



See legal disclaimers on last page



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY
STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT
REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE
DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE
FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

A NEW HEART WITH A TIMELESS BEAT

Condominium of The Ella

103 residences soul-inspired
by Miami Beach's splendid history.

Short term rentals permitted.



Above: Miami Beach crowds

Opposite top right: Fun in the sun

Opposite bottom right: Ella Fitzgerald and band arriving to perform in Miami Beach

Image source: HistoryMiami





ELLA

EVERY LINE'S A CLASSIC

From the subtle Art Deco curves to the majestic rooftop views that stretch from the city on one side to the ocean on the other, Ella has stature and presence. Ella's effortless charm is a testament to its impeccable design and prime location, offering residents an exceptional living experience.

Vintage elegance intertwined with modern 21st century lines, a laidback spirit with a boundless zest for life. Simultaneously understated and dynamic, Ella is a true Miami Beach soul.

Inspired by Miami Beach's glamorous heyday, this place is a tribute to good times old and new. Beachlife, nightlife, fashion, art, food and drink, the next chapter promises to be a new golden age of a truly fulfilling lifestyle.









See legal disclosures on this page



There are four different types of residences to choose from – 8 unique floor plans ranging from studios to two-bedrooms.

Every detail of The Ella has been thoughtfully considered and meticulously styled to meet the high standards of contemporary sophistication.

LET'S SHOW YOU AROUND

Studios

Living	342 SF
Terrace	87 – 90 SF
Total	429 – 432 SF

One Bedrooms

Living	550 – 789 SF
Terrace	183 – 515 SF
Total	780 – 1,304 SF

Two Bedrooms

Living	1,019 – 1,086 SF
Terrace	499 – 737 SF
Total	1,526 – 1,756 SF

Penthouse

Living	1,171 SF
Terrace	807 SF
Total	1,978 SF

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For the precise Unit boundaries, see Section 3.2 of the Declaration. The area of the Unit, determined in accordance with these defined Unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions necessarily included in each Unit. Said items are only included if and to the extent provided in your purchase agreement.





STUDIO / 1 BATH

Residences 6,8,10,12,14

Interior

342 SF / 32 SM

Exterior

87-90 SF / 8 SM

Total

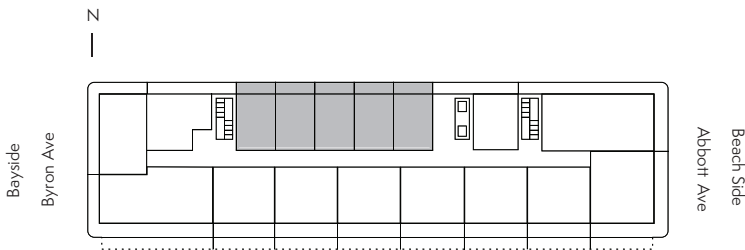
429-432 SF / 40 SM

Dimensions

14'-6.5" X 23'-6.5"

