# VILLA MIAMI

## A MAJOR FOOD GROUP RESIDENTIAL EXPERIENCE

BAYFRONT RESIDENCES • EDGEWATER MIAMI

# VILLA MIAMI

**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.**

“VILLA MIAMI”, ALSO KNOWN AS, 710 EDGEWATER CONDOMINIUM”.

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01

THE VISION

# FIRST CLASS DAYS, EPICUREAN EVENINGS & DIONYSIAN NIGHTS

## LIFESTYLE AND LUXURY BY MAJOR FOOD GROUP

A night out with Major Food Group (MFG) is like no other. Menus are classic yet rarified, the ambiance glows and crackles, and the staff always knows what you want next.

Now imagine the MFG ethos touching every part of your day: Wake up looking over the Venetian Islands, or arrive home to Villa Miami by helicopter; spend the day unwinding in the building's Mediterranean spa or skimming across the bay by boat, or both; stop by a wine tasting in the members' lounge, and revel late into the night at the city's best new restaurant, which just happens to be downstairs. A night out with MFG is like no other, and a life designed by MFG is like nothing else—even in Miami.

# WELCOME: STEP INTO A LIFE CURATED BY THE MASTERMINDS BEHIND CARBONE, CONTESSA, ZZ'S CLUB AND SADELLE'S

# A FIVE-STAR DINING EXPERIENCE EVERY NIGHT

## DOWNSTAIRS, MFG'S NEWEST CREATION: A TWO-LEVEL BAYFRONT RESTAURANT THAT ALWAYS HAS YOUR SPOT WAITING





# A SOCIAL CALENDAR TO INDULGE EVERY APPETITE

## A WORLD OF MENU TASTINGS, WINE POURINGS, AND VIP ACCESS TO ALL MFG RESTAURANTS, EVENTS, & OPENINGS

# A BOAT WAITING AT THE DOCK

## A RIVIERA-WORTHY BOAT SLIP, A PRIVATE COVE AND ENDLESS DAYS ON THE WATER



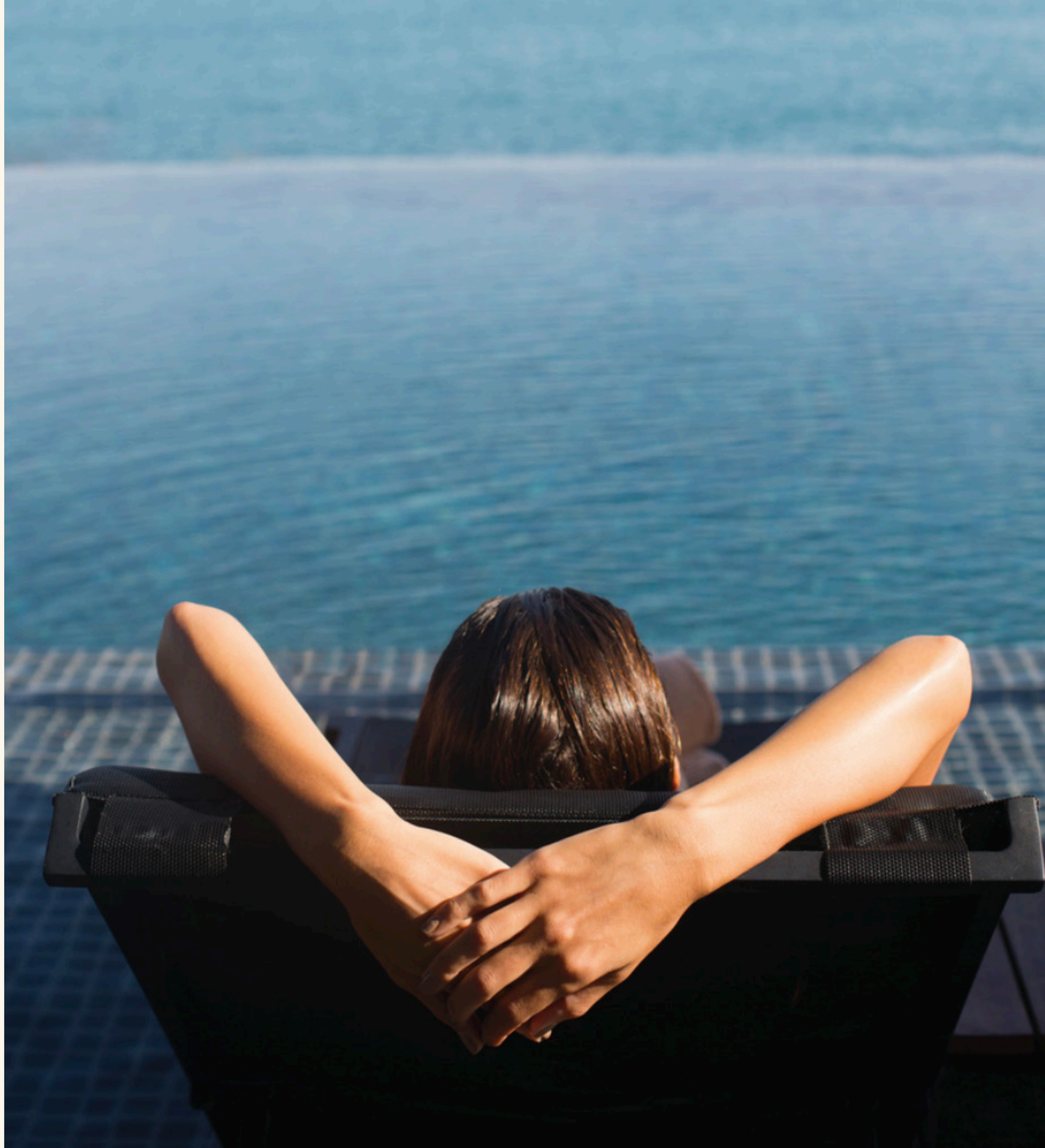


# AN ESTATE MANAGER TO ARRANGE IT ALL

## UP FOR ANY CHALLENGE: IMPOSSIBLE TICKETS, PICKING THE PERFECT PRESENT, OR AN AT HOME COOKING LESSON FROM MARIO CARBONE

# A REFUGE FOR A MORE SPIRITUAL INDULGENCE

## WATERFRONT POOLS, SOAKING BATHS, AND OPULENT TREATMENT ROOMS INSPIRED BY ITALIAN THERMAL SPAS



02

THE TOWER

# HEAD IN THE SKY WITH A HAND IN THE WATER

## LIMITLESS POSSIBILITIES, BOUNDLESS OPULENCE

This is an entirely new proposal for how to live in Miami. These aren't just views of the water. This is an open window with a breeze coming off the bay; dinner on the veranda with the sunset refracted in the water; a buzzing city waiting beyond.

This is a place telegraphing the old tradition of villa living in Lake Como and Provence–steeped in romance and warmth; meant to be lived in. A place encompassing the best of the water and life beyond.

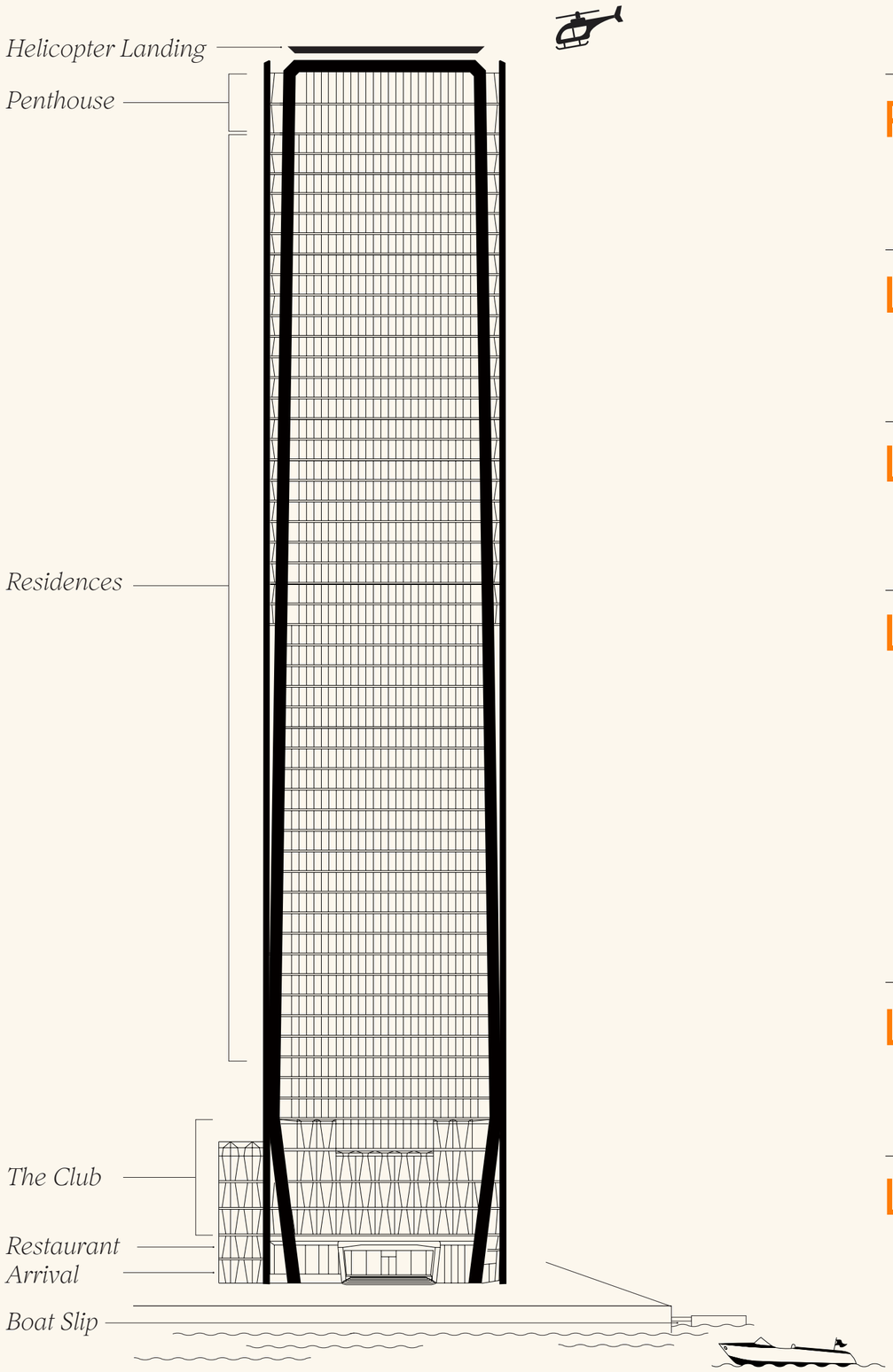


# ELEVATED IN EVERY SENSE: HOMES IN THE SKY, NESTLED BETWEEN LAND, AIR & SEA

A gemstone on the water's edge, Villa Miami proposes something opulent but intimate — and entirely new for Miami's skyline. ODP Architects designed something distinct from the soaring condos that already populate the cityscape: A structure that's instantly a landmark.

