

72
CARLYLE
MIAMI BEACH RESIDENCES
By Piero Lissoni

Sunrises, Surf, Sand, & Sunsets

Overview

72 Carlyle is envisioned as a private coastal sanctuary where the romance of the Italian Riviera meets the vibrant spirit of Miami Beach. Just moments from the beach, celebrated dining, and curated shopping, it offers an elevated lifestyle defined by beauty, balance, and effortless sophistication.

The property features 45,000 square feet of social, wellness, and leisure amenities designed by Piero Lissoni, including a panoramic rooftop terrace with yoga area, a resort-style pool deck, state-of-the-art fitness center, private padel court, and refined residents' lounge. Additional spaces such as a children's room and outdoor grilling areas create opportunities for gathering and relaxation.

Expansive floor plans offer light-filled interiors with sweeping views of the ocean, skyline, and horizon. With a distinguished arrival experience and a strong focus on wellness, service, and architectural excellence, 72 Carlyle captures the timeless elegance of Riviera-inspired living, reimagined for Miami Beach.



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⁰¹ *The Opportunity*

What Sets *72 Carlyle* Apart

Miami Beach's NoBe District is Entering its next chapter:

Emerging luxury corridor.

Limited boutique new construction.

134 one- to three- bedroom thoughtfully sized residences.

Walkable dining and beach access.

Wellness and outdoor lifestyle.

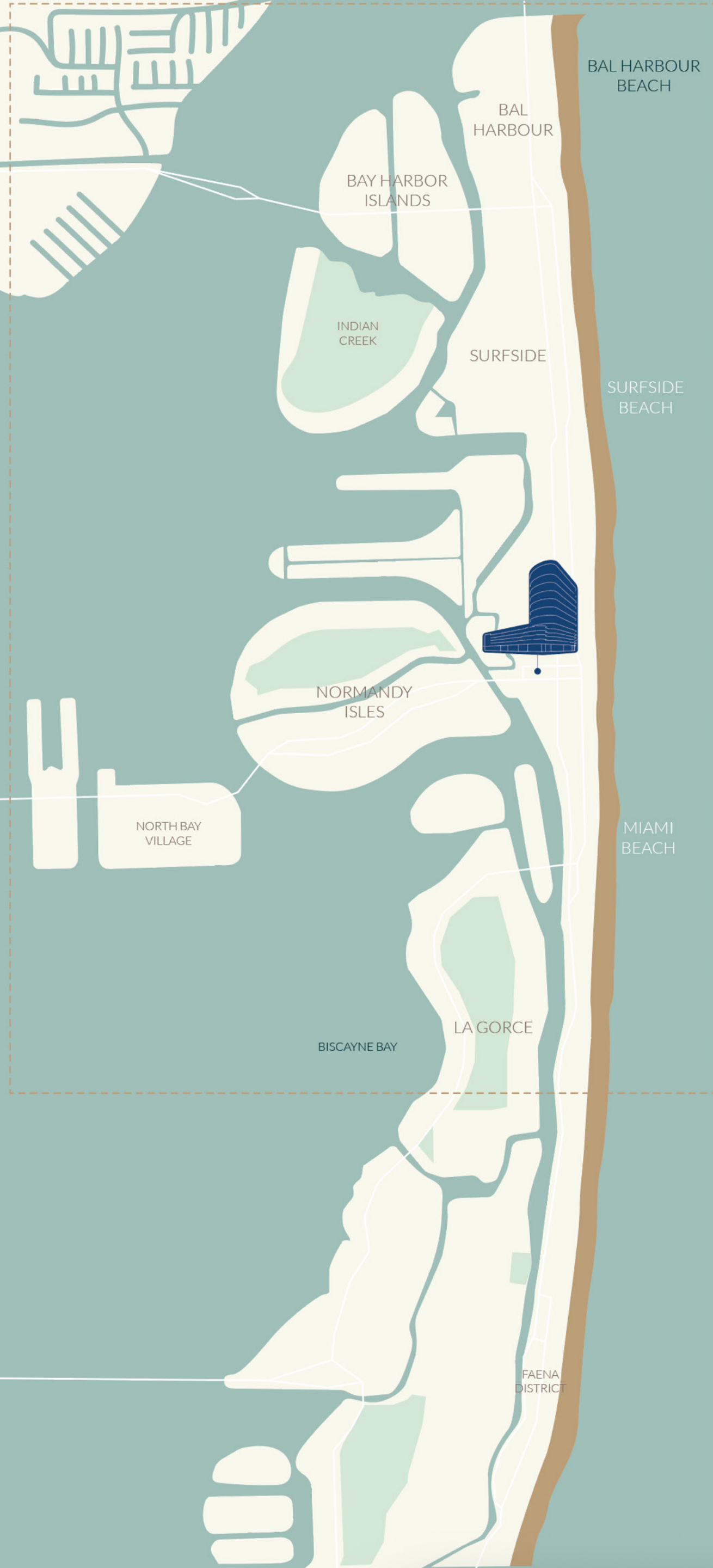
Pre-construction pricing advantage.

