

THE PERIGON

MIAMI BEACH

BUILDING OVERVIEW

- An expanse of 200 linear feet of pristine private shoreline
- A comprehensive amenity program offering the best of beachfront living
- 73 residences and 8 guest suites all which are oriented to provide views of the Atlantic Ocean from each residence
- Two- to four-bedroom residences ranging from 2,100 to 6,700 square feet
- Gold level LEED certification

SERVICES

- Residential butler
- Dedicated lifestyle concierge
- 24-hour security and valet service
- House car
- On-site general manager
- In-residence dining and catering from signature on-site restaurant
- Home management services from cleaning and maintenance to floral and pantry stocking*

*Available at an additional fee

AMENITIES

- Signature oceanfront restaurant by a celebrated chef exclusive to residents
- Beachside swimming pool and outdoor spa with sunbeds and cabanas
- Pool and beachside food and beverage service
- Direct entry to the dedicated beach, equipped with lounge chairs, umbrellas and service
- Sprawling conservatory offering daily breakfast bar
- Stylish cocktail lounge and speakeasy
- Dramatic double-height lobby with open lounge area
- Luxury guest suites for friends and family
- Sunrise lounge with catering kitchen for entertaining and events
- Private spa with sauna and treatment rooms
- State-of-the-art fitness center with high-impact training room overlooking the Atlantic Ocean
- Bespoke wine room
- Private salon for personalized beauty services
- Screening room
- Imaginative children's playroom
- Intimate garden and meditation lounge areas overlooking the Atlantic
- Bicycle storage

RESIDENCE FEATURES

- Direct, private elevator entry to each residence
- Gracious 10-foot ceilings with floor-to-ceiling windows
- Private 10- to 12-foot-deep terraces designed to provide direct views of the Atlantic from every residence
- Expansive living, dining, and entertaining area accented with linear cove lighting
- Custom Italian kitchens designed by Tara Bernerd & Partners featuring honed marble countertops, backsplash, and island
- Sub-Zero Wolf Appliance Suite
- Primary bathrooms feature natural stone flooring and walls, custom bathtub, bespoke mirrors and light fixtures
- Walk-in wardrobes in each bedroom

COLLABORATORS

ARCHITECTURE

OMA - Office of Metropolitan Architecture
founded by Rem Koolhaas

INTERIORS

Tara Bernerd & Partners

LANDSCAPING

Gustafson Porter + Bowman

DEVELOPER

5333 Collins Acquisitions, LP

DEVELOPMENT PARTNERS

Mast Capital
Starwood Capital Group

SALES AND MARKETING

Douglas Elliman Development Marketing



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THE PERIGON, MIAMI BEACH

LOCATION: MIAMI BEACH, FL, UNITED STATES

PRICES FROM: \$ 12,250,000

 **Douglas Elliman**
Development Marketing



THE PERIGON MIAMI BEACH

A residential masterpiece on the shores of Miami Beach. Claiming uninterrupted views of the Atlantic Ocean and Biscayne Bay from its prime beachfront setting, The Perigon is a serene, private enclave. Designed by global icons, it affords rare access to both the island's most idyllic and cosmopolitan offerings.



ESTIMATED COMPLETION

Q2 2027

NUMBER OF RESIDENCES

73 Residences, 8 Guest Suites

NUMBER OF STORIES

18

DEPOSIT STRUCTURE

20% Deposit at contract, 10% after 90 days, 10% at top off, remainder at closing

AMENITIES

- 73 signature OMA designed residences and 8 owners' junior guest suites oriented to provide views of the Atlantic Ocean from each residence
- Signature oceanfront restaurant and private



residents-only speakeasy curated by Michelin-starred chef Shaun Hergatt

- Beachside swimming pool and outdoor spa with sunbeds and cabanas
- Pool and beachside food and beverage service
- Direct entry to the dedicated beach, equipped with lounge chairs, umbrellas and service
- Sprawling conservatory offering daily breakfast bar
- Exclusive global concierge service partnership with BHB Global
- Dramatic double-height lobby with open lounge area
- Sunrise lounge with catering kitchen for



entertaining and events

- Private spa with sauna and treatment rooms
- State-of-the-art fitness center with high-impact training room overlooking the Atlantic







ABOUT ME

Guided by trust. Driven by results - The Art of Real Estate and Investment

Marion is a leading Miami real estate expert with nearly two decades of market knowledge. A Miami Beach resident since 2006, she understands every facet of the industry and guides her clients seamlessly through each transaction.

Why Work With a Pre-Construction Specialist in Miami

Miami's pre-construction market is one of the most dynamic—and complex—in the world. Buying early means access to the best pricing, premium units, and long-term upside. But it also comes with risks, timelines, contract structures, and developer nuances that only experienced professionals truly understand.

That's where I come in.

As a specialized pre-construction Realtor, I don't just sell units—I guide my clients through the entire process: from selecting the right project and negotiating favorable terms, to understanding deposit structures, timelines, and exit strategies. I work directly with top developers, giving my clients early access, insider knowledge, and a strategic advantage.

In a market like Miami, the difference between a good investment and a great one is timing, positioning, and expertise.



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That's why working with someone who truly understands
pre-construction isn't optional—it's essential.