Waterfront homes in the sky, finished in bronze –anchored on top by a helicopter pad and below by a dock. Rising up from the water's edge and at home in the sky, this isn't just the city's most iconic building, it's an invitation to indulge in the best of Miami.






## ROOFTOP
# HELIPAD

- Rooftop helipad for seamless arrivals and departures

## LEVELS 54 & 55
# PENTHOUSE

- Two-floor Penthouse Residence with 5 bedrooms, 5.5 bathrooms and private pool

## LEVELS 6 - 53
# RESIDENCES

- Full-floor Villa Piano residences with 5 bedrooms, 5.5 bathrooms
- Half-floor Villa Mezzo residences with 4 bedrooms and 4.5 bathrooms

## LEVELS 3 - 5
# THE CLUB

- Spa, Salon, Saunas, Steam Rooms, Plunges, & Locker Rooms
- Relaxation Lounge
- Fitness Center, Boxing & Yoga Rooms
- Outdoor Pool
- Game Room, Screening Room, Family Entertainment Lounge
- Estate Manager & In-House Curator
- Restaurant Residential Dining Level
- Great Room & Lounge
- Conference Rooms

## LEVEL 2
# RESTAURANT

- MFG Restaurant Second Level

## LEVEL 1
# ARRIVAL

- Lobby
- MFG Restaurant & Bar with Outdoor Terrace
- Baywalk
- Docks
- Covered Drop-off



FEATURING

# A TEAM OF GLOBALLY RECOGNIZED TALENTS & TASTEMAKERS HAND-PICKED BY MAJOR FOOD GROUP



# DESIGNING A LIFESTYLE

**JEFF ZALAZNICK**

*A New York native and businessman, Zalaznick is bringing MFG's celebratory dining ethos worldwide*

**MARIO CARBONE**

*Born in Queens, Carbone is the design eye responsible for MFG's signature spin on fine dining*

**RICH TORRISI**

*Trained at a host of legendary eateries, Torrisi conceptualizes menus and dishes for MFG's collection of restaurants.*

## THE MAJOR FOOD GROUP ETHOS

Waterfront living imagined, designed, programmed, and fully serviced by the team that has gained acclaim worldwide since opening their first of 40+ restaurants in New York City in 2009.

The MFG philosophy of boundless opulence goes beyond food and beverage experiences; it extends to waterfront access, beautifully appointed gyms and spas, no-detail-overlooked chef's kitchens at home, and a building full of Miami's most discerning patrons.

# A TASTE OF MFG'S FAMED & ACCLAIMED DINING EXPERIENCES



01

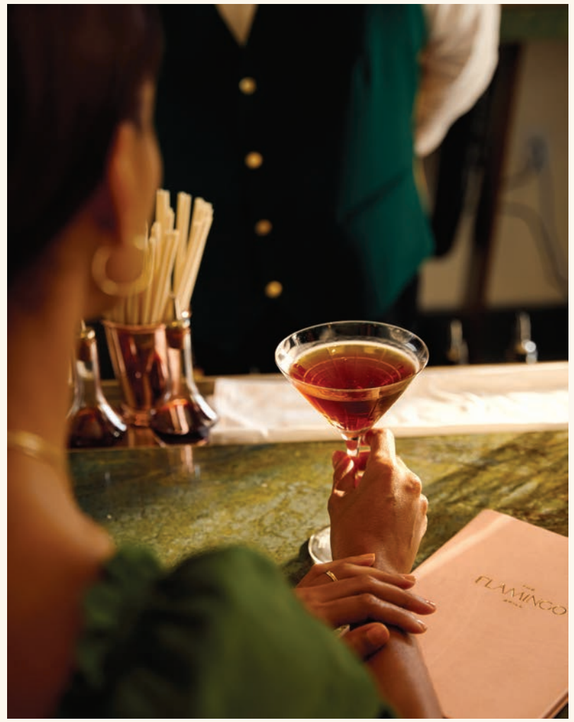
| | | |
|---|---|---|
| 01 | **CONTESSA**<br>DESIGN DISTRICT, MIAMI, FL | *Northern Italian cuisine and Art Deco opulence, inspired by Lake Como but only one neighborhood over.* |
| 02 | **ZZ'S CLUB**<br>DESIGN DISTRICT, MIAMI, FL | *Flown-in sushi, Japanese Wagyu, and Miami's finest omakase experience. Upstairs: an intimate bar and lounge for members only.* |
| 03 | **DIRTY FRENCH**<br>MIAMI, FL | *A new spin on the classic steakhouse, the Brickell destination mixes 1980s Miami looks with French cooking.* |
| 04 | **SADELLE'S**<br>COCONUT GROVE, MIAMI, FL | *Bagel towers for brunch and caviar service at night, at the Coconut Grove outpost of this New York institution.* |
| 05 | **CARBONE**<br>MIAMI BEACH, FL | *Upscale red sauce, a famous Caesar salad, and the perennially hottest ticket in town in both New York and Miami.* |
| 06 | **THE FLAMINGO GRILL**<br>BOCA RATON, FL | *Mid-century Floridian glamor done to the nines, at this steakhouse known equally for its bone-in ribeye and tuna crudo.* |
| 07 | **PRINCIPESSA**<br>BOCA RATON, FL | *Invoking the grandeur of 1930s Italy, this waterfront spot specializes in handmade pasta and hard-to-find Italian wines.* |



05



04



06



03



07



02







INTERIOR DESIGN

# CHARLES & CO

The interiors throughout Villa are by Vicky Charles of New York design studio Charles & Co. Lauded by the design community as a top talent worldwide, she is well known for her hospitality work and her roster of private clients including George & Amal Clooney, David Beckham and Harry Styles.

With the Villa residences, Vicky brings a uniquely European sensibility to a city that's been defined for years by white marble and chrome. Villa is a departure – it's about romance, noble materials and warmth.

## VICKY CHARLES

*Known for her work with Soho House, Charles excels at creating warmth and a depth of detail to the spaces she creates*



### KURT DANNWOLF

*The founder of ODP Architecture and Design brings 27 years of experience to his firm's boundary-pushing work.*



ARCHITECTURE

# ODP ARCHITECTS

ODP Architects is a full-service architecture and interior design firm that has built much of Miami's skyline to date. With offices in Hollywood, Florida, as well as Fort Lauderdale and Tampa, ODP is well-versed in Floridian waterfront living, and as such has designed everything from innovative, soaring towers like One Bayfront Plaza II in Miami to smaller-scale modern residences across South Florida.

### ODP AT A GLANCE

RESIDENTIAL
**ONE THOUSAND MUSEUM, MIAMI**
**1 SOUTHSIDE PARK, MIAMI**
**PARAMOUNT MIAMI WORLDCENTER, MIAMI**
**ONE BAYFRONT PLAZA II, MIAMI**
**1201 BRICKELL, MIAMI**
**888 BRICKELL, MIAMI**

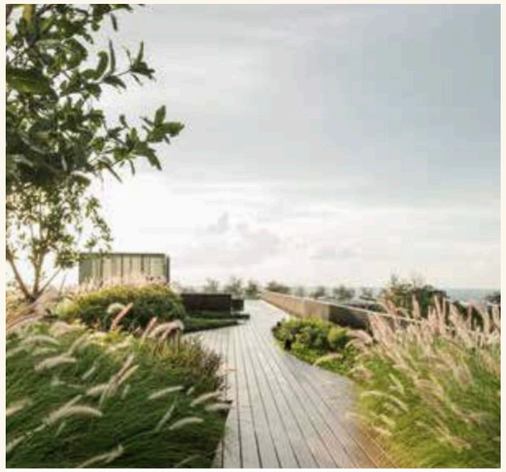
COMMERCIAL
**APPLE FLAGSHIP STORE, AVENTURA**
**3050 AVENTURA, AVENTURA**
**1895 TYLER, HOLLYWOOD, FL**
**BLOCK A, MIAMI WORLD CENTER, MIAMI**













## ENZO ENEA

*Enea's design ethos is to entwine the character of the space with its natural surroundings*





LANDSCAPE DESIGN

# ENEA GARDEN CO

Enzo Enea, who founded his award-winning firm Enea Landscape Architecture in 1993, designs gardens for hotels, residences, and public spaces all over the world, from Miami to Zurich, New York City to the Greek island of Kea.

Enea's unique (and award-winning) approach can be found throughout the Villa Miami grounds: green space composed of native plants, in conversation with the surrounding landscape.