Lissoni-designed.

Elevated materiality.



⁰² *The Neighborhood*



Neighborhood

1. Miami Beach Bandshell
2. Allison Park
3. North Beach Oceanside Park
4. Normandy Shores
5. Haulover Marina
6. Bark Beach Dog Beach
7. Miami Beach Tennis Center
8. Normandy Shores Golf Course
9. Indian Creek Country Club
10. North Shore Park & Youth Center
11. La Gorce Country Club
12. Volleyball Courts
13. Miami Beach Aquatic Center and Park
14. Byron Theater
15. Miami Beach Boardwalk
16. Pelican Harbor Marina
17. Bill Bird Marina
18. Padel Point Miami

Shops

19. Bal Harbour Shops
20. Aventura Mall
21. Miami Design District

Hospitality

22. Carillon Miami Wellness Spa
23. Four Seasons Hotel at The Surf Club
24. The St. Regis Bal Harbour Resort
25. The Bath Club
26. The Ritz-Carlton Bal Harbour, Miami

Restaurant

27. Ezio's Steakhouse
28. Prima Pasta
29. Katana Japanese Restaurant
30. Cachito Coffee & Bakery
31. George's Restaurant & Lounge
32. SilverLake Bistro
33. Tambourine Room by Tristan Brandt
34. Buenos Aires Bakery & Café
35. Sushi Erika
36. Gelato-go Bakery
37. The Surf Club Restaurant
38. Makoto
39. Petralunga Restaurant
40. Love Loaf Artisanal Bakery
41. Marc's Artisanal Pizzeria
42. AVE 31
43. Normandy Gourmandy Food & Wine Emporium

Lefferts Portfolio

44. 72 Park
45. Palma Miami Beach
46. Five Park

Building a *Neighborhood*

At the heart of the neighborhood, 72 Carlyle is part of North Beach's exciting evolution—where great dining, culture, and outdoor living come together just steps from the ocean.

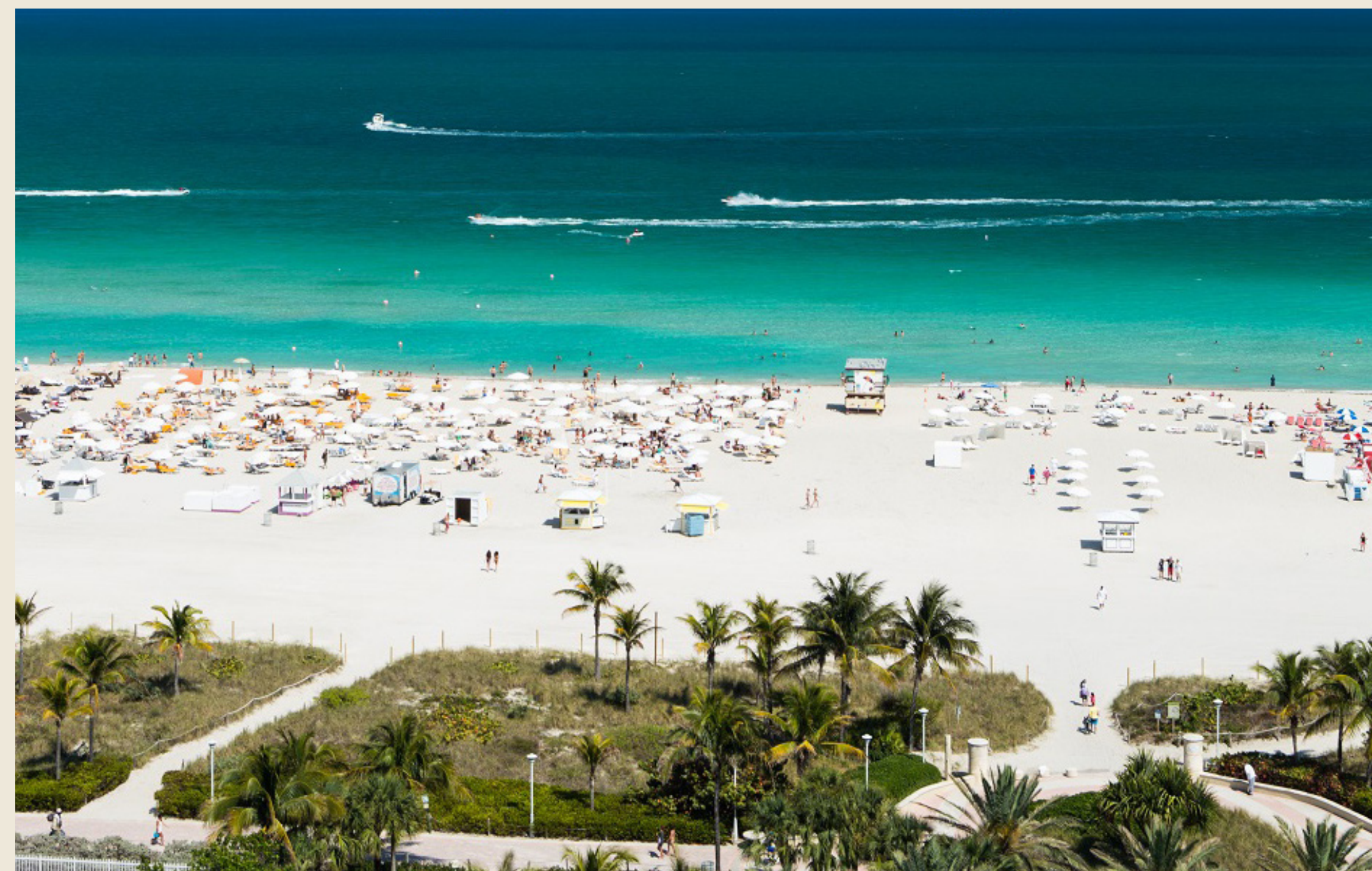
Residents will enjoy a growing collection of dining options, including Ezio's, led by a Michelin-starred chef, and neighborhood favorite Prima Pasta. Walking distance away, the iconic Miami Beach Bandshell hosts live music, performances, and cultural events throughout the year.

