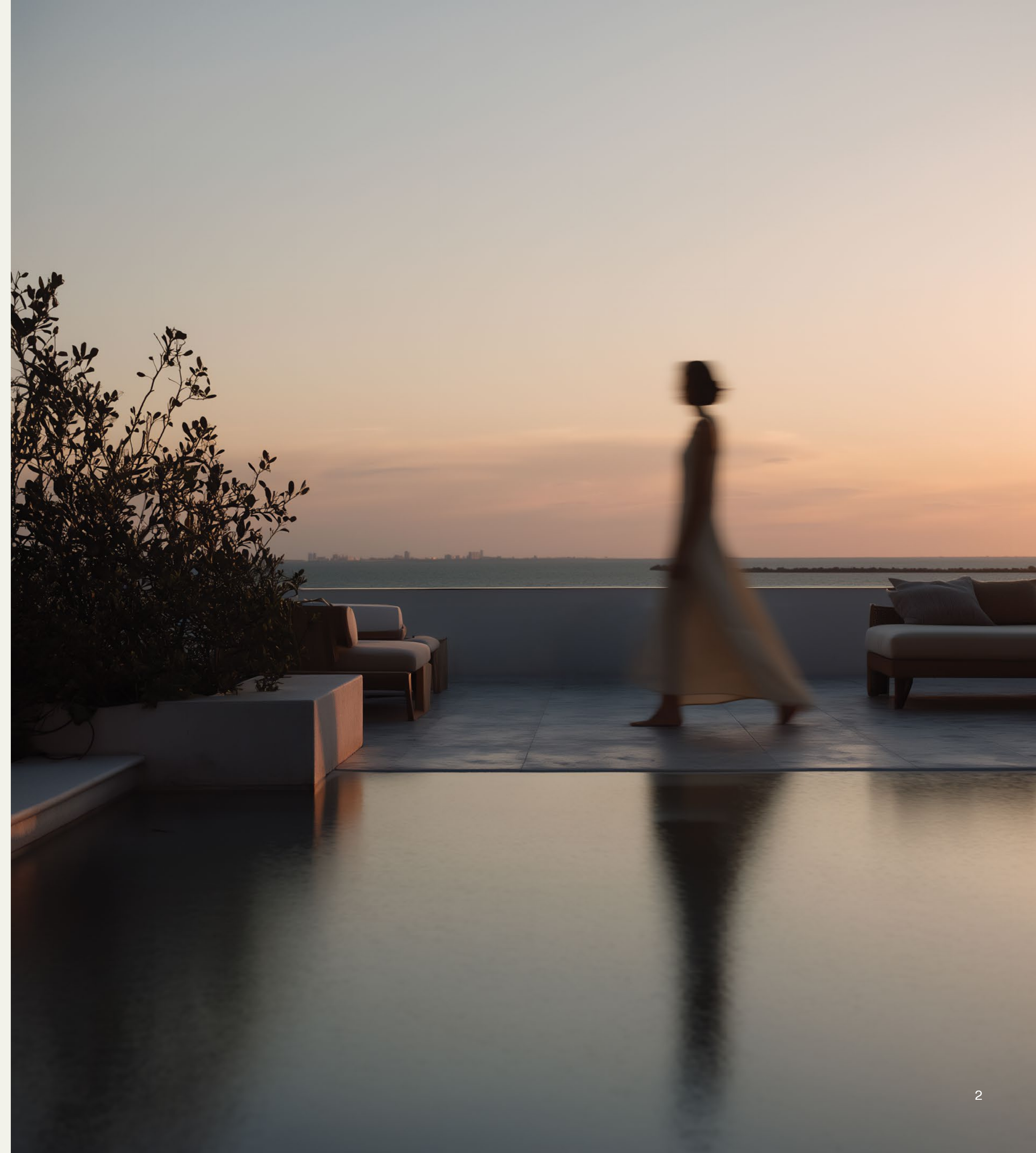


Miami Design Residences by Fouquet's marks the arrival of the city's most distinguished hotel-serviced condominium, located in the heart of the Design District, Miami's vibrant and cultural neighborhood. For the first time ever, Fouquet's extends its iconic hotel lifestyle—its service, its access, its unmistakable Parisian spirit—into a private residential address.

Designed by Pritzker Prize-winning architect Sir David Chipperfield, with interiors by Parisian studio RDAI and landscape architecture by Perry Guillot, Miami Design Residences creates a dialogue between architectural restraint and the enduring sophistication synonymous with the Fouquet's name.