### ENEA AT A GLANCE

HOSPITALITY
MANDARIN ORIENTAL, LA, USA
HOTEL SEEROSE, SWITZERLAND
FORTE MARMI, MIAMI, USA
HOTEL MAMMERTSBERG, SWITZERLAND
THE SETAI HOTEL, MIAMI, USA
BAD RAMSACH QUELLHOTEL, SWITZERLAND

PUBLIC
ENEA TREE MUSEUM, SWITZERLAND
SIMPSON PARK, MIAMI, USA
BRICKELL PARK, MIAMI, USA







**DAVID MARTIN**

*Terra's CEO is a Florida native with a vision for making Miami more resilient and alluring than ever.*



VISIONARY

# TERRA

David Martin, the CEO behind Terra, is known in Miami for having a savvy eye towards the future and taking a civic-minded approach to development. Under Terra's stewardship, Miami neighborhoods such as Coconut Grove — and now Edgewater — have evolved into newly vibrant communities complete with luxury residences, world-class dining, and active art scenes. Since its founding in 2001, Terra has regularly collaborated with a roster of the world's most prestigious architects and designers.

**TERRA AT A GLANCE**

RESIDENTIAL
FIVE PARK, MIAMI BEACH
MR. C RESIDENCES, COCONUT GROVE
BOTANIKO WESTON, WESTON
PARK GROVE, COCONUT GROVE
GROVE AT GRAND BAY, COCONUT GROVE
EIGHTY SEVEN PARK, MIAMI BEACH
GLASS, MIAMI BEACH
ATLANTIC 15, SUNNY ISLES

COMMERCIAL
DORAL ATRIUM, DORAL
16000 PINES MARKET, PEMBROKE PINES
MARY STREET, COCONUT GROVE
PINES CITY CENTER, PEMBROKE PINES
DORAL SQUARE, DORAL

### LOUIS BIRDMAN, MICHAEL KONIG, KEVIN VENGER

*One Thousand Group members ensure all projects achieve an exquisite balance of artistry and function.*



VISIONARY

# ONE THOUSAND GROUP

Kevin Venger, Louis Birdman and Michael Konig, a partnership of real estate developers with deep roots in Miami, collaborate on world-class buildings in prime locations. The group's vision is to bring innovative, one-of-a-kind luxury real estate developments to life. With a relentless pursuit of design excellence and a refusal to settle for anything less than exceptional, One Thousand Group pushes boundaries.

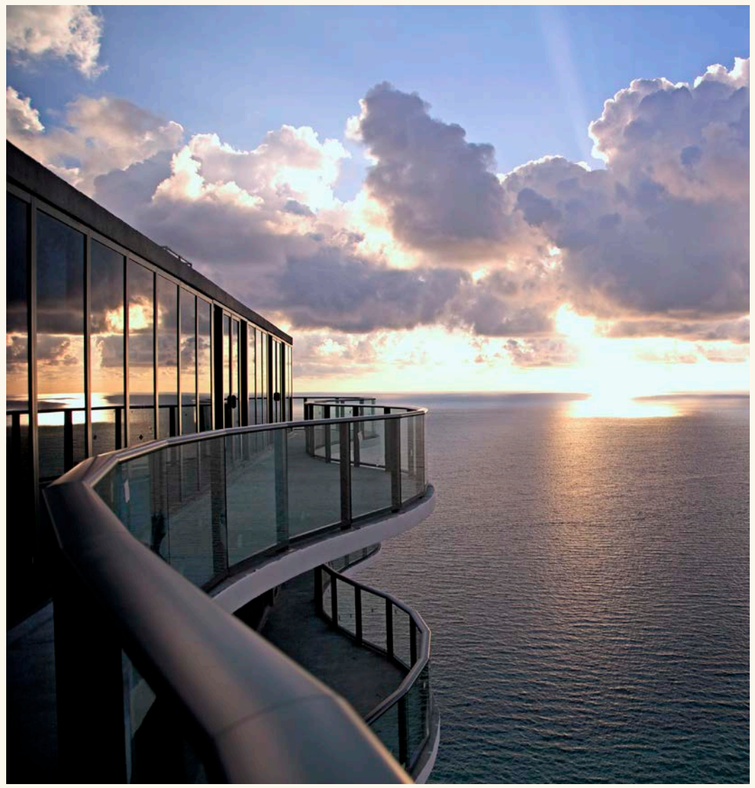
Most recently its members oversaw the development of One Thousand Museum, the first and final residential skyscraper designed by the late Architect Dame Zaha Hadid, and inarguably ushered in a new definition for ultra-luxury living in Miami.

### ONE THOUSAND GROUP AT A GLANCE

RESIDENTIAL

**ONE THOUSAND MUSEUM, MIAMI**
**FOUR SEASONS HOTEL & TOWER, MIAMI**
**TEN MUSEUM PARK, MIAMI**
**REGALIA, MIAMI**
**PARAMOUNT BAY, MIAMI**








Aquarama
Riva

03

THE LIFE

# A STUNNING COLLECTION OF AMENITIES, SERVICES, AND SPACES

## EACH MORE ENTICING THAN THE LAST

Villa Miami's amenities go beyond a concierge and a gym. Major Food Group designed the building's services to operate as an ecosystem of conveniences, where needs are anticipated, coffee orders are known by heart, and a pool, thermal spa, and sauna are always just downstairs.

Like a small town unto itself, the building comes with an array of spaces for every kind of gathering and convenience, while landscape architect Enzo Enea designed the grounds according to the spirit of the place—the sun, the wind, the soil, and the water nearby.

# HERE, THE CONCIERGE ALWAYS PICKS THE RIGHT GIFT FOR YOUR IN-LAWS & ESPRESSO ARRIVES STEAMING AT YOUR DOOR EACH MORNING.

Villa Miami is designed around a suite of services, each in conversation with the last. A concierge desk so each resident can experience the help of a personal assistant. A modern back-of-house staff will ensure that deliveries make it to your doorstep in minutes.

Beyond the service, state-of-the-art gym, and the variety of pools, Villa Miami contains a sprawling spa complete with hot and cold plunges, sauna and steam room, all inspired by the finest retreats in the Mediterranean. Downstairs, the most seductive food and beverage program in Miami: two floors of a bar and restaurant from Major Food Group, serving a coastal Italian menu befitting the restaurant's seat at the waterfront.



# A GRAND SPACE TO SUIT EVERY OCCASION, WISH & WHIM

## LEVEL 5
### WELLNESS

- Spa & Beauty Salon
- Outdoor Pool
- Treatment Rooms
- Sauna & Herbal Steam Rooms
- Chromotherapy Sensory Showers
- Hot & Cold Plunges
- Relaxation Lounge
- Changing Rooms

## LEVEL 4
### THE CLUB

- Fitness Center
- Boxing & Yoga Rooms
- Game Room
- Screening Room
- Family Entertainment Lounge

## LEVEL 3
### THE CLUB

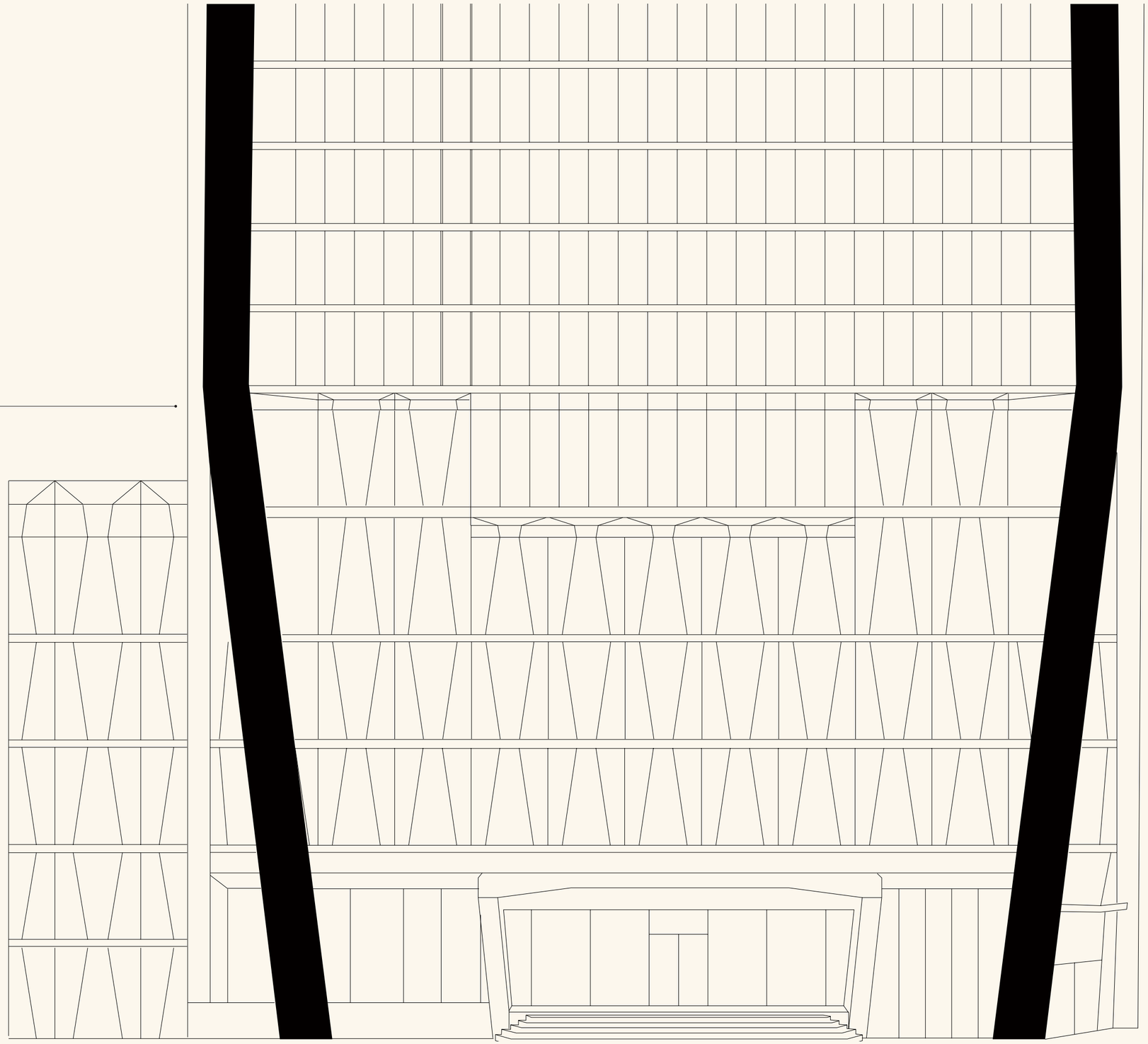
- Restaurant Residential Dining Level
- Great Room & Lounge
- Conference Rooms
- Estate Manager
- In-House Curator