The neighborhood also offers an active outdoor lifestyle with beach volleyball, tennis, pickleball, and direct access to the Miami Beach Boardwalk for walking, biking, and enjoying the oceanfront.



With 72 Carlyle, we saw an opportunity to help define the future of North Beach—sophisticated, social, and just steps from the sand. As part of our broader commitment to the neighborhood, this building reflects our vision for a more elevated, effortless way of living in Miami Beach.

Mendy Chudaitov
- Lefferts Development





Normandy Golf Course



Pelican Harbour Marina



Miami Beach Boardwalk



Miami Beach Aquatic Center

*Beach,
Recreation
& Wellness*



72nd Street Volleyball Courts



Miami Beach Tennis Center



Miami Beach Bandshell



Bass Art Museum

Arts & Culture



The Fillmore Miami Beach



New World Symphony



Miami City Ballet

Dining



Sushi Bichi



Prima Pasta



Surf Club



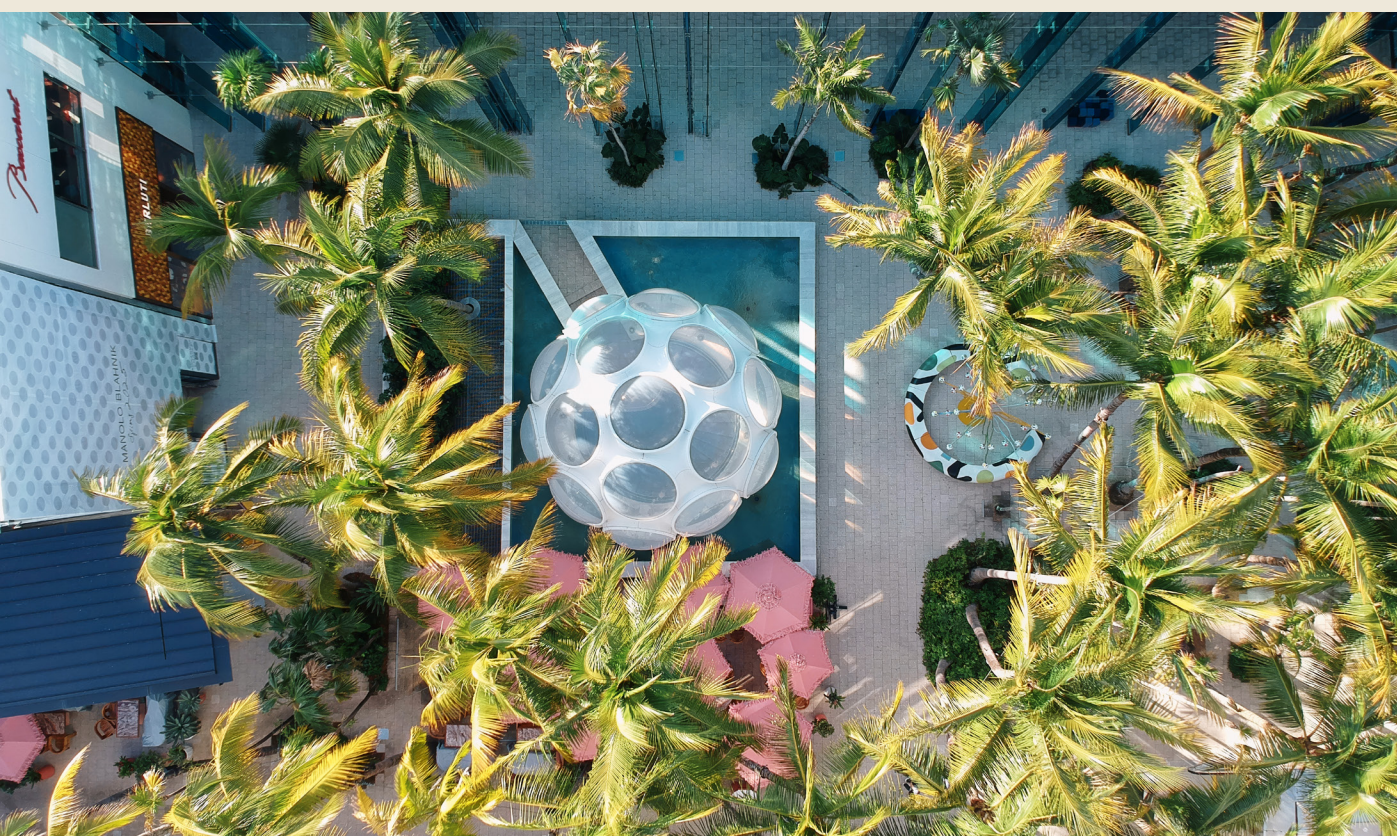
Ezio's



Bal Harbour Shops



Design District



Lincoln Road

Shopping



PortMiami



Brightline



Miami International Airport

Transit

⁰³ *The Building*

72 Park

72 Carlyle





72 Park

72 Carlyle



TROPICAL & PRIVATE, LANDSCAPED PORTE COCHERE

ARTIST'S CONCEPTUAL RENDERING



THE LOBBY SHOWCASES LISSONI'S ACCLAIMED DESIGN

ARTIST'S CONCEPTUAL RENDERING



⁰⁴ *The Amenities*

The Club

Bringing the Italian Riviera Lifestyle to Miami Beach, every element of the 45,000 square feet of social, wellness, and resort amenities was designed by Piero Lissoni.



Outdoor

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

Indoor

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

I wanted to create an amenity collection that was picture perfect. We add a stylish dose of Italian flair to the beach lifestyle, delivering a true coastal experience. A place to meet up with friends and neighbors, a morning swim, an afternoon at the spa, aperitivos in the evening.

A handwritten signature in dark blue ink, reading "Piero Lissoni". The signature is fluid and stylized, with the first name "Piero" and last name "Lissoni" clearly distinguishable.

Piero Lissoni
- Designer







EXPANSIVE POOL WITH SUN SHELF

ARTIST'S CONCEPTUAL RENDERING





TEMPERATURE-CONTROLLED WINE STORAGE

ARTIST'S CONCEPTUAL RENDERING



TECHNOGYM STUDIO WRAPPED IN FLOOR-TO-CEILING GLASS

ARTIST'S CONCEPTUAL RENDERING

Gym & Wellness