Comprising 143 impeccably appointed one- to four-bedroom residences, Miami Design Residences pairs sculptural forms with refined interiors and beautifully framed views. Since 1899, Fouquet's has embodied a uniquely Parisian blend of glamour, culture, and hospitality—now shaping a residential experience defined by heritage, artistry, and international prestige.

Developed by Raycliff Capital, Fort Partners, Constellation Hotels Holding Ltd. and Miami Design District Associates, this project establishes a new landmark defined by cultural currency and architectural restraint.



David Chipperfield Architects' design language is one of clarity and rigor—bold in form, classical in reference, enduring by design. His work embraces permanence over the transient. Every proportion is calibrated. Every material considered. The result is architecture that anchors rather than announces.





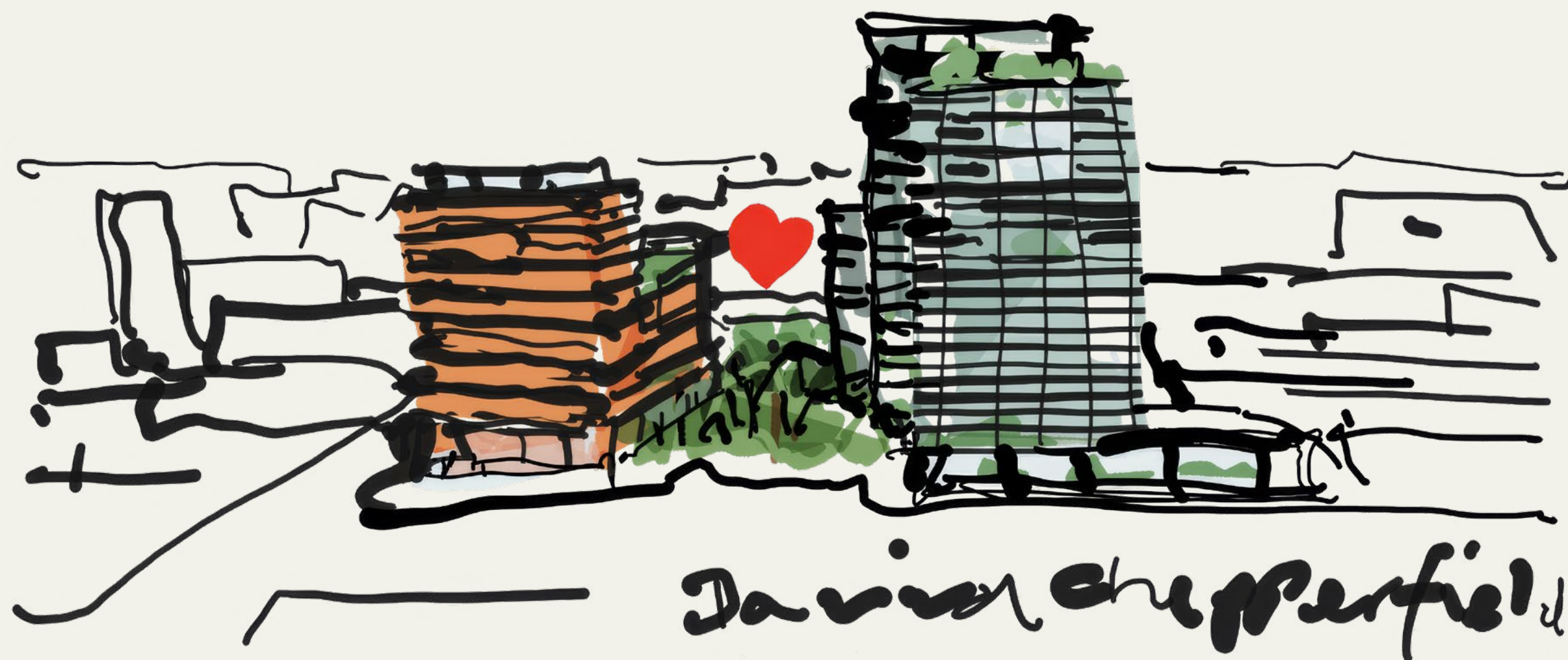


Architecture as Context

At Miami Design Residences, David Chipperfield Architects' commitment to permanence and precision shapes a building defined by its context. A colonnade frames the arrival sequence. Glass and mineral cladding balance transparency with mass. The façade responds to Miami's changing light as it shifts throughout the day.