## LEVEL 2
### DINING

- MFG Restaurant Second Level

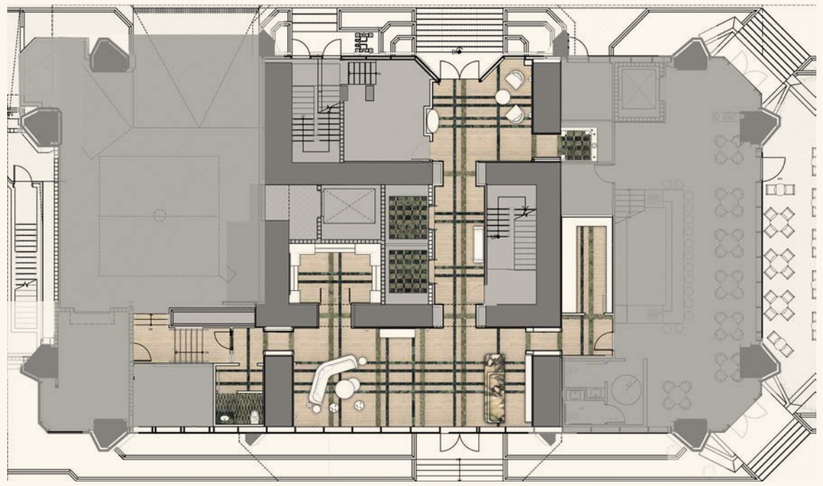
## LEVEL 1
### ARRIVAL & DINING

- Lobby
- MFG Restaurant & Bar with Outdoor Terrace
- Baywalk
- Docks
- Covered Drop-off



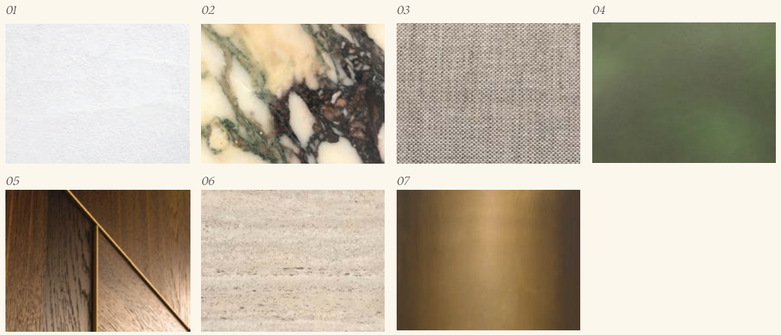
LEVEL 1

# LOBBY



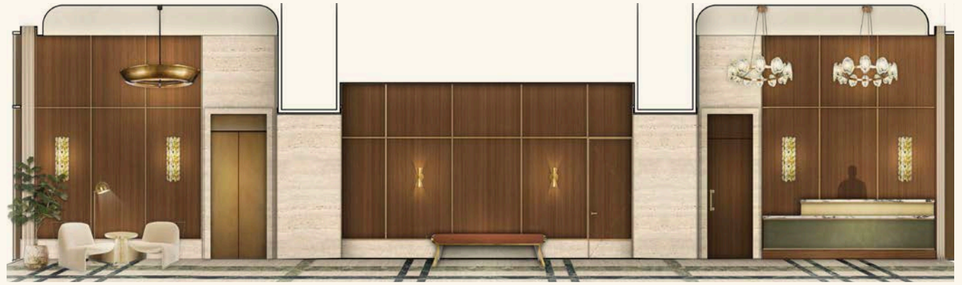
## MATERIALS

*01 Plaster Ceiling*
*02 Marble Counter*
*03 Woven Fabric*
*04 Leather Reception*
*05 Wood & Brass Panels*
*06 Travertine*
*07 Brass Detailing*




*Custom Floor Patterning*

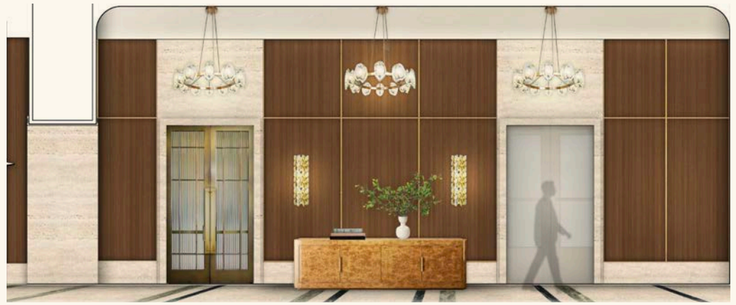




*East Elevation*



*West Elevation*



*North Elevation*



*Elevator Vestibule Detailing*

# AND THEN THERE'S THE TWO FLOOR MFG RESTAURANT & BAR. TASTEMAKERS INDEED.

## MFG RESTAURANT ON SITE

Downstairs: the most seductive new location in Miami's dining scene. Two floors of dining rooms, bar seats, and private lounge space with equal parts refinement and Dionysian ambiance.

## EXPERT STAFF

The back of house team assures that deliveries are seamless, the pantry is always stocked, and fresh flowers await your arrival. Downstairs, a knowledgeable concierge fields any request from hunting down those sold out tickets, to chartering a boat for the day.

## WATERSIDE GARDENS

Designed by the landscape architects at Enzo Enea, Villa Miami's grounds are dotted with a series of private gardens, filled with native flowering trees and meant for moments of contemplation.

## PRIVATE LOUNGES

Expansive common spaces with desks and bookable conference rooms (all in proximity to the building's coffee and juice bar), plus a stately members lounge, available exclusively to residents of Villa Miami.

## SCREENING ROOM

Like a personalized movie theater, an on-site screening room for private events, viewing parties, and special occasions.

## FAMILY LOUNGE

A private residents lounge, but for our youngest residents—a zone just for the kids and teenagers to play games and make new friends.





OWNERS BENEFITS

# THE MFG PERKS: YOUR FAVORITE TABLE AT CARBONE, OR RIGATONI ALLA VODKA IN YOUR HOME

## A FULLY EQUIPPED KITCHEN

Come home to a pantry stocked with Major Food Group provisions, sauces, and spices. Hire a private chef to come cook something off the Carbone menu, or teach you how. Consult with a private sommelier to curate a selection for your personal wine cellar—then invite friends over to try everything.

## A BUSTLING CALENDAR

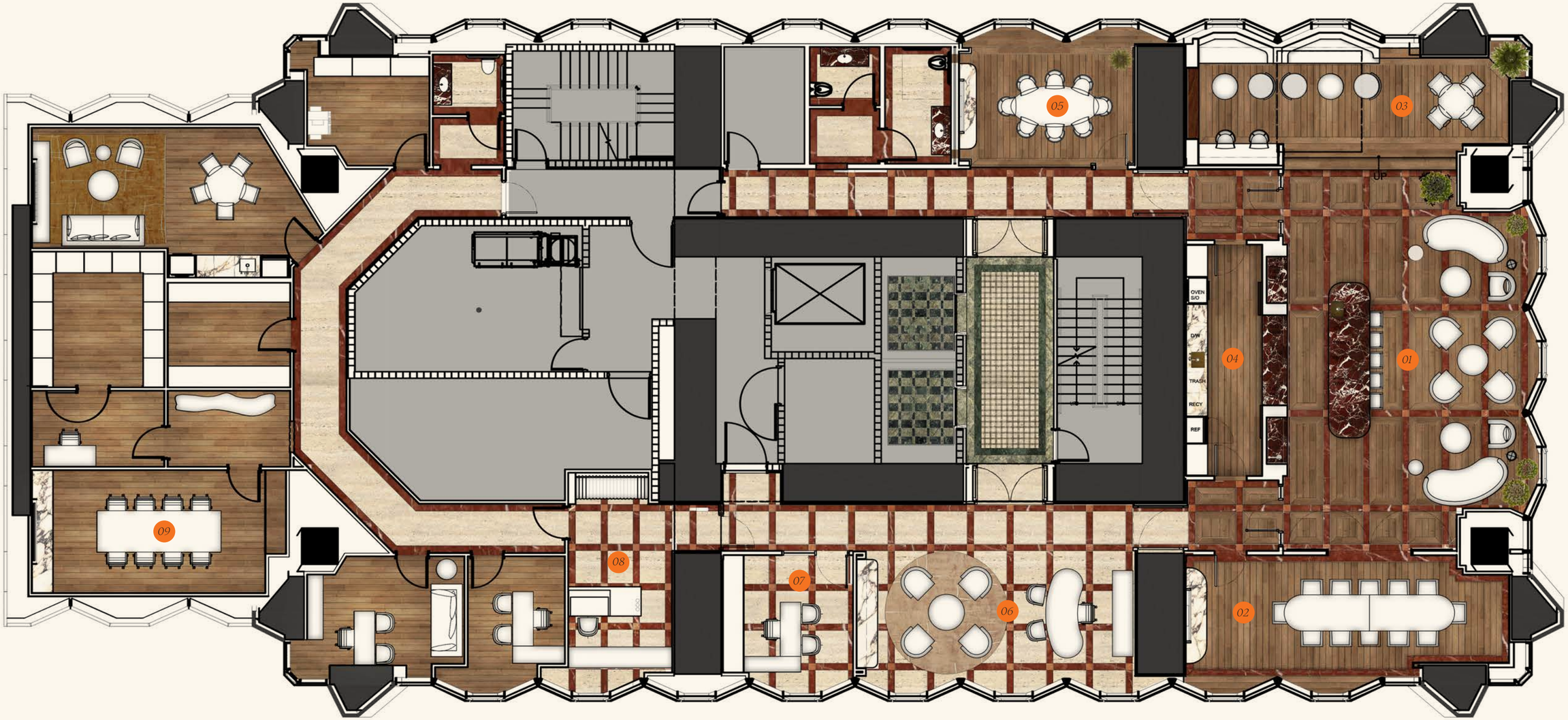
When you're not on the water, in the gym, or at the spa, you'll be going from one culinary happening to the next. Sample imported olive oils, taste Italian wines (all of which can be sent up to your residence), and be the first to try new cocktails and dishes at the restaurant downstairs.