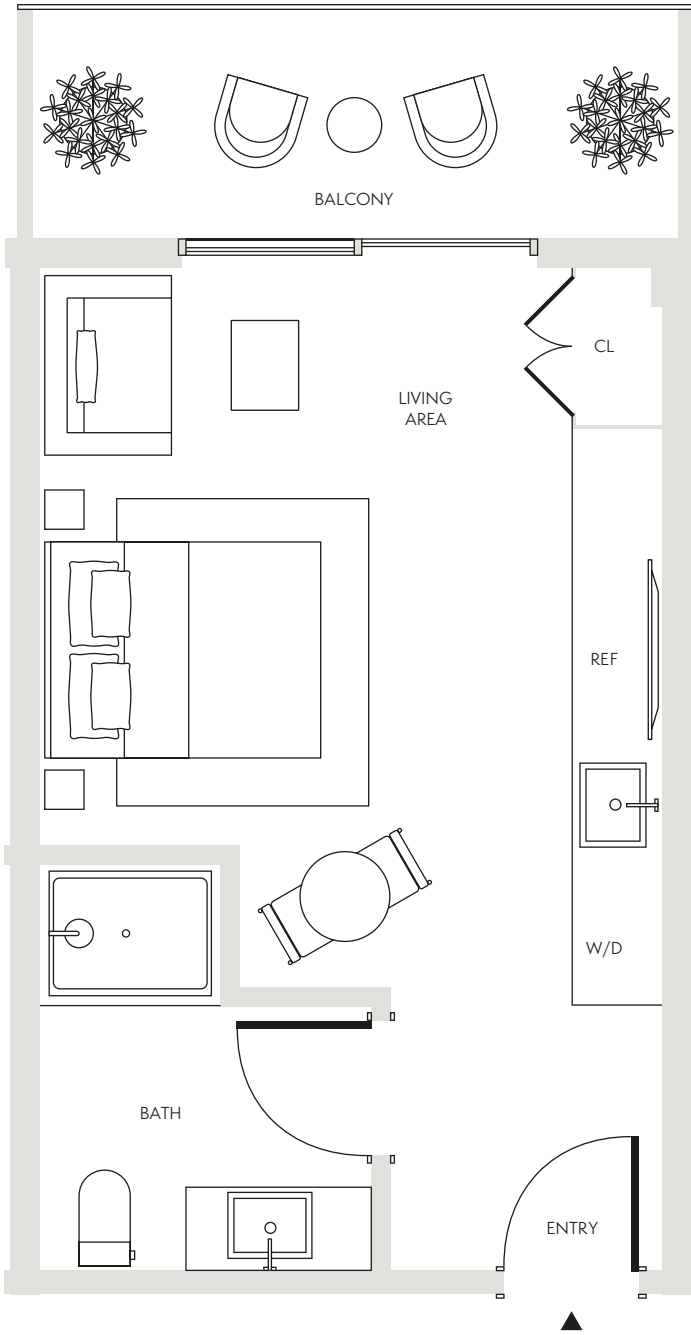
Level

4-9

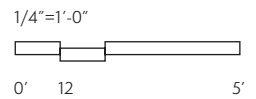


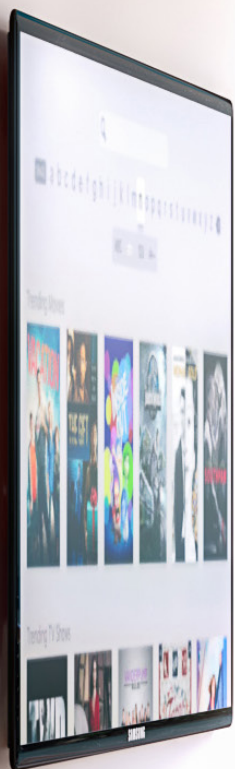
..... Extended balcony on select floors

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Not to scale







1 BED / 1 BATH

Residences 3,5,7,9,11,13

Interior

615 SF / 57 SM

Exterior

183-314 SF / 17-29 SM

Total

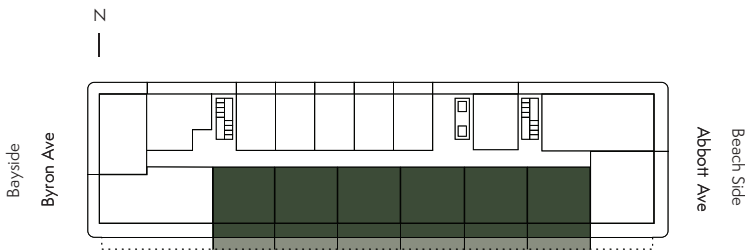
798-929 SF / 74-86 SM

Dimensions

25'-5" X 22'-4"

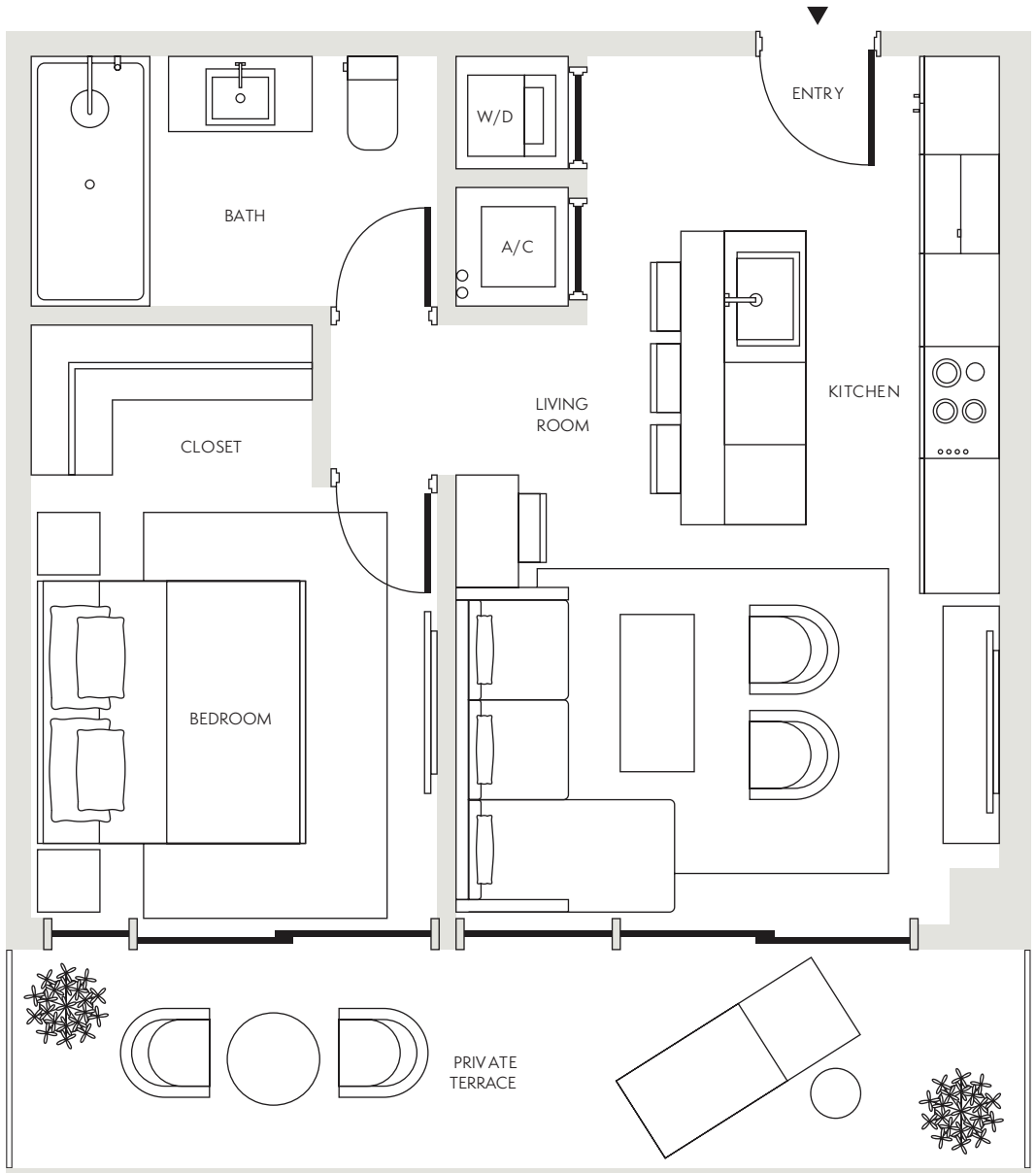
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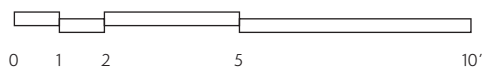


