

*Bespoke Italian
Living on
Miami Beach*

72
CARLYLE

MIAMI BEACH RESIDENCES

By Piero Lissoni

Miami Beach has been a place that always inspired me. It is where natural beauty meets a sophisticated coastal lifestyle. That's why we were excited to partner with Lefferts to craft the ultimate beachside address. 72 Carlyle is perfectly positioned on Miami Beach, just moments from the ocean and Intracoastal with immediate access to waterfront parks, Bal Harbour, Surfside, and the Faena District. The stylishly sophisticated waterfront condominium residences frame extraordinary views of the beach and waterways, enhanced with an impressive array of indoor and outdoor amenities. La dolce vita comes to Miami Beach.

Piero Lissoni

PIERO LISSONI
DESIGNER, 72 CARLYLE



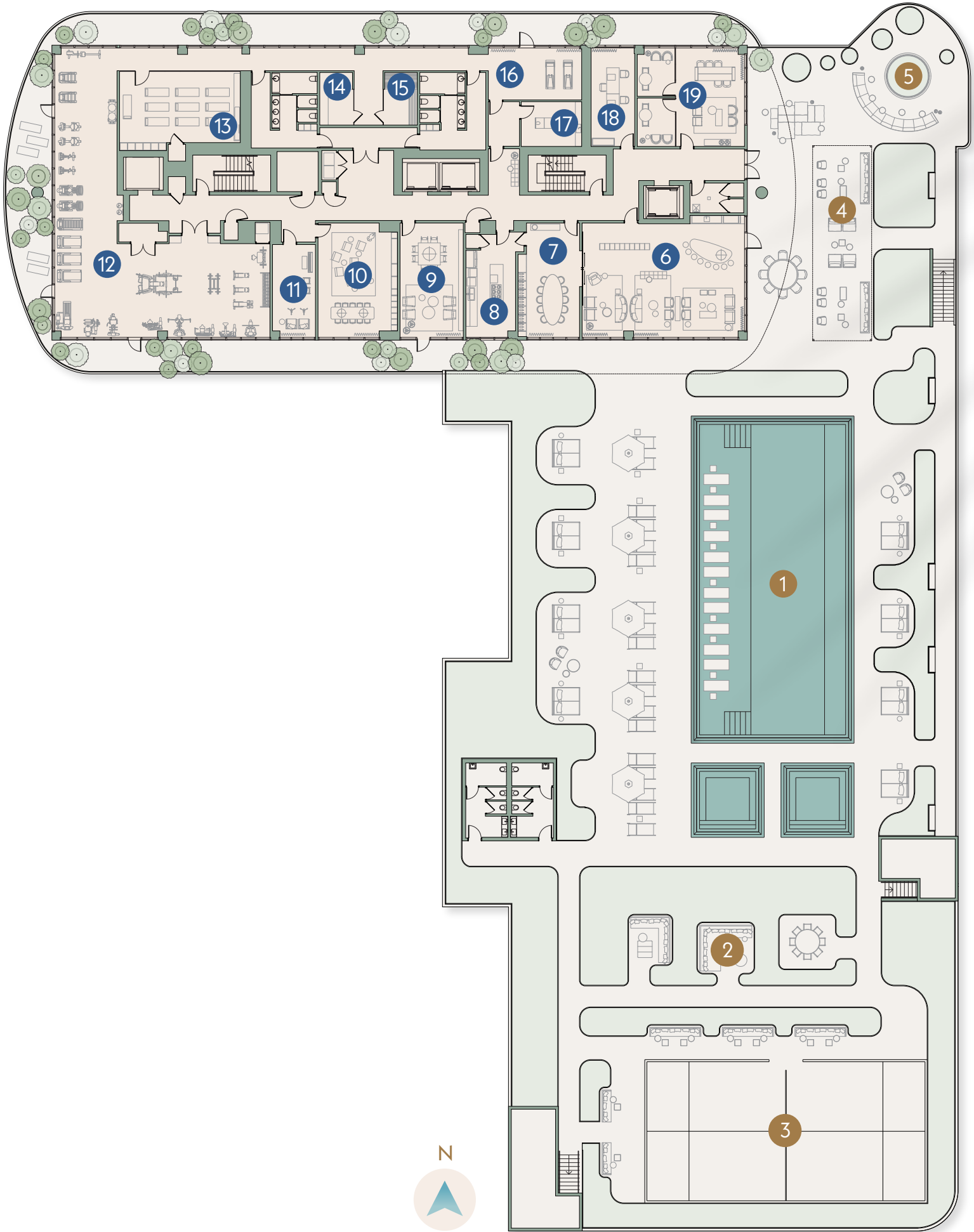


The Italian Riviera
on Miami Beach



The Carlyle Club

Bringing the Italian Riviera Lifestyle to Miami Beach, every element of the 15,000 square feet of social, wellness, and resort amenities was designed by Piero Lissoni.