Wellness at the building is designed as a complete lifestyle experience. Residents can begin their day in the **Technogym** studio and fully equipped, state of the art fitness center, then flow into a dedicated yoga studio that opens onto a beautifully landscaped terrace for both **indoor and outdoor** sessions. After a workout, the experience continues in the residents' **spa**, featuring a **private treatment room, steam room, and sauna**, as well as outdoor **hot and cold plunges** designed for recovery and relaxation. Thoughtfully appointed locker rooms for men and women provide showers and comfortable changing areas, creating a seamless transition between movement, renewal, and daily living.



SHADED YOGA TERRACE



OUTDOOR ENTERTAINING AT THE CARLYLE GROVE

ARTIST'S CONCEPTUAL RENDERING



CARLYLE PADEL CLUB



⁰⁵ *The Residences*

The residences offer the best views in Miami, an exquisite canvas for beachside living with oversized private outdoor terraces. Open and airy, with lofty ceiling heights, we use custom millwork, warm tile, and Italian fittings to compose a stylish connection to the outdoors and the magical Miami Beach setting.

Piero Lissoni

Piero Lissoni
- Designer





Residence Overview

Each residence is envisioned as a **refined retreat**, offering a **curated mix of elegantly appointed layouts** designed for modern lifestyles. **Generous square footage** creates effortless flow and exceptional comfort, while **elevated ceiling heights** invite abundant natural light and enhance architectural openness. **Deep, expansive terraces** extend living spaces outdoors, embracing Miami Beach's coastal energy and seamless indoor outdoor living. **Thoughtfully oriented floorplans** capture sweeping views, maximize daylight, and ensure a heightened sense of privacy throughout.





Interiors

Interiors are designed to feel **timeless and inviting**, with **custom millwork** throughout each residence adding architectural warmth and quiet refinement. A sophisticated palette of warm natural stone, inspired by Mediterranean tones, creates a sense of calm elegance, complemented by **Italian fittings** and carefully curated **designer accents** that reflect enduring style. Kitchens are fully appointed with **premium Gaggenau appliances**, blending performance with sleek, modern design. Every **material and finish** is thoughtfully selected to express **understated luxury and exceptional craftsmanship**.