..... Extended balcony on select floors

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Not to scale







1 BED / 1 BATH

Residences 02

Interior

618 SF / 57 SM

Exterior

384 SF / 36 SM

Total

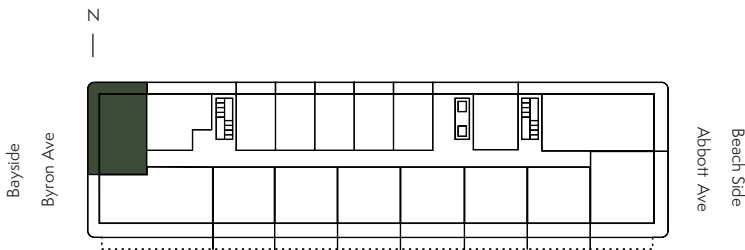
1,002 SF / 93 SM

Dimensions

17'-5" X 32'-6"

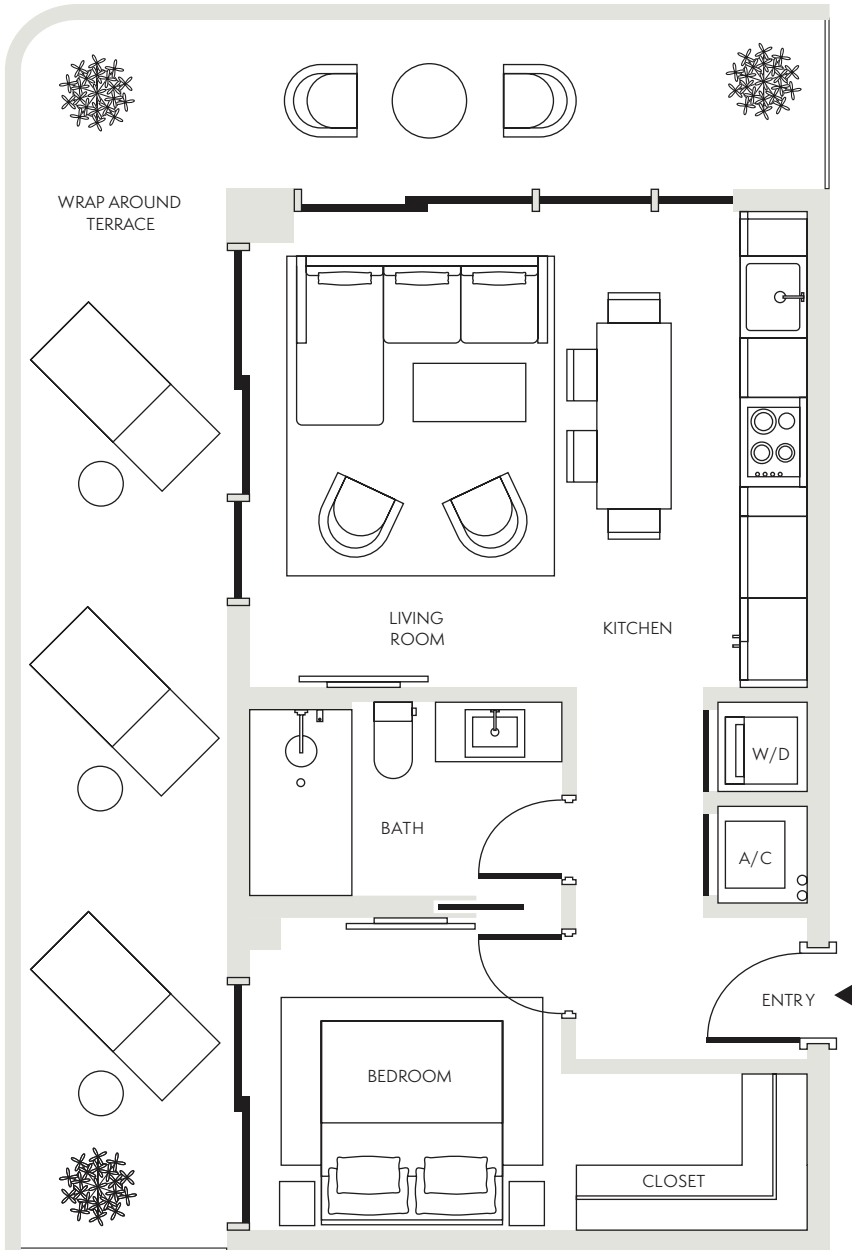
Level

4-9

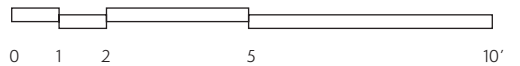


..... Extended balcony on select floors

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1 BED / 1 BATH / POWDER ROOM