## MFG CURATION DAY TO DAY

Sadelle's coffee and bagels are laid out for residents every morning, and an aperitivo with wine pairings awaits guests once the work day wraps. MFG designed a brand new menu of juices and wraps for the spa and pool, and a lineup of martinis and appetizers for the game room and lounges.

## INSIDER STATUS

Villa Miami residents are VIPs at all Major Food Group restaurants. Reserve your preferred table (with your favorite server) and book special events for special occasions. Receive early access and invitations to MFG events and new restaurant openings.




LEVEL 3

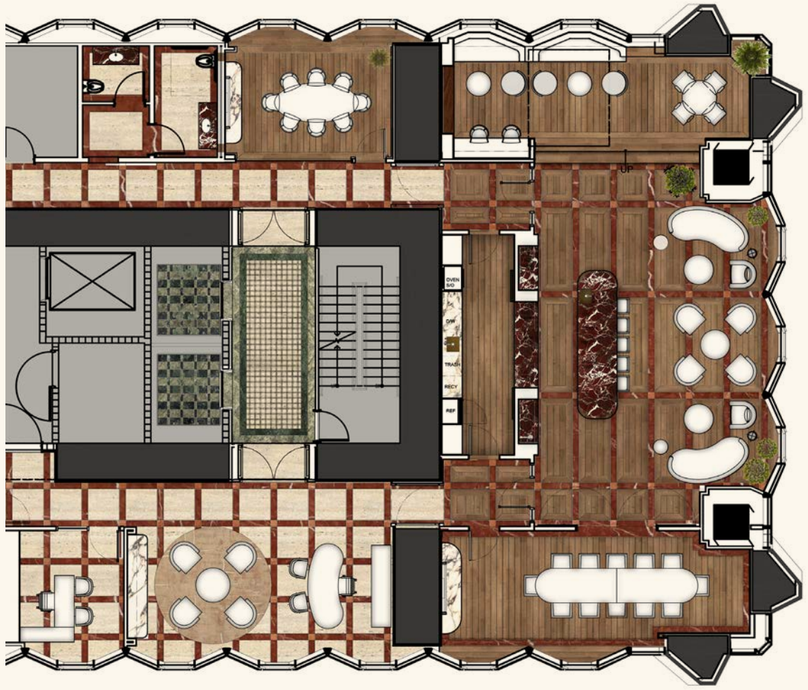
# THE CLUB

Old world hospitality awaits: on Level Three residents can relax, socialize or dine in a variety of scenic spaces from the Great Room, Lounge, or a Private Dining space for a more intimate experience. For those looking to deck the walls or liaise with the knowledgeable in-house curator, the west portion is dedicated to on-site management.

**KEY**

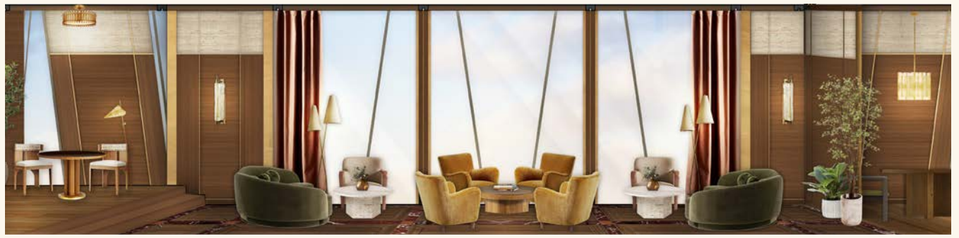
*01 Great Room*
*02 Private Dining*
*03 Library Study*
*04 Pantry*
*05 Small Private Dining & Conference*
*06 Curator's Lounge*
*07 Estate Manager's Office*
*08 Reception*
*09 Management Conference Room*

## LEVEL 3
# GREAT ROOM





*West Elevation*



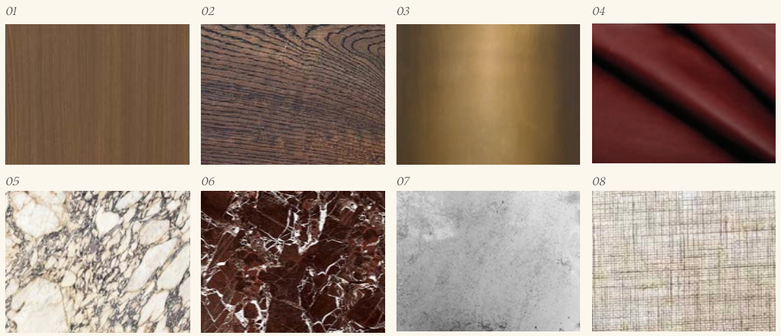
*East Elevation*



*South Elevation*

## MATERIALS

*01 Wood Paneling*
*02 Wood Floor*
*03 Brass*
*04 Leather (Island)*
*05 Stone Splash*
*06 Stone Bar Top*
*07 Antique Mirror Splash*
*08 Woven Grasscloth*




*Custom Floor Patterning*



LEVEL 3

# PRIVATE DINING



## GROUP PRIVATE DINING



*North Elevation*

## SMALL PRIVATE DINING & CONFERENCING



*South Elevation*



*West Elevation*



*East Elevation*

## MATERIALS

*01 Wood Paneling*
*02 Wood Floor*
*03 Brass*
*04 Floor Pattern*
*05 Clear Glass Door*
*06 Woven Grasscloth*

*01*



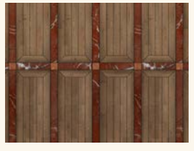
*02*



*03*



*04*



*05*



*06*



LEVEL 3

# LIBRARY





*North Elevation*



*South Elevation*

## MATERIALS

*01 Wood Paneling*
*02 Wood Floor*
*03 Brass*
*04 Floor Pattern*
*05 Woven Grasscloth*

*01*



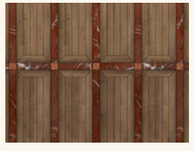
*02*



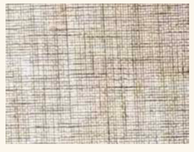
*03*



*04*



*05*



LEVEL 3

# ESTATE MANAGER & CURATOR OFFICES



## IN-HOUSE CURATOR



*East Elevation*



*West Elevation*

## ESTATE MANAGER'S OFFICE



*North Elevation*



*South Elevation*

## MATERIALS

*01 Plaster*
*02 Wood Portals*
*03 Floor Pattern*
*04 Burl Wood*
*05 Woven Paper*
*06 Stone*
*07 Antique Mirror Splash*
*08 Woven Leather*

*01*



*02*



*03*



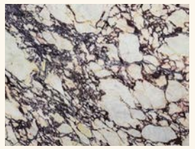
*04*



*05*



*06*



*07*



*08*



LEVEL 3

# MANAGEMENT



## MANAGEMENT RECEPTION



*South Elevation*



*North Elevation*

## MANAGEMENT CONFERENCE ROOM



*South Elevation*

## MATERIALS

*01 Plaster*
*02 Floor Pattern*
*03 Burl Wood*
*04 Millwork*
*05 Brass*
*06 Upholstery*
*07 Upholstery*