Outdoor

- 1 Landscaped Resort Pool & Plunge Pools
- 2 Garden Seating Areas
- 3 Padel Court
- 4 Dining Pergola
- 5 Lido Terrace

Indoor

- 6 Aperitivo Lounge
- 7 Wine Cellar
- 8 Chef's Kitchen
- 9 The Library
- 10 The Kids' Playroom
- 11 Music Room
- 12 Technogym Studio
- 13 Yoga Studio
- 14 Steam Room
- 15 Sauna
- 16 Pilates Studio
- 17 Private Treatment Room
- 18 Management Office
- 19 Co-working Lounge



The Best Views
in Miami Beach

Spa-inspired
Primary Bath



Fact Sheet

A Lefferts Signature Development

- Soaring 250 feet, the 20-story modern landmark features 134 one- to four-bedroom condominium residences and penthouses
- Spectacular panoramic ocean, Intracoastal, and direct park views
- Double-height lobby, framed by floor-to-ceiling windows
- 24-hour attended reception
- Private porte cochère featuring valet parking and EV charging access
- Smart building integrated with high-speed fiber-optic wireless internet access throughout common areas
- 24-hour monitoring at all building access points

The Lifestyle

- Over 15,000 square feet of exclusive indoor and outdoor residential amenities, designed and curated by Piero Lissoni
- Lavishly landscaped resort pool with poolside cabanas and views of the Intracoastal
- Outdoor hot and cold plunge pools
- Outdoor landscaped exhibition padel courts
- Lido terrace and dining pergola for alfresco socializing
- Three interconnected social suites that can be combined for larger events, including the aperitivo lounge with multiple seating areas and a wine cellar with chef’s table
- Social room, available for private celebrations and events
- Technogym studio, a fully equipped, state-of-the-art fitness center
- Yoga studio, ideal for private training sessions
- Pilates studio, designed for core conditioning
- Residents’ spa with private treatment room, steam room, and sauna
- Lissoni library with floor-to-ceiling bookcases
- Co-working lounge with private meeting rooms
- Music room for private practice and relaxed listening
- Kids’ room and outdoor games lawn
- Landscaped amenity sky terrace at the top of the building, with view deck, dining areas, wet bar, and panoramic views of the ocean, parks, Intracoastal, and Miami skyline

Private Residences

- Meticulously detailed condominium residences, designed by Piero Lissoni
- Each residence offers a private expansive terrace, select homes offer an outdoor wet bar
- Panoramic ocean, Intracoastal, and direct park views
- Elevated ceiling heights up to 10 feet
- Floor-to-ceiling sliding glass doors and impact-resistant glass throughout
- High-speed elevators with access control

The Penthouse Collection

- Five exceptional penthouse residences located on the top two floors
- Private elevator landings with direct access
- Dramatic layouts offer 14-foot ceiling heights and wrap-around glass walls opening onto private terraces
- Select penthouses feature a Lissoni social terrace with private rooftop pool, ample seating, and outdoor kitchen with wine cooler and sink

The Lissoni Kitchen

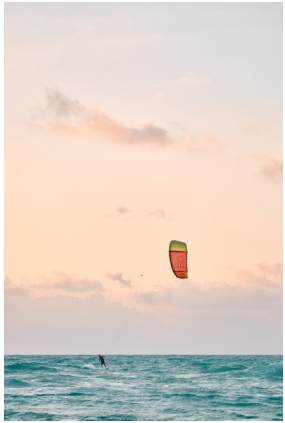
- Stylishly curated with custom Italian cabinetry and contemporary hardware
- Top-of-the-line integrated Gaggenau appliance suite
- Glass-paneled, undercounter, temperature-controlled wine storage
- Elegant, imported stone countertops and backsplashes
- Gourmet sink and faucet

The Lissoni Primary Bathroom

- Most homes offer five-fixture bathrooms with double vanity, a stand-alone soaking tub, and separate glass-enclosed rainforest shower
- Imported European crafted dual sink vanity with signature fittings
- Elegant, imported stone countertops and backsplashes

