VILLA MIAMI

A MAJOR FOOD GROUP RESIDENTIAL EXPERIENCE

HOSPITALITY & LIFESTYLE
MAJOR FOOD GROUP

INTERIOR DESIGN
CHARLES & CO

ARCHITECTURE
ODP ARCHITECTS

LANDSCAPE DESIGN
ENZO ENEA

PROJECT VISIONARIES
TERRA • ONE THOUSAND GROUP

BUILDING FEATURES

- Waterfront living imagined, programmed, and serviced by Major Food Group
- 55 floors including 49 residential levels and five levels of private club lifestyle amenities designed by Charles & Co
- Endless 360° sunrise and sunset views spanning the Bay, Ocean, Downtown Miami and Miami Beach
- Iconic building design combining a unique copper-colored exoskeleton anchored by a multifaceted, gemstone-inspired glass amenity podium
- Full-floor Villa Piano residences range from four to five bedrooms
- Half-floor Villa Mezzo residences range from three to four bedrooms
- 20,000^{SF} of world-class amenities serviced by MFG
- Piazza-style grounds connected to the forthcoming Miami Baywalk and promenade, with convenient accessibility to Design District shopping and dining
- Lush landscaping designed by Enzo Enea
- Premium bay frontage surrounding two sides of building

Arrival

- Private dock with boat slip
- Helipad access for seamless arrivals and departures
- Private parking garage with electric charging stations

SERVICES

- A seamless, next-level lifestyle imagined and serviced by hospitality experts MFG. A philosophy of boundless opulence where all needs are anticipated and catered to
- On-site Estate Manager and In-House Curator work in tandem to oversee all household leisure and personal needs, requests, and reservations
- Porte-cochere with 24-hour valet service
- 24-hour security and front desk services
- Bank-style private vault with safety deposit boxes

FOOD & BEVERAGE

- On-premises MFG restaurant, conceived as an Italian-inspired culinary experience spanning two levels to include bayfront dining and private dining rooms
- MFG-curated food and beverage program throughout building
- Residents-only juice bar and coffee lounge
- At-home private chef services and cooking lessons
- Provisioning and in-residence grocery stocking options
- Poolside food and beverage service
- Preferred reservations, concierge service, and charging privileges across all MFG restaurants as well as priority access and invitations to events

AMENITIES

Health & Wellness

- Spa experience inspired by Italian thermal spas containing plunge pools, steam room and sauna, chromotherapy sensory showers, salon, and treatment rooms
- Spacious, light-filled fitness center with state-of-the-art Technogym equipment and fully equipped yoga, pilates and boxing studios
- Expansive women's and men's recovery lounges and changing rooms
- Fully serviced outdoor pooldeck with lounges and daybeds

Leisure & Entertainment

- Resident's club with library and intimate lounges
- Boardroom and private work spaces
- Entertainment room featuring various game areas including billiards and shuffle board table
- Screening and multi-media room
- Dedicated kids' and teens' lounge

VILLA MIAMI

RESIDENCES

- Sweeping, panoramic views of Biscayne Bay and the Atlantic Ocean
- Entry foyers open to expansive floor plans featuring 10-to-11-foot ceiling heights
- Floor-to-ceiling windows throughout provide unobstructed views
- Spacious sunrise and sunset terraces across every residence
- Choice of wood or porcelain flooring complemented by custom millwork by interiors experts Charles & Co for doors, cabinets, and trim

Kitchen Features

- Chef's kitchens designed by Mario Carbone for gathering, hosting, and chef-level cooking experiences
- CornuFé dual-fuel ranges with gas cooktops and electric convection ovens and mounted pot filler
- Integrated ovens and refrigeration by Wolf and Sub-Zero
- Countertops and backsplashes in Taj Mahal Quartzite stone
- Custom Italian cabinetry with fluted glass, wood island and the option of green or cream lacquer finish
- Walk-in pantries with generous shelving
- Built-in wine refrigeration and storage with customized shelving and temperature control

Bedroom Suites

- Spacious primary suites with sweeping views, lounge area, and direct balcony access
- Gracious atelier-style dressing rooms with shelving and storage
- Primary en suite bathrooms feature Greige Onyx Porcelain walls and counter, travertine porcelain floors, and fluted glass shower doors
- Oversized soaking tub along window wall offers panoramic water views
- Dornbracht and Duravit bathroom fixtures and trim
- Custom Italian wood vanities

Tech & Appliances

- Smart home prepped for individual lighting and shading control preferences throughout
- All kitchen appliances by CornuFé, Wolf, and Sub-Zero with laundry appliances by Electrolux

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Restaurants, culinary experiences, and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, culinary experiences and/or other businesses and/or operators within the Condominium may be relied upon. Restaurants, culinary experiences and/or other business establishments are anticipated to be operated from the commercial components of the Condominium which will be offered for sale to third parties. Determination regarding use of the commercial components will be in the discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. The private dock and vessel are subject to obtaining applicable permits and approvals, which have not yet been obtained. There is no guarantee that the project will include a private dock and/or vessel. Use and operation of any helipad is conditioned upon obtaining FAA and other governmental approvals. Approval has not yet been obtained and there is no assurance that the project will include a Helipad. Additionally, since the Helipad, to the extent approved, is anticipated to be operated from a commercial component of the Condominium which will be offered for sale to third parties, there is no assurance that it will be operated as such. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. Consult the Developer's prospectus and the Agreement for a description of those features/items which are to be included in the units. All dimensions and ceiling heights are approximate and may vary with actual construction, 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 are available to purchase as an upgrade to your Unit. Consult the Prospectus for the developer of the tower in which you are purchasing for information regarding the Unit designs and to learn what is included with your Unit purchase and what upgrades may be available at additional cost. And The Condominium views will vary depending on the Unit purchased. No view, water or otherwise, is guaranteed. Equal housing opportunity.