*01*



*02*



*03*



*04*



*05*

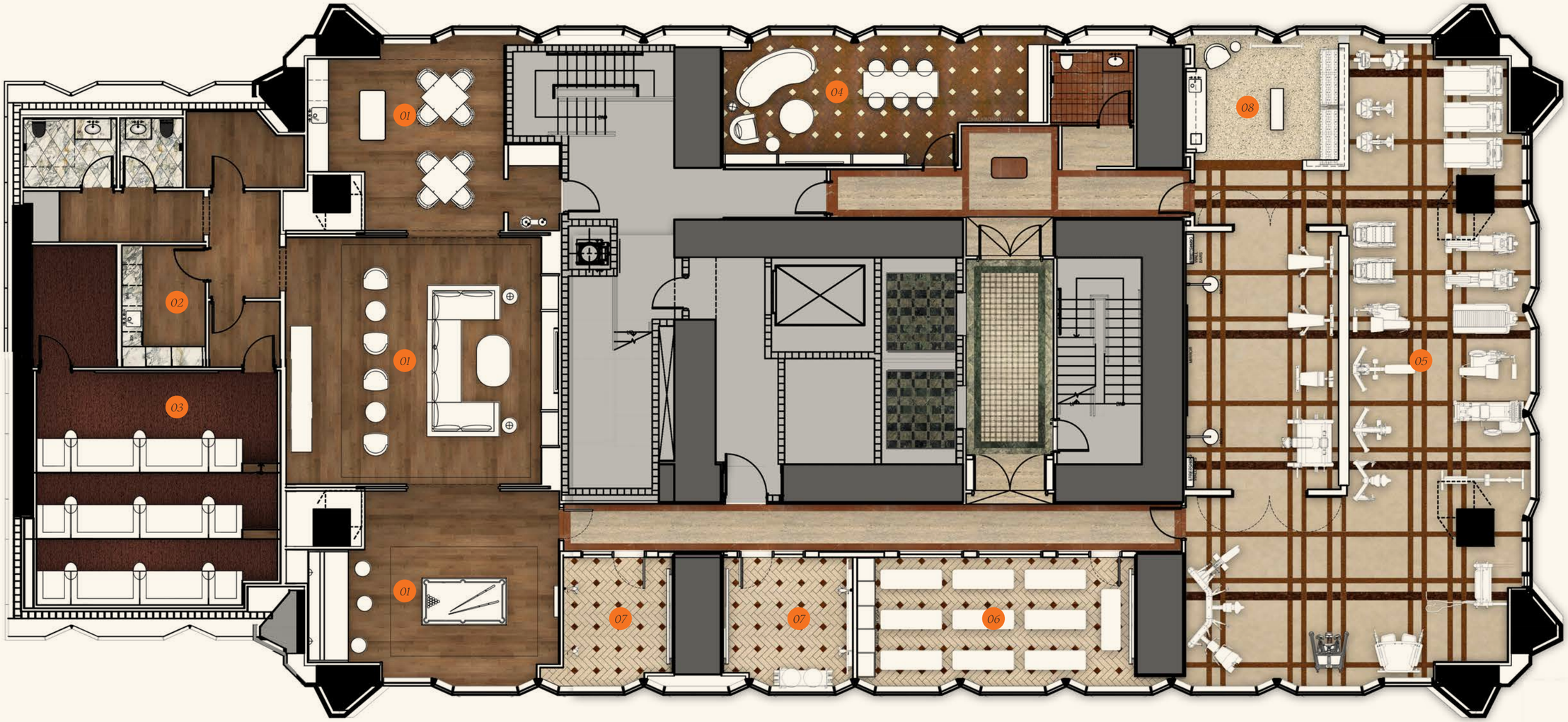


*06*



*07*






LEVEL 4

# THE CLUB

Level Four features a sprawling Game Room, Lounge, and Screening Room where residents can engage in a game of billiards, shuffleboard, or arrange an in-house movie night. Kids and teens play games and make new friends in their own personal lounge space nearby. Down the hall a state-of-the-art fitness studio (designed to feel like a spa), is complete with the latest fitness equipment and both group and private training available.

**KEY**

*01 Game Room*
*02 Pantry*
*03 Screening Room*
*04 Family Lounge*
*05 Fitness Studio*
*06 Group Fitness & Yoga Room*
*07 Personal Fitness & Boxing Room*
*08 Stretching Zone*

LEVEL 4

# GAME ROOM





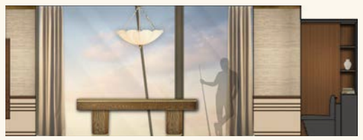
*East Elevation*



*West Elevation*



*North Elevation*



*South Elevation*

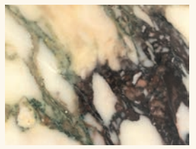
## MATERIALS

*01 Plaster Ceiling*
*02 Marble Counter*
*03 Woven Fabric*
*04 Leather*
*05 Wood & Brass Panels*
*06 Travertine*
*07 Brass Detailing*

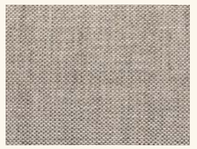
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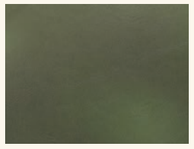
*02*



*03*



*04*



*05*



*06*



*07*



LEVEL 4

# SCREENING ROOM





*East Elevation*



*North Elevation*

## MATERIALS

*01 Fabric (Wall Paneling)*
*02 Millwork*
*03 Carpet*
*04 Acoustic Wood Panels*

*01*



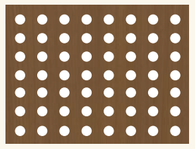
*02*



*03*

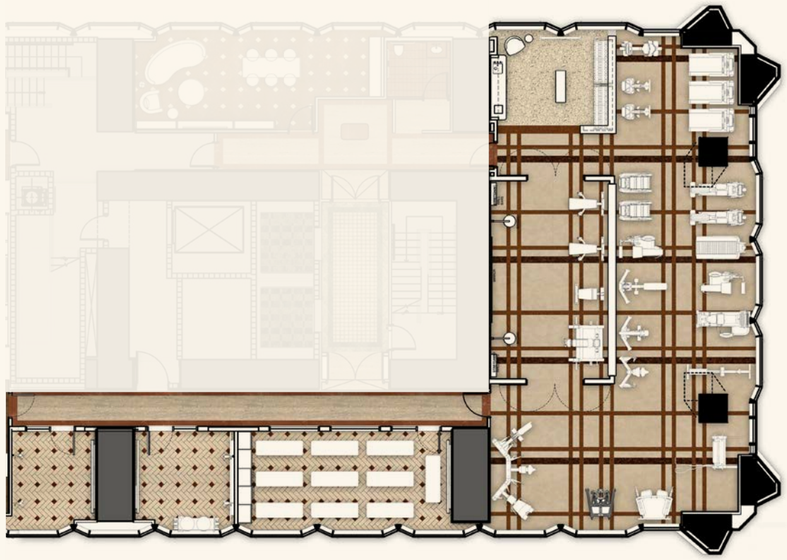


*04*



LEVEL 4

# FITNESS CENTER



## MATERIALS

01 *Wood Millwork*
02 *Plaster*
03 *Clear Glass Interior Windows*
04 *Antique Mirror*
05 *Pebbled Glass Privacy Doors*
06 *Textural Wallpaper*
07 *Acoustic Wood Panels (Ceiling)*

*01*



*02*



*03*



*04*



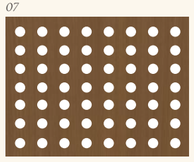
*05*



*06*

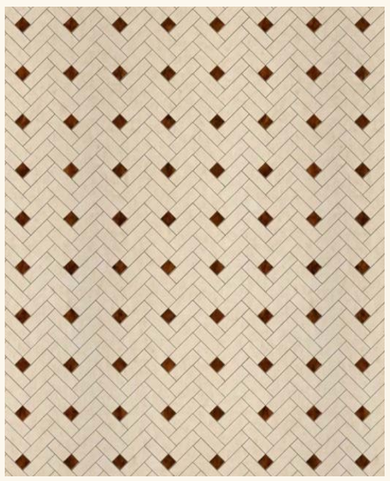


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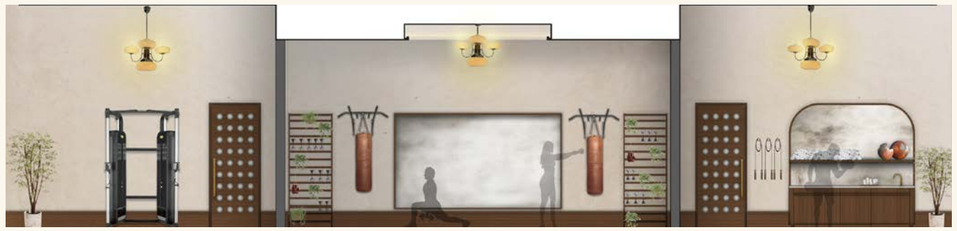
*Custom Floor Patterning*