HOMES ARE BATHED IN NATURAL LIGHT

ARTIST'S CONCEPTUAL RENDERING



Indoor–Outdoor Living

Oversized private terraces are thoughtfully designed for **lounging, dining, and entertaining**, creating an inviting extension of the home. **Summer kitchens** enhance the experience with seamless outdoor cooking and gathering. Residences are carefully oriented to capture **both sunrise and sunset exposures**, filling interiors with natural light throughout the day. Expansive **outdoor living spaces** blur the line between **interior and exterior living**, embracing a relaxed yet elevated lifestyle.

OVERSIZED TERRACES WITH SUMMER KITCHENS

ARTIST'S CONCEPTUAL RENDERING





Kitchens

Kitchens are conceived as both **functional workspaces** and natural gathering points within the home. Each is fully equipped with an **integrated Gaggenau appliance package**, blending performance with refined design. **Sculptural waterfall edge islands** create a striking focal point, complemented by **elegant Italian cabinetry** with clean, modern lines. **Designer hardware and premium finishes** are thoughtfully layered throughout, resulting in spaces that feel sophisticated, timeless, and ideal for everyday living and entertaining.



KITCHEN ISLAND WITH WATERFALL STONE



EXPERIENCE SUNRISE ON YOUR PRIVATE TERRACE

ARTIST'S CONCEPTUAL RENDERING

⁰⁶ *The Penthouses*

Penthouse Collection

The **Penthouse Collection at 72 Carlyle** represents the **pinnacle of elevated coastal living**, offering a limited selection of just **eleven residences** crowning the building. These exceptional homes feature **dramatic 12 to 14 foot ceilings, wraparound glass walls, and expansive private terraces** that frame **ocean, Intracoastal, and skyline views**. Select penthouses are further distinguished by **private rooftop Lissoni social terraces**, complete with a **pool, outdoor kitchen, and lounge areas**, creating a **remarkable indoor outdoor living experience** designed for privacy and sophisticated entertaining.

PENTHOUSE PRIVATE POOL WITH EXPANSIVE CITY AND WATER VIEWS



ARTIST'S CONCEPTUAL RENDERING



PENTHOUSE PRIVATE SUMMER KITCHEN

ARTIST'S CONCEPTUAL RENDERING



OVERSIZED WARDROBES CAN BE CUSTOMIZED BY ITALKRAFT

ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

GRACIOUS PRIMARY BEDROOMS



LUXURIOUS FIVE-FIXTURE PRIMARY BATHS

ARTIST'S CONCEPTUAL RENDERING



Primary Baths

Spacious **five fixture primary bathrooms** are designed as **spa inspired retreats**, featuring **deep soaking tubs** created for relaxation and renewal. **Refined stone finishes** enhance the sense of calm and understated elegance, while **custom wardrobes** provide beautifully integrated storage solutions. The result is a **serene, wellness focused environment** crafted for everyday luxury living.

OVERSIZED SOAKING TUBS

ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

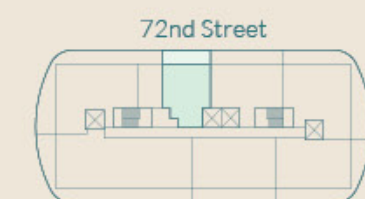
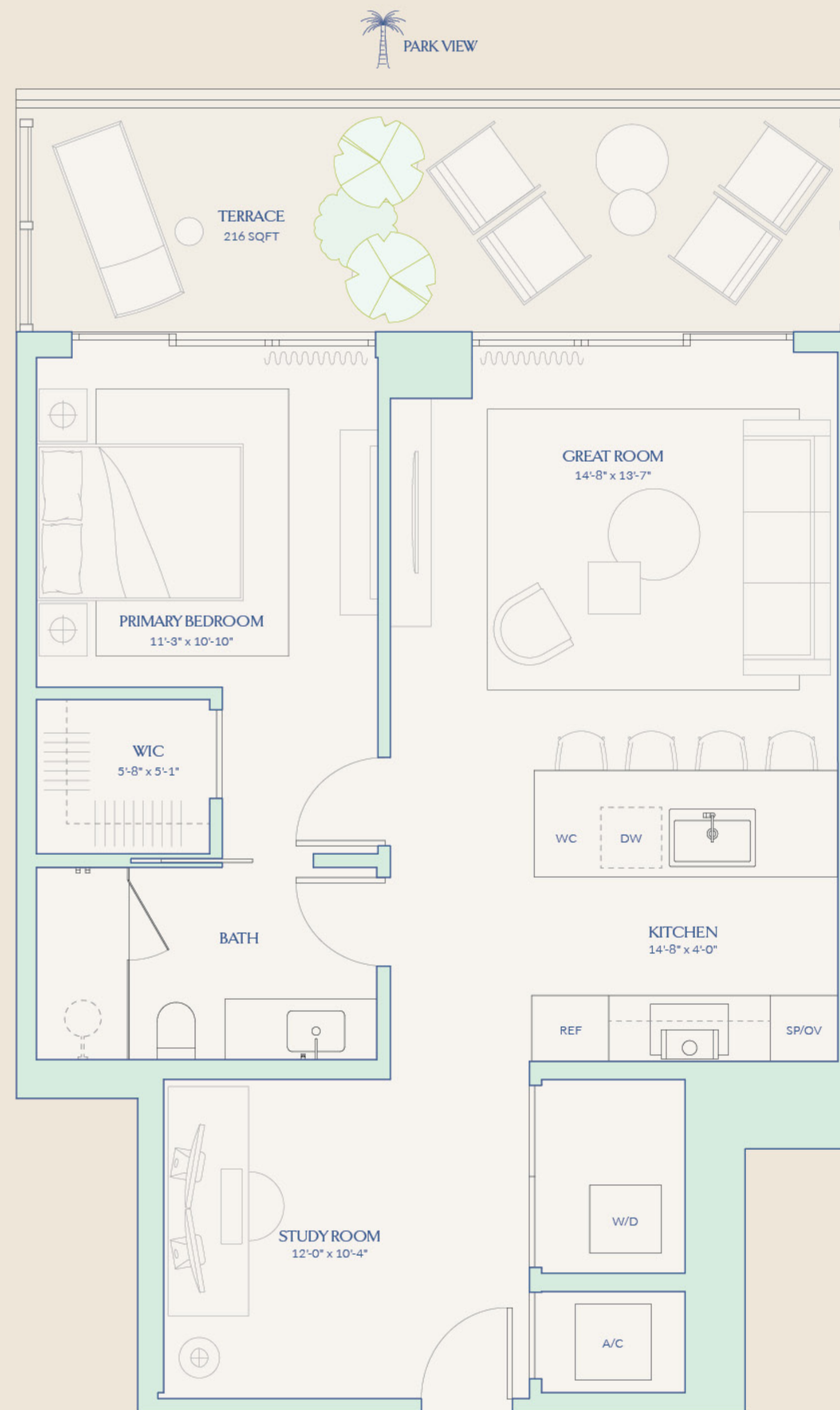
LISSONI-DESIGNED POWDER ROOMS