Residences 15

Interior

789 SF / 73 SM

Exterior

384-515 SF / 36-48 SM

Total

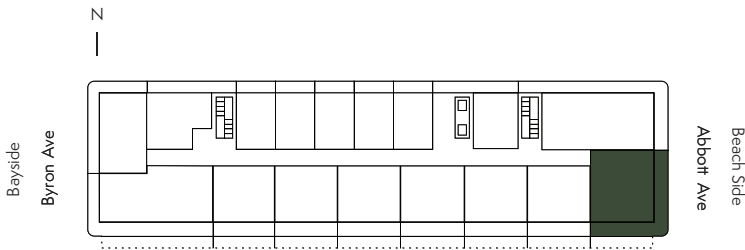
1,173-1,304 SF / 109-121 SM

Dimensions

25'-5" X 28'-10"

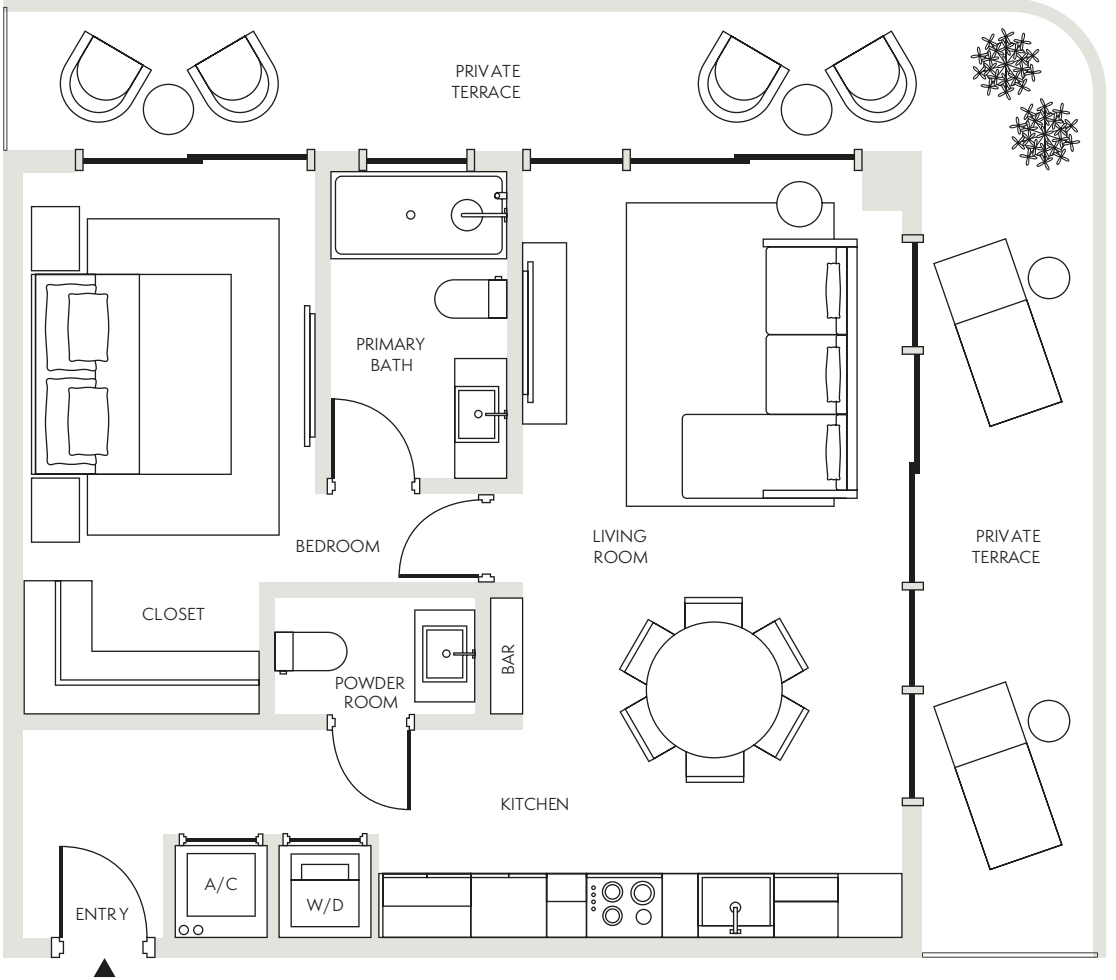
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4-9