*West Elevation*



*West Elevation*



*East Elevation*



*North Elevation*



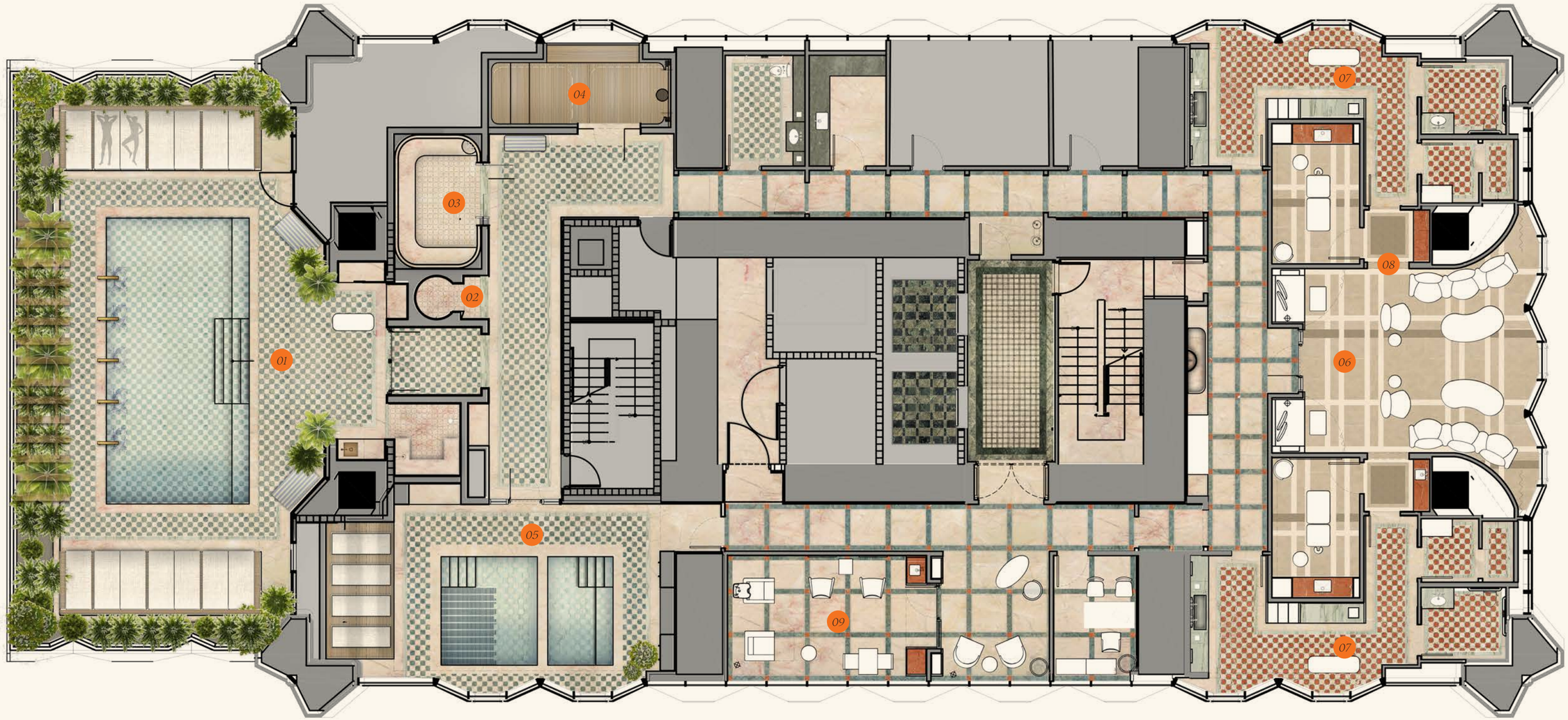
*East Elevation*



*West Elevation*



*South Elevation*




LEVEL 5

# POOL & SPA

The art of leisure, perfected: catch rays, socialize or seek solitude on Villa Miami's pool deck. Fully serviced and outfitted with a variety of lounge options, this perfectly appointed space creates a sense of refined indulgence whether swimming, soaking, or sunbathing. Inspired by thermal spas on the Italian island of Ischia, the spa offers the ultimate in wellness: a stunning relaxation lounge, opulent plunge pools, complemented by saunas, steam rooms, and a variety of treatment rooms.

**KEY**

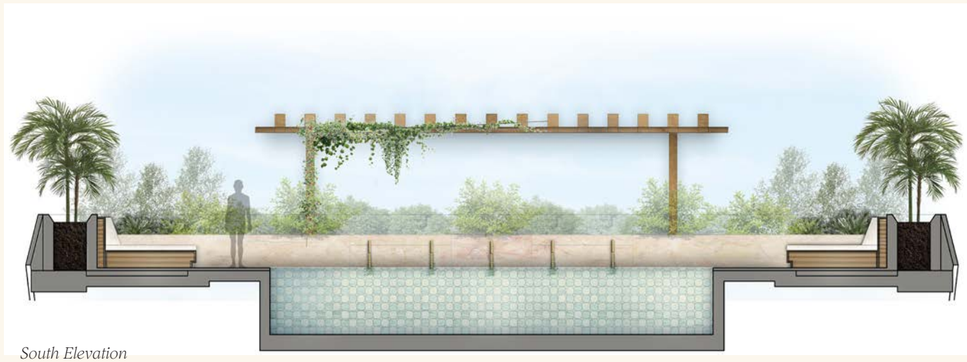
*01 Outdoor Pool & Deck*
*02 Sensory Chromotherapy Shower*
*03 Herbal Steam Room*
*04 Sauna*
*05 Hot & Cold Plunge*
*06 Relaxation Room*
*07 Locker Rooms*
*08 Spa*
*09 Salon*

LEVEL 5
# POOL

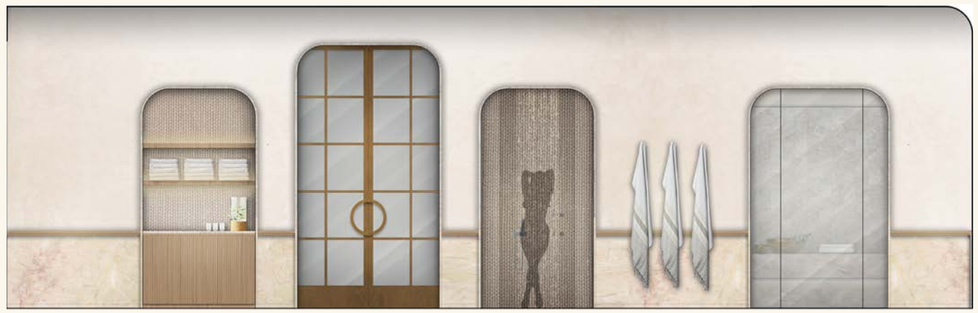




*East Elevation*



*South Elevation*



*West Elevation*

## MATERIALS

*01 Flooring & Walls*
*02 Flooring*
*03 Flooring*
*04 Wood Loungers*
*05 Wood Pergola*
*06 Brass Detailing*
*07 Stone Tile in Corridor*

*01*


*02*


*03*


*04*


*05*


*06*


*07*


*Custom Floor Patterning*



LEVEL 5
# WELLNESS SPACES

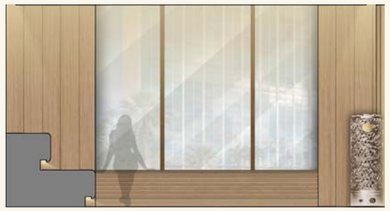


## HERBAL STEAM ROOM



*West Elevation*

## SAUNA



*North Elevation*

## HOT/COLD PLUNGE



*North Elevation*



*West Elevation*

## MATERIALS

*01 Stone Wainscot & Flooring*
*02 Clear Glass Doors*
*03 Plaster*
*04 Flooring (Stone Two)*
*05 Flooring (Stone Three)*
*06 Wooden Loungers*

*01*


*02*


*03*

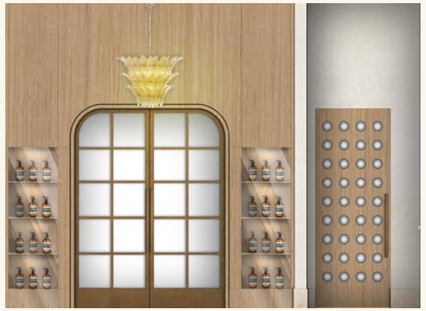

*04*


*05*


*06*


LEVEL 5
# SALON





*West Elevation*



*East Elevation*



*North Elevation*



*East Elevation*

## MATERIALS

*01 Stone*
*02 Plaster*
*03 Wooden Millwork*
*04 Floor Pattern*
*05 Stone*
*06 Clear Glass Doors*

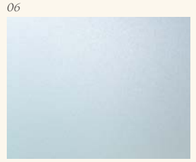
*01*


*02*


*03*


*04*


*05*


*06*


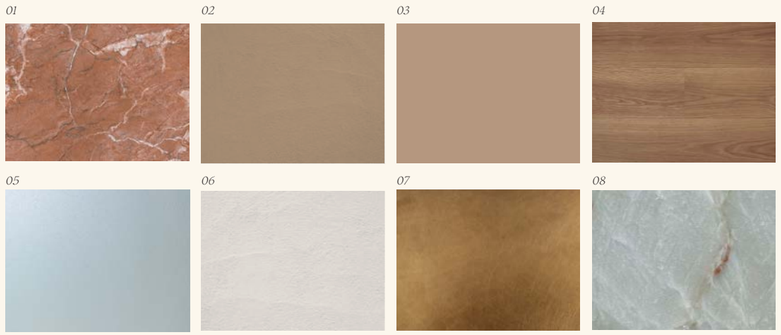
LEVEL 5

# SPA



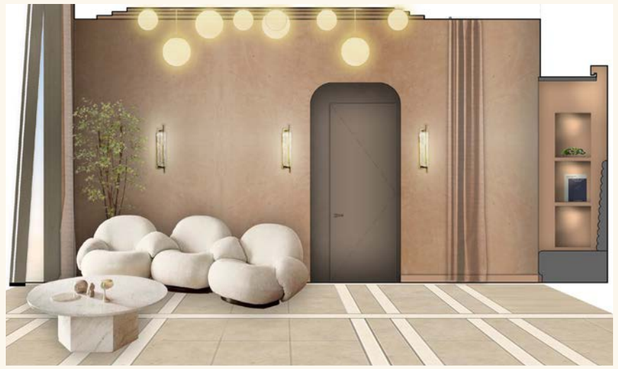
## MATERIALS

01 Stone Counter
02 Plaster
03 Painted Millwork
04 Wooden Millwork
05 Mirror
06 Plaster
07 Brass
08 Stone Counter & Trim




Custom Floor Patterning





South Elevation



North Elevation

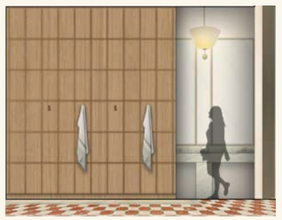


West Elevation



West Elevation

## LOCKER ROOM



Locker Room West Elevation



Locker Room West Elevation



Locker Room South Elevation

04

THE RESIDENCES

# OLD-WORLD ELEGANCE WITH EVERY MODERN CONVENIENCE

## AIRY, ITALIANATE LIVING IN THE HEART OF MIAMI

New York design studio Charles & Co developed Villa Miami's interiors by marrying a sophisticated European sensibility with a focus on, warmth, romance, and the waterfront.

Each full floor estate-style residence overlooks the water, while sitting high in the sky. Noble materials are used throughout, with travertine marble, wood flooring, and soft lighting setting the tone.

THE RESIDENCES

# FROM SUNRISE TO SUNSET, A LIFE DESIGNED AROUND THE HORIZON

Homes with a private, 360° view of Biscayne Bay and the rest of Miami. Sunlight at every hour. Wake to the morning light rising over the Atlantic, and take aperitivo on the back veranda while the sun sets.









# “GOOD DESIGN IS A REPRESENTATION OF A GOOD LIFE. WE CREATE SPACES THAT ARE NOT MERELY PHOTO READY BUT LIVING READY”

VICKY CHARLES





# KITCHEN LAYOUT

The kitchen is the heart of the home, so residences are equipped with chef's kitchens, designed by Mario Carbone of Major Food Group. CornuFé series ovens and stovetops from La Cornue, Wolf appliances, and pasta sinks marry a traditional culinary ethos with state-of-the-art standards. This is where your family unwinds, where your friends gather, and where you perfect your agnolotti.