⁰⁷ *The Floor Plans*

A8

ONE BEDROOM
ONE BATH

INTERIOR 869 SF | 80.7 SM
EXTERIOR 216 SF | 20.1 SM
TOTAL 1,085 SF | 100.8 SM



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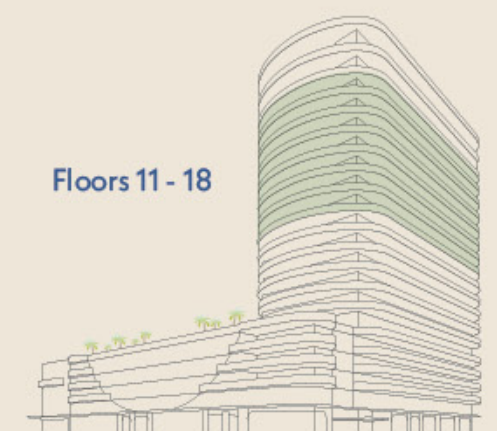
DOUGLAS ELLIMAN DEVELOPMENT
WITH EKLUND GOMES TEAM



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72
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MIAMI BEACH RESIDENCES
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NORTH
⌚



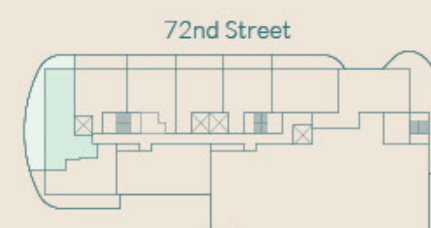
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SALES GALLERY: 580 72nd Street, Retail B.1, Miami Beach, FL 33141

B1

TWO BEDROOMS
TWO BATHS

INTERIOR 1,069 SF | 99.3 SM
EXTERIOR 654 SF | 60.8 SM
TOTAL 1,723 SF | 160.1 SM

72
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MIAMI BEACH RESIDENCES
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INTRACOASTAL/
BAY VIEW