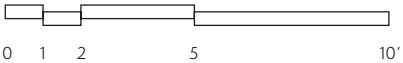


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Not to scale







2 BED / 2 BATH

Residences 01

Interior

1,019 SF / 95 SM

Exterior

507-737 SF / 47-68 SM

Total

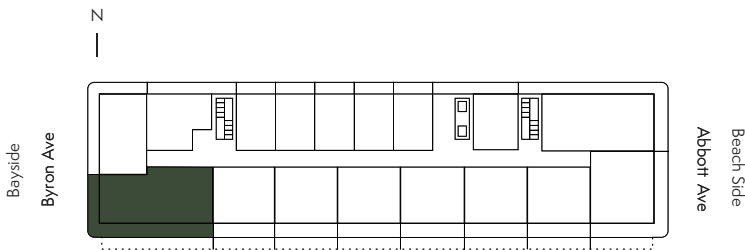
1,526-1,756 SF / 142-163 SM

Dimensions

45'-4" X 22'-4"

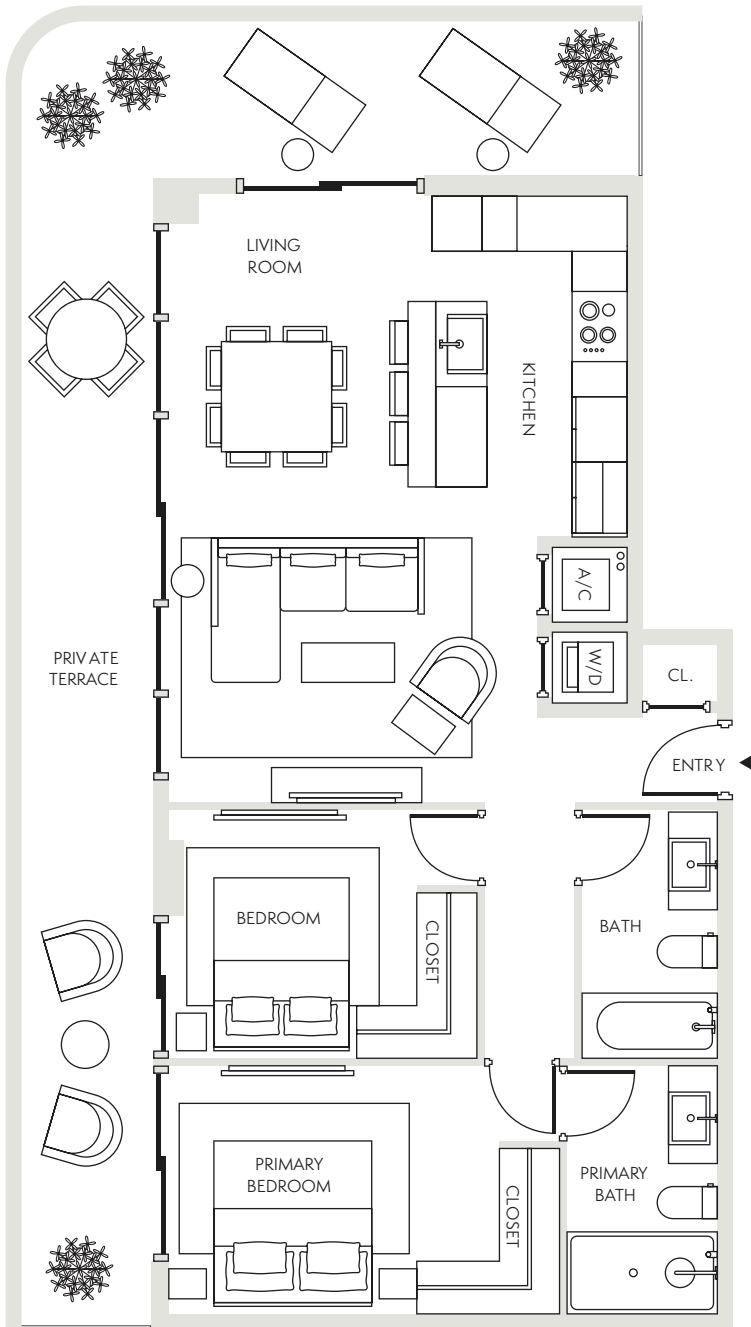
Level

4-9

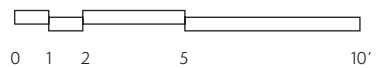


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Not to scale



2 BED / 2 BATH

Residences 18

Interior

1,089 SF / 101 SM

Exterior

499 SF / 46 SM

Total

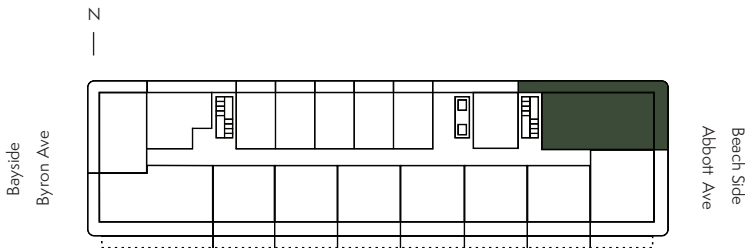
1,585 SF / 147 SM

Dimensions

44'-8" X 22'-4"