- Designed by MFG's Mario Carbone
- Chef's style kitchen featuring pasta tanks and convection steam ovens
- Italian cabinetry and wine fridge
- Cornue Fe, Sub Zero and Wolf appliances
- Grocery stocking options available




# KITCHEN MATERIALS

*01 Fluted Glass Uppers*
*02 Brass Hardware & Details*
*03 Taj Mahal Counters*
*04 Wood Floorings*
*05 Green or Cream Lacquer Cabinets*
*06 White Painted Walls*
*07 Stainless Steel Details*







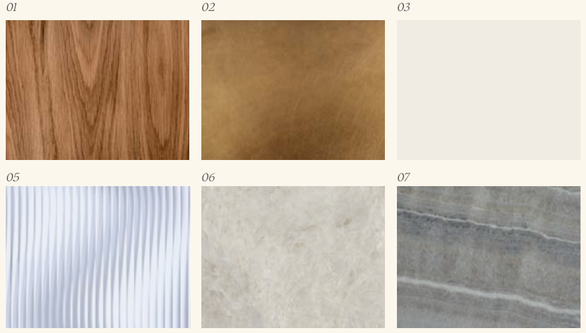

BOTTICELLI



# BATHROOM LAYOUTS

Opulence is in every detail in the bathrooms, which are essentially an extension of the hydrotherapy amenities downstairs. Curved, deep-soaking tubs and soft marble, brass, and fluted glass finishes throughout create a sense of embrace.

- *Full bathrooms in every bedroom with oversized soaking tub in the primary bathroom*
- *Dornbracht and Duravit fixtures and trim*
- *Primary bathrooms feature travertine porcelain floors and Greige Onyx porcelain walls*




# BATH MATERIALS

*01 Wood Vanity*
*02 Brass Detailing*
*03 Cream Paint*
*04 Glass Doors*
*05 Travertine Porcelain Floor*
*06 Greige Onyx Porcelain Walls and Counter*

05

NEIGHBORHOOD

# YOU CAN GET ANYWHERE IN MINUTES, BUT YOU WON'T WANT TO LEAVE

## THE NEW HEART OF MIAMI

The 1980s saw the rise of Miami Beach, filled with characters from the fashion and entertainment worlds. The aughts witnessed the birth of Miami's Art Basel as a mecca for art.

Now, the next cultural renaissance in Miami is happening in Edgewater, where a new interpretation of waterfront living is emerging, built for a certain kind of global citizen who just happens to call Miami home.

EDGEWATER

# THE RESIDENTIAL NEIGHBORHOOD OF THE DESIGN DISTRICT, AND EASILY CONNECTED TO ALL THE REST

Edgewater is connected to the best of Miami, situated just five blocks from the Design District and across the Venetian Causeway from Miami Beach.

Within easy reach to all the best of Miami, Edgewater represents the future of the city and the increasingly global populace of people who call it home. The arrival of Villa Miami means the next chapter of Edgewater has begun.

Accessible to some of Miami's most tempting areas, Edgewater is also in and of itself the best of contemporary Miami: on the waterfront, with sunset views of the Bay and the Venetian Islands; home to some of the city's most exciting restaurants, as well as the revitalized Margaret Pace Park and culture like the Institute of Contemporary Art Miami.



# STROLL ALONG THE PROMENADE IN THE MORNING, DIP INTO A MUSEUM MIDDAY, SIP WINE FROM THE LOIRE VALLEY AND DINE ON PASTA ALLE VONGOLE IN THE EVENING

Accessible to some of Miami's most tempting areas, Edgewater is also in and of itself the best of contemporary Miami: on the waterfront, with sunset views of the Bay and the Venetian Islands; home to some of the city's most exciting restaurants, as well as the revitalized Margaret Pace Park and culture like the Institute of Contemporary Art Miami.







# MINUTES AWAY FROM THE DESIGN DISTRICT & THE BEST SHOPPING MIAMI HAS TO OFFER




01



02

03



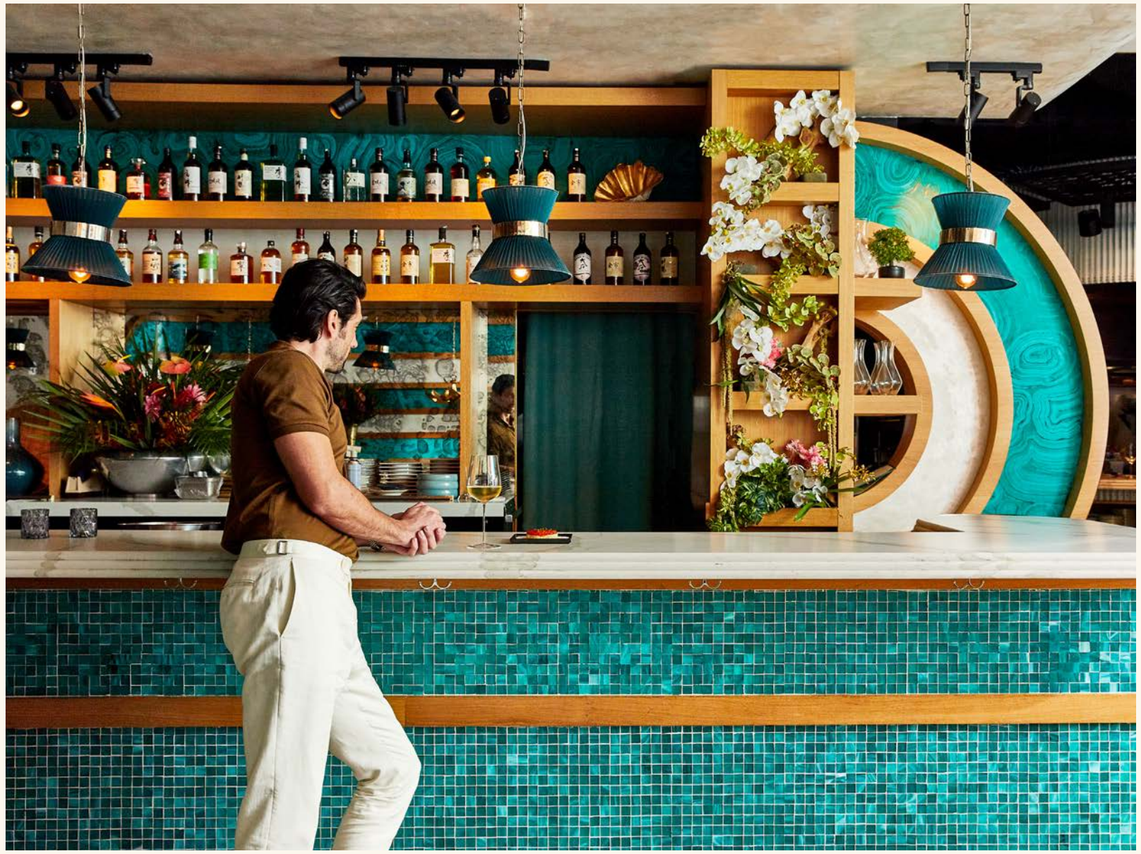

*The rich environment of the Design District is minutes away from Edgewater. Spend the day shopping, dining or simply admiring the visuals at this iconic Miami destination.*

*01. Alexis*
*02. Prada*
*03. Dior*

# IMMEDIATE ACCESS TO THE MOST VIBRANT DINING SCENE IN THE COUNTRY



*Each dish at MFG's ZZ's Club (left) is crafted with incredible precision and skill from the talented and highly trained team of chefs.*



*Uchi Miami is known for its boundary-pushing Japanese cuisine in both taste and presentation.*





# A WATERFRONT COMMUNITY ALIVE WITH CULTURE AND CONNECTIVITY




01




02

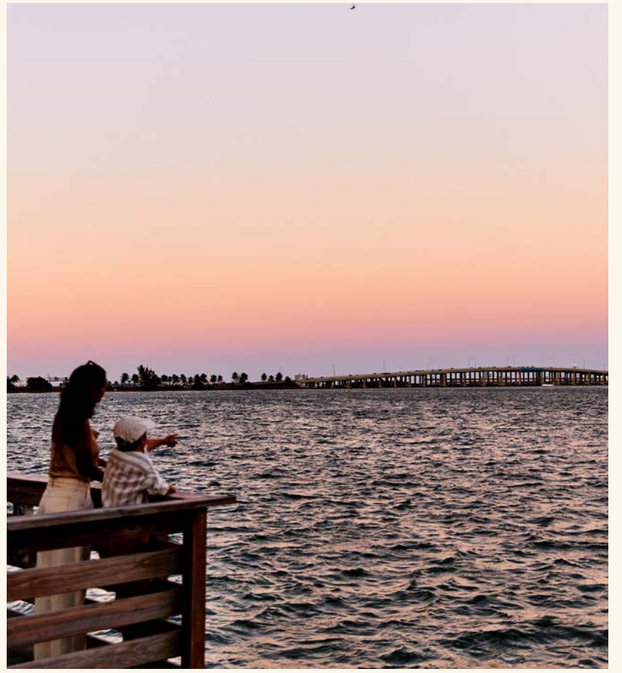
*From pristine coast to the incomparable culture, Edgewater is a neighborhood that embodies the best of Miami.*

*01. State of Kid*
*02. Mandolin*
*03. Contessa*
*04. Villa Miami waterfront*
*05. Institute of Contemporary Art Museum*

03



04






05



*MFG's Contessa in the Design District matches superb food with dreamy, rich interiors and exemplary service.*

# "AT WATER'S EDGE, WITH THE BEST OF MIAMI AT YOUR DOORSTEP"

JEFF ZALAZNICK