NORTH

Floors 2 & 4



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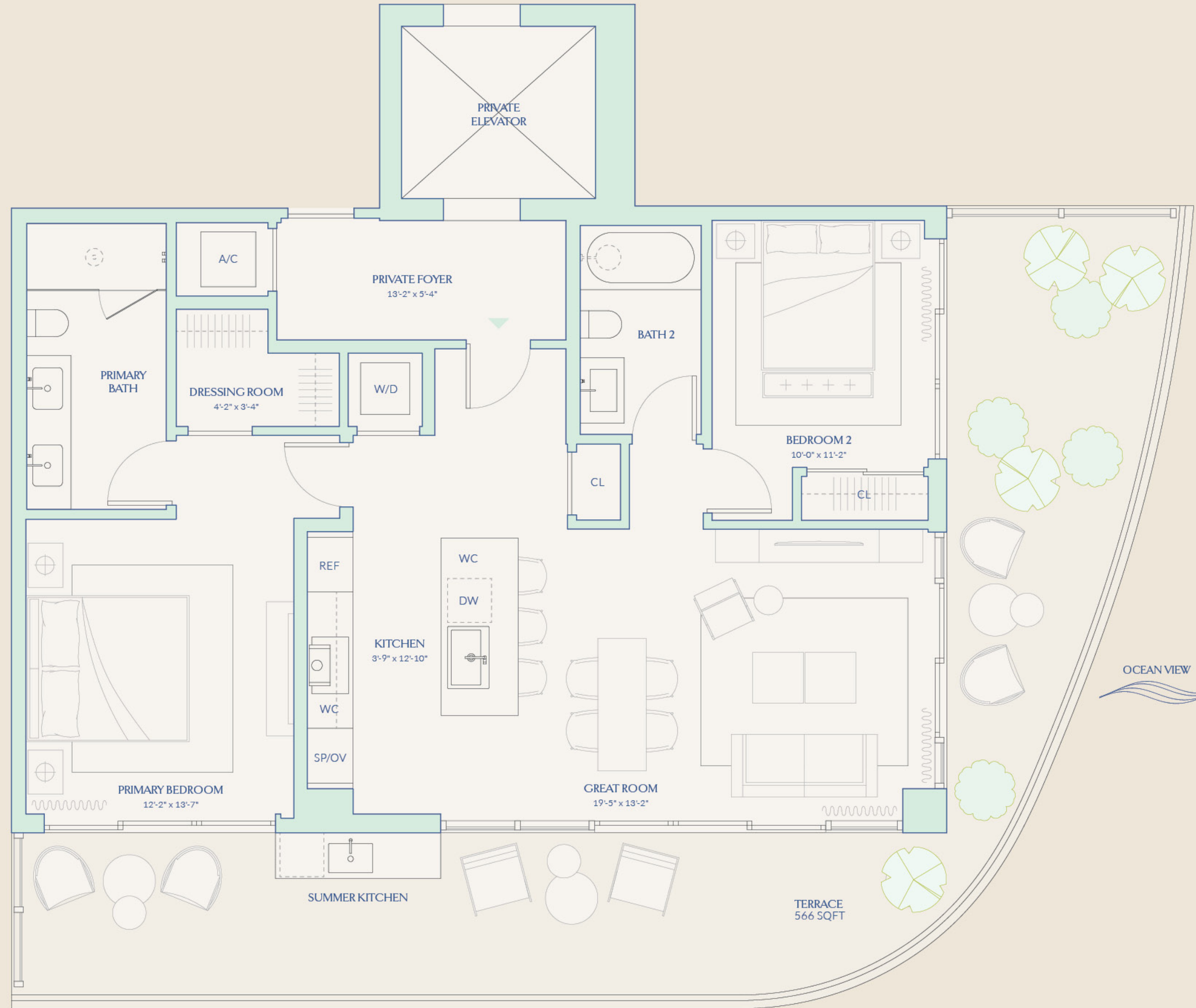
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B7

TWO BEDROOMS
TWO BATHS

INTERIOR 1,188 SF | 110.4 SM
EXTERIOR 566 SF | 52.6 SM
TOTAL 1,754 SF | 163 SM

72
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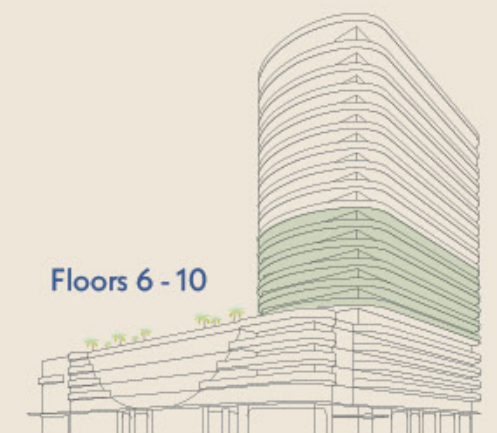