David Chipperfield Architects' practice spans cultural institutions and civic landmarks across continents. His projects include the Neues Museum in Berlin—a restoration that earned the EU Prize for Contemporary Architecture; the James Simon Gallery, where a colonnade extends Museum Island's classical language into contemporary form; Museo Jumex in Mexico City, elevated on columns to connect private collection with the public realm; and the America's Cup Building in Valencia, where stacked horizontal planes frame the Mediterranean.

Each project demonstrates a commitment to context, materiality and architectural restraint that transcends fashion.



“Architecture is not just about buildings, but about creating a sense of place.”

SIR DAVID CHIPPERFIELD

THE
INTERIORS
MODERN
SENSIBILITY

RDAI's interior design is defined by the careful calibration of scale, materiality and light. Terrazzo floors and fluted walls structure the space, while glass brick partitions filter light and articulate spatial depth. Sculptural pendant lights animate the volume, scaling the space vertically and reinforcing its architectural presence. Fixed furniture and acoustic ceilings complete the composition.



Alive in Luminosity

Bringing clarity and precision to every project, RDAI's design process distills spaces to essential forms, layering refined materials and thoughtful details to create interiors that are both inviting and enduring.

Living spaces are calm, intentional, and shaped by light. Floor-to-ceiling glass opens each residence to natural light and sky, while warm woods, soft neutrals and organic textures define a sophisticated interior palette.





A Culinary Canvas

Kitchens at Miami Design Residences are designed as a place to gather, dine and entertain. Oak and lacquered wood cabinetry with sculptural moldings define the aesthetic. Silestone countertops provide a durable work surface. Curved edges and satin fixtures refine the details. These are focal points where cooking and conversation converge.









Where Warmth Meets Precision

The bathrooms at this property function as private retreats. Natural oak millwork, fluted glass that diffuses light, micro-ceramic walls and stainless-steel fixtures define the space.

Sinks and tubs are paired with specialty hardware and porcelain wall tiles. Spaces designed for both daily ritual and relaxation.



Heritage Meets Modernity: The Art of Living at Fouquet's

Fouquet's brings its celebrated Parisian art of living to Miami Design Residences. Born on the Champs-Élysées and shaped by a legacy of culture and splendor, it reflects a way of life where heritage and modernity exist in perfect balance, intimate, vibrant, and profoundly human.

As the signature collection of the Barrière Group, a pioneer of hospitality with a global presence, Fouquet's carries a reputation of exceptional destinations, experiences, and service. Here, that spirit unfolds in a new setting. Days move with quiet ease, evenings carry a sense of occasion, and every detail is guided by a tradition of thoughtful consideration. A life defined not by routine, but by experience, where each moment is felt, and every memory lingers.



Thoughtfully curated by RDAI, a world-class suite of amenities and services supports wellness and connection. Shared spaces include a Screening Room, Catering Kitchen and Children's Playroom while à la carte services—from house-keeping to chauffeur—elevate daily life effortlessly.

The Fitness Center, Private Training Studio, Sauna, Steam Room, Cold Plunge, Jacuzzi and Rooftop Pool provide spaces for movement and recovery.

Resort-inspired offerings including a Spa, Two Restaurants, One Bar and Patisserie—transforming this property into a comprehensive ecosystem of exceptional experiences.







Holistic wellness takes center stage with a comprehensive fitness center and private training studio designed for focused workouts.

Beyond cardio and strength training, the amenities at Miami Design Residences encompass a complete spectrum of recovery and restoration. A sauna, steam room, cold plunge and jacuzzi provide spaces for recovery and restoration. Separate locker rooms ensure privacy and comfort.



Rooftop Pool

The rooftop pool overlooks the Intracoastal Waterway and South Beach. Lush greenery offers distinctive retreats along the rooftop terrace, accommodating private functions and informal gatherings from sunrise to sunset.

Together, the Level 3 and Rooftop Pool terraces offer approximately 15,300 SF of resident-exclusive outdoor space, complemented by an additional terrace that's shared with the hotel.