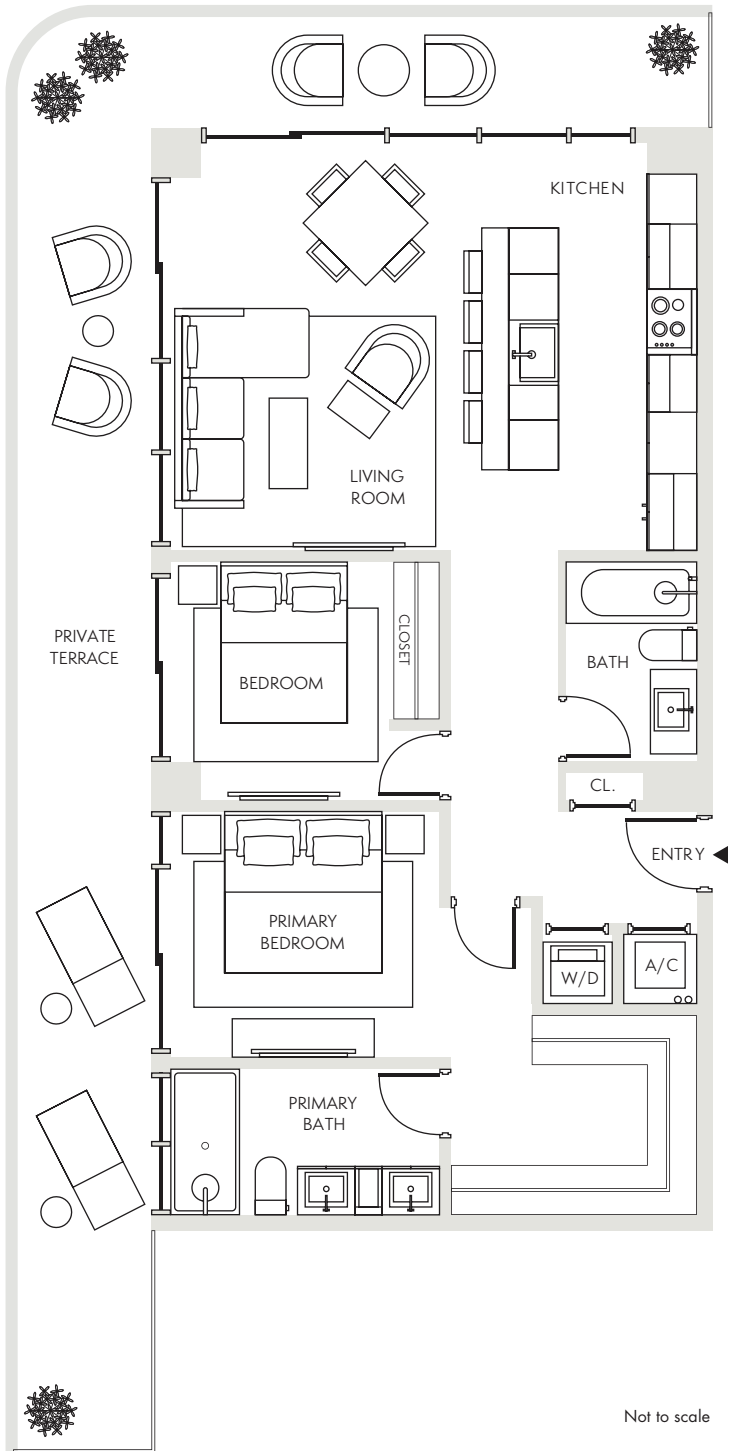
Level

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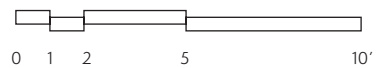


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Not to scale















ELLA

PENTHOUSE

Level 10

Interior

1,171 SF / 109 SM

Exterior

807 SF / 75 SM

Total

1,978 SF / 184 SM

Dimensions

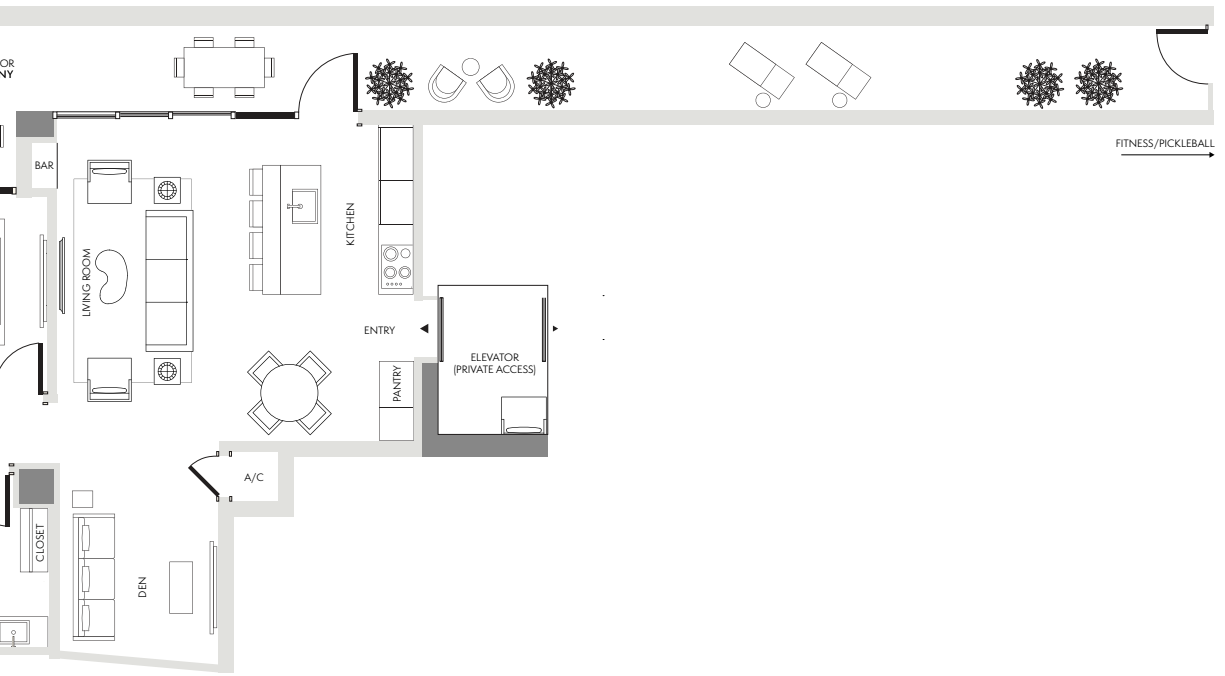
43'-8.75" x 33'-0"

Level

9



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THREE KINDS OF GORGEOUS

Residence Features

Ocean / bay views

5 minute walk to the beach

Approximately 9'+ ceiling heights

In-unit washer/dryers

Terraces with outlets

Loading dock for easy move-ins and
move-outs

Short term rentals permitted

Residence Features

Italkraft kitchens

Panel-ready appliance package

JennAir appliance package

30" Induction range

24 - 36" Refrigerators

24" Asko Dishwasher

Wall oven/microwave in select
residences

Kitchen islands in select residences

Appliance garages in select residences

Finishes

Designer closets

Stone countertops

Laufen sinks

Kartners bathroom fixtures

Kohler bathroom faucet

Toto toilet

Fully Furnished Residences
available with Interiors by Steven G













Begin your day in the rooftop fitness center with boundless bay views. Enjoy an on-site sunny swim with 360-degree water views, a friendly game of pickleball or stroll East to the nearby beach. Experience endless dining options available right outside of your doorstep.

VINTAGE INDULGENCE, MODERN DAY PURSUITS

Amenities

Roofdeck Level

Rooftop pool with views of the Downtown Miami skyline and Atlantic Ocean

Cold plunge

Sauna

Fitness center

Pickleball court

Resident lounge

Lush outdoor yoga & meditation deck

Summer kitchen

Outdoor shower

Observation deck and lounge

Covered outdoor dining area

Roofdeck Level

Complimentary beach cruisers

Coworking lounge

On-site property management

State of the art access control system

On-site parking garage

Vespa & moped parking

Bicycle storage

Beach & surf storage

Package room

Grand lobby with lounge

On-site retail

Covered paseo

Two elevators & loading dock for easy move-ins and outs















See legal disclaimers on last page

A LEGENDARY HOME IN A LEGENDARY NEIGHBORHOOD

The neighborhood has an irresistible charm that captivates the heart. Miami Beach strikes the perfect balance between being a bustling hub of activity and a peaceful haven that provides a sense of escape and community.





BAL HARBOUR

COLLINS AVE

NE 123RD ST

BROADCAUSEWAY

KANE CONCOURSE

SURFSIDE

COLLINS AVE
HARDING AVE

NORMANDY SHORES

NORTH BAY VILLAGE

ELLA

ABBOTT AVE

NORMANDY DR

71ST ST

W 63RD ST

ALTON RD

15

16

28

17

26

23

24

27

25

3

12

4

11

21

5

13

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14

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1

Dining

- 1 Petralunga Restaurant
- 2 Oggi Ristorante
- 3 Taquiza
- 4 Roni's by the Ocean
- 5 George's Restaurant & Lounge
- 6 Sushi Erika
- 7 Shuckers Waterfront Bar & Grill
- 8 Norman's Tavern
- 9 Katana Japanese Restaurant
- 10 Buenos Aires Bakery & Cafe
- 11 Viva La Pasta
- 12 Blozzom Pizza Moderna Romana
- 13 Cafe Prima Pasta

Hospitality

- 14 Carillon Miami Wellness Resort
- 15 The Ritz-Carlton Bal Harbour, Miami
- 16 The St. Regis Bal Harbour Resort
- 17 Four Seasons Hotel at The Surf Club

Community

- 18 Pelican Harbor Marina
- 19 Haulover Park
- 20 Bill Bird Marina
- 21 Miami Beach Bandshell
- 22 Allison Park
- 23 North Beach Oceanside Park
- 24 Normandy Shores

Recreational

- 25 Miami Beach Tennis Center
- 26 Indian Creek Country Club
- 27 Normandy Shores Golf Course
- 28 Bal Harbour Shops

Within 10 minutes

- 29 Miami Beach Boardwalk
- 30 South Beach
- 31 Miami Beach Golf Club
- 32 Lincoln Rd

Within 20 minutes

- 33 Miami International Airport



FIND YOUR
GROOVE
IN THE



HEART OF MIAMI BEACH











THE STARS ALIGNED

The Ella is what happens when a great plan – and a brilliant team – comes together. Vision, architecture and design all aligned beautifully. Each an expert in their field, the partners’ collaborative work has helped add a new dimension to life, style and community in Miami Beach.

Constellation and The Boschetti Group

Constellation and The Boschetti Group are South Florida-based development companies featuring local expertise and extensive track records in South Florida. The two groups have developed and acquired in excess of 1.5 million square feet of mixed-use office, residential and retail. Constellation and The Boschetti Group are currently working together with Arquitectonica on multiple high profile development projects throughout Miami.

Arquitectonica

Established in 1977, Arquitectonica’s bold modernist architecture of Miami’s urban renaissance attracted international acclaim and attention. Now a major player on the international stage, they have offices and outstanding projects all over the world. Right here on home turf, their design for Ella is an impressive, eloquent and authentic expression of Miami’s Miami Beach spirit.

Interiors by Steven G

Award-winning Interiors by Steven G do 'highend interior design with an elegant eye'. Unparalleled attention to detail is matched by over 40 years' experience of bringing visions to life. Their exacting standards and luxury aesthetic give Ella the unique interiors it deserves.

Christopher Cawley

Founded in 2005 to provide high-end consulting services for Art Deco and historic renovation projects, Christopher Cawley Landscape Architecture is an ideal partner for Ella. With a highly individualized and caring approach, they have helped extend and accentuate Ella's authentic Miami Beach spirit.

ONE Sotheby's International Realty

With part of their name synonymous with the promise of a life well lived, ONE Sotheby's International Realty represents an esteemed portfolio of properties along Florida's East Coast. Their approach of 'exceptional homes for exceptional people' could not be more fitting for Ella.

Lemon Yellow

A creative communications studio based in Miami, Lemon Yellow builds brands from the ground up and breathes new life into existing ones. From strategy through to design, they bring their considerable experience of creating original, compelling and consistent brand stories to Ella.







CONSTELLATION

 **BOSCHETTI GROUP**


VIETMAR



Visionary Team

Constellation

The Boschetti Group

Vietmar

Architect

Arquitectonica

Interior Designer

Interiors by Steven G

Landscape Designer

Christopher Cawley

Creative Agency

Lemon Yellow

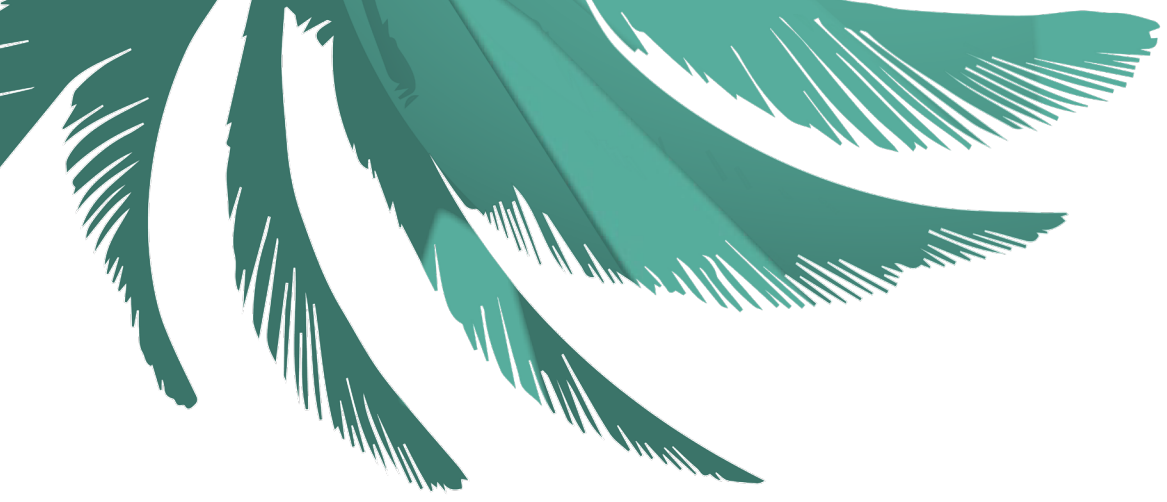
Photography

Stephan Goettlicher

Illustrations

Mads Berg





Neither Constellation, Boschetti Group nor Vietnam ("the CBV Parties") is the project Developer. This Condominium is being developed by 6940 North Beach Property LLC ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by the CBV Parties and any purchaser agrees to look solely to Developer (and not to the CBV Parties and/or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings, depictions and statements are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions and statements of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. Additionally, ceiling heights are measured from top of slab to top of slab and exclude areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. The floorplan designs, fixtures, furnishings, finishes, and décor depicted include creations and selections which may not be included with the purchase of a Unit. There may be finishes available to purchase as an upgrade to your Unit. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, views, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. The beach club referenced in this brochure is not located onsite at the Condominium. It is to be located off-site and is anticipated to be provided through a separate agreement with a third party and may be for a limited term and is subject to such third party's maintaining its license to provide same. Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off-site and may not be controlled by Developer. Information regarding off-site attractions, developments, and venues, whether existing at the time of this publication or proposed, have been obtained from public records and other sources of public information and there is no guarantee that any, or all such off-site attractions, shopping venues, restaurants, and activities will exist as depicted, or that there would not be changes or substitutions of the attractions and venues nearby. The photographs contained in this brochure maybe stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.