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INTRACOASTAL/
BAY VIEW

NORTH
⌚



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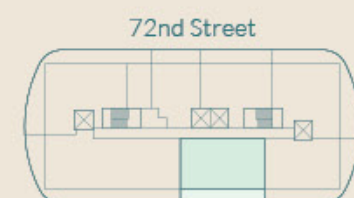
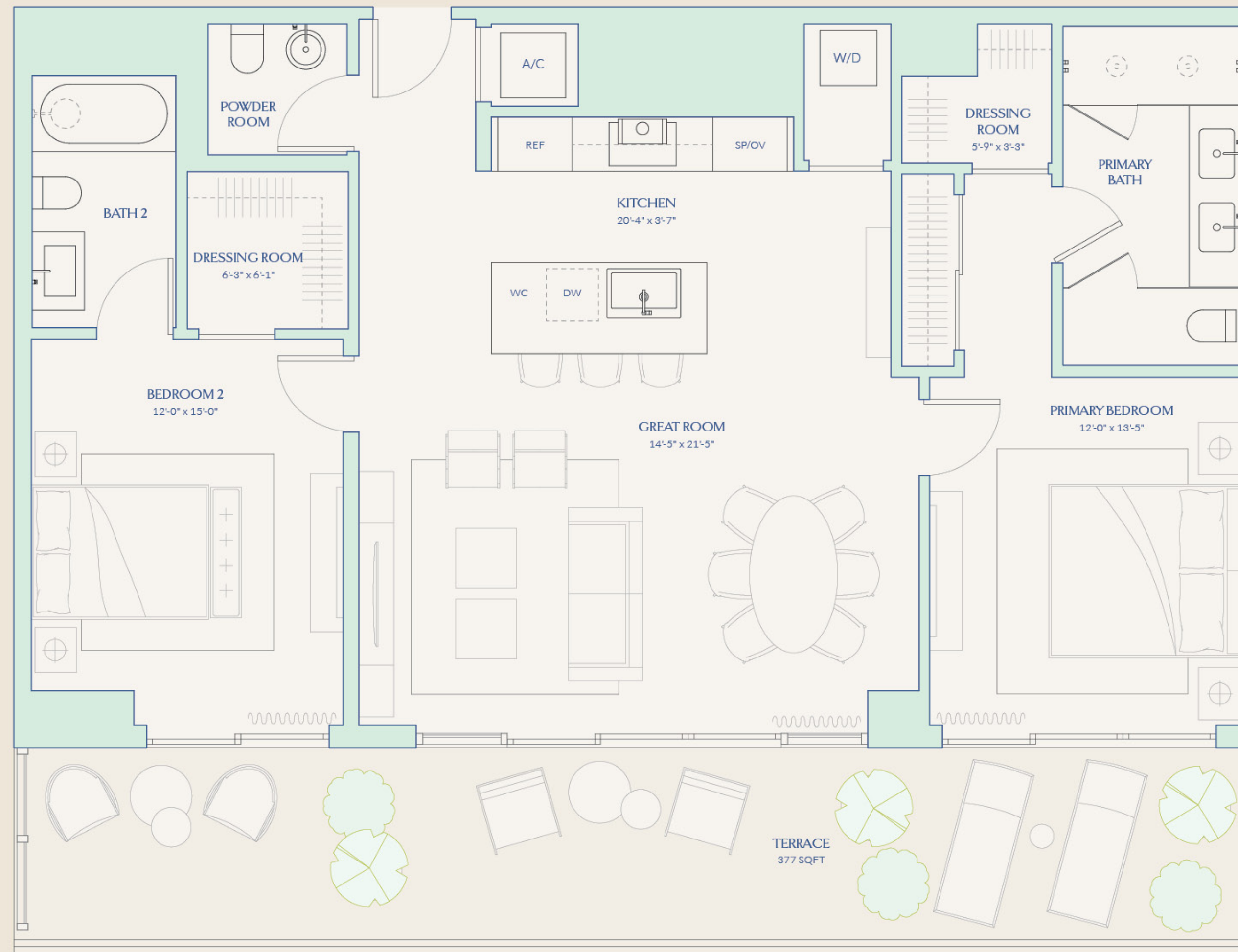
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B10

TWO BEDROOMS
TWO BATHS
POWDER ROOM

INTERIOR 1,298 SF | 120.6 SM
EXTERIOR 377 SF | 35.0 SM
TOTAL 1,675 SF | 155.6 SM

72
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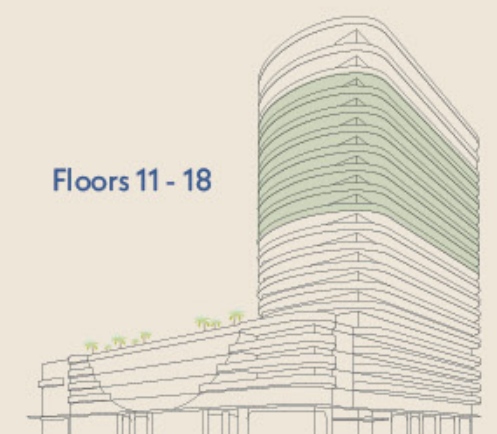


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INTRACOASTAL/
BAY VIEW

NORTH
🕒



Floors 11 - 18



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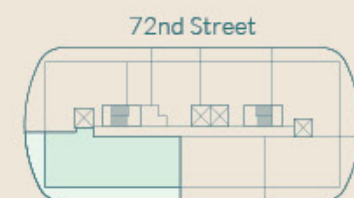
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C1

THREE BEDROOMS
THREE BATHS
ONE POWDER ROOM

INTERIOR 2,097 SF | 194.8 SM
EXTERIOR 865 SF | 80.4 SM
TOTAL 2,962 SF | 275.2 SM

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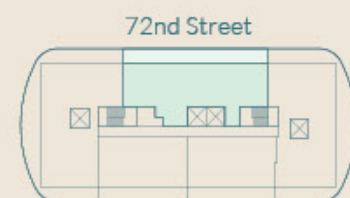