An Unrivaled Suite of Amenities & Services

MIAMI DESIGN RESIDENCES

Entertaining Suite with Adjacent Terrace

70' Rooftop Pool

Outdoor Shower & Cabanas

Shaded Seating Areas

Playroom

Fitness Center

Private Training Studio

Cold Plunge

Sauna

Steam Room

Jacuzzi

Locker Rooms

Salon Suite for à la Carte Salon Services

Yoga/Pilates Room

Treatment Room

Relaxation Lounge

Golf Simulator & Screening Room

Lounge & Party Room

Meeting Room

Garden & Courtyard

Catering Kitchen

FOUQUET'S MIAMI AMENITIES

Spa with à la Carte Services and Steam, Cold Plunge and Jacuzzi

In-Building Food and Beverage, Including Two Restaurants,
One Bar and a Patisserie

À LA CARTE SERVICES

Pantry Stocking

Housekeeping

Dog Walking

Babysitting

Personal Training

Car Detailing / Cleaning

Laundry, Dry Cleaning, Tailoring & Shoeshine Services

Chauffeur

A magnet for visionaries and vanguards alike, Miami Design District is emerging as one of the world's most dynamic enclaves of fashion, art and high design.

Here, European legacy brands neighbor experimental ateliers. Public plazas function as open-air galleries where monumental art and architecture encourage discovery. For those in the know, the district attracts established designers and independent creators alike.



An Urban Oasis

A carefully composed neighborhood spanning less than one square mile, the Miami Design District stands as a masterwork of urban planning — where contemporary architecture is punctuated by flourishing greenery and luscious orchid groves.



Where Culture Thrives

Home to more than 130 art galleries, showrooms, architecture studios, antique dealers and cultural spaces, the Miami Design District spans NE 36th to 43rd Streets, between North Miami Avenue and Biscayne Boulevard — a rare concentration of creative energy within just a few walkable blocks.



An Exclusive Enclave

A short stroll around the locale reveals flagship boutiques from Dior, Gucci, Louis Vuitton, Prada and Saint Laurent in addition to design showrooms from Minotti, Poliform and Poltrona Frau. Two Michelin Guide restaurants by Joël Robuchon and celebrated eateries by award-winning chefs ensure world-class dining is only moments away.



This is so much more than simple proximity to the now and the next—it's complete cultural immersion at Miami's most refined address.



THE VISIONARIES

David Chipperfield Architects



LEAD DESIGNER

Founded in 1985, David Chipperfield Architects has developed an international reputation for expertise in design process and for the enduring quality of its projects. Grounded in a commitment to social and environmental sustainability, the firm ensures its buildings contribute meaningfully to quality of life.

David Chipperfield Architects has won more than 100 international awards, including the RIBA Stirling Prize and the Mies van der Rohe Award. Among the accolades David Chipperfield Architects has received are a knighthood for services to architecture and the 2023 Pritzker Architecture Prize, in recognition of a lifetime's work.

INTERIOR DESIGN

RDAI works to transcend the boundaries between architecture, interior architecture and design. RDAI's distinguishing characteristic is its conceptual approach, which involves considering the context, culture and time into which a project is to be born.

The unique character of each of their creations is the result of pure lines, meticulous attention to detail and supreme craftsmanship. Materiality and sensitivity are at the heart of their artistic approach, both in their relationship with materials and the artisans.



LANDSCAPE

Perry Guillot Inc. is a landscape architecture firm in Southampton, New York, specializing in design commissions for private clients and historic properties.

Collaborating with architects both modernist and traditionalist — the firm's work shuns stylistic constraints and design trends and is guided more strongly by a site's environmental context and cultural history. These designed landscapes strive for a heightened essence while offering a decided preference for scale and form over textured seasonality.



AMENITIES AND SERVICES

Fouquet's celebrates the Parisian art of living, open to the world, blending heritage and modernity. At every Fouquet's Hotel, the same promise: a vibrant, intimate, and profoundly human luxury, a dream to experience, and emotions to treasure. Fouquet's is the Signature Collection of The Barrière Group, a pioneer of French-style resorts. The Barrière Group has a foothold in four continents and serves as a gateway to the most inspiring, sought-after destinations around the world. The group's portfolio spans 20 hotels, 32 casinos, 1 gaming club, 15 spas, 12 performance venues, and over 150 restaurants.

MIAMI DESIGN RESIDENCES

BY *Fouquet's*

39 NE 39TH STREET MIAMI, FL 33137
(305) 230-4300
INFO@MIAMIDESIGNRESIDENCES.COM

EXCLUSIVE SALES & MARKETING AGENT CORCORAN SUNSHINE MARKETING GROUP

With more than 30 years of experience in marketing and collective sales of over \$60 billion, Corcoran Sunshine Marketing Group is the recognized industry leader in the research, planning, design, marketing, and sale of luxury residential development both in the United States and across the globe. Bringing together the best and brightest minds in the business and bolstered by incomparable market knowledge and innovative strategic vision, Corcoran Sunshine has consistently been ranked the top marketing and sales organization in the industry.