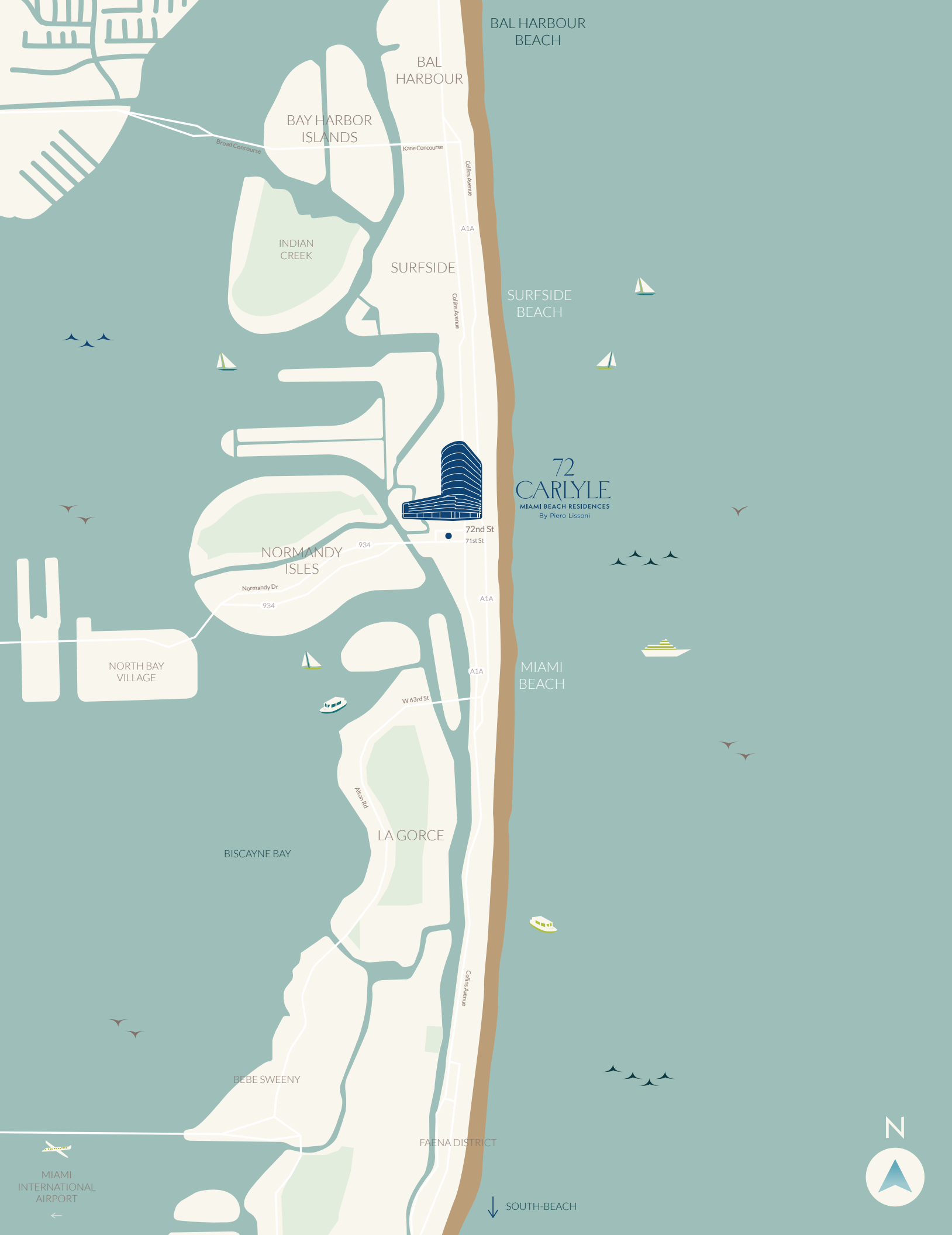


*Beach &
Recreation*



*Dining &
Shopping*






72 CARLYLE

MIAMI BEACH RESIDENCES
By Piero Lissoni

72CARLYLE.COM | INFO@72CARLYLE.COM | 305.399.2222
BUILDING ADDRESS: 600 72nd Street, Miami Beach, FL 33141

SALES GALLERY:
580 72nd Street, Retail B.1, Miami Beach, FL 33141



 72 Carlyle (the "Condominium") is being developed, offered and sold by 72 Carlyle Development, LLC, a Florida limited liability company (the "Developer") and not by Lefferts Investments LLC or its other affiliates ("Lefferts"). The Developer is a separate legal entity from Lefferts. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Lefferts and you agree to look solely to the Developer (and not to Lefferts) 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 herein 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. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. All residence features and finishes and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. The views from units at the Condominium will vary depending on the unit purchased. Any view from any unit of from other portions of the property may in the future be limited or eliminated by future development or circumstances or events beyond our control, and the Developer in no manner guarantees the continuing existence of any view. Short term rental of units require each owner to obtain a certificate of use from the applicable governing agency and are otherwise subject to issuance at the discretion of the City of Miami Beach and applicable laws. While short term rentals are permitted as of the date hereof, there is no guarantee that this will always be the case. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. © 2025 72 Carlyle Development, LLC or © 2025 Lefferts Investments LLC, or their respective affiliates or licensors. 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 Condominium, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. 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.

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.