



AQUA ON ALLISON ISLAND

CHATHAM APT 801

Aqua is a gated island community that sits on the southern half of Allison Island in Miami Beach's Millionaire's Row (at 63rd Street). This 8.5-acre community is a blend of modern architecture, modern art and an outdoor lifestyle. The island is a pedestrian-minded combination of parks, public facilities, boat docks, and fitness amenities. Yet, the island is open to residents only.

The residences at Aqua come in two forms: condo apartments, found in three specially designed mid-rise towers and 46 private homes, each one unique.

The Condo Residences - each designed by a renowned architect:

- **Alexander Gorlin** designed the building at 6101 Aqua Avenue, and it sits at the southern tip of Allison Island, the building is divided into four quadrants, like a compass. This 11-story building offers 29 units in 3-bedroom configurations.
- **Alison Spear** designed the building at 6103 Aqua Avenue, and it appears to float on its transparent base. The building's colors are blue and white, to capture the feeling of ocean and sand. This 11-story building offers 60 units in 2, 3 and 4-bedroom configurations.
- **Walter Chatham** designed the building at 201 Aqua Avenue, which is the grandest of all three buildings. Perched on top of a multi-level parking structure, each unit has a loft-type feel, with high ceilings and dramatic views. There are only 16 units in 2 and 3-bedroom configurations.

Residence Features

- 3 Bedrooms
- 3 Bathrooms
- 1 Powder Room
- Two oversized terraces
- Interior SF 3,211
- Outdoor SF 2,300
- Open Floorplan
- Lots of Natural Light
- 13-Ft High Volume Ceilings
- Formal Living & Dining
- Bulthaup Kitchen
- Custom XL Kitchen Island with storage
- Subzero Refrigerator
- Miele Appliances
- Wolf Stove Top
- Dorn Bracht Bathroom Fixtures
- Impact Window and Doors
- LG Full Size Washer and Dryer
- Nest Thermostat
- Water Views Overlooking La Gorce Golf course
- Views of Miami Beach Skyline
- 3 Assigned Parking Spaces
- Rental Policy: 6-month minimum for all leases. No more than 2 leases per year
- Pet Policy: two registered domesticated cats or dogs, or one of each, are allowed.
- HOA Fees Chatham Association: \$2,561.55/month
- HOA Fees Mater Association: \$1,816.31/month
- Basic Cable, Water, and Trash Removal Included
- Built in 2004



Island Amenities

- 8.5-acre residents-only private island
- Gated community
- North and South Pools
- Jacuzzi
- State-of-the-art fitness center
- Spa
- Island Café
- Children's play area
- 24-hour valet
- 24-hour security
- Concierge
- Resort deck
- Owner's lounge
- Shaded walking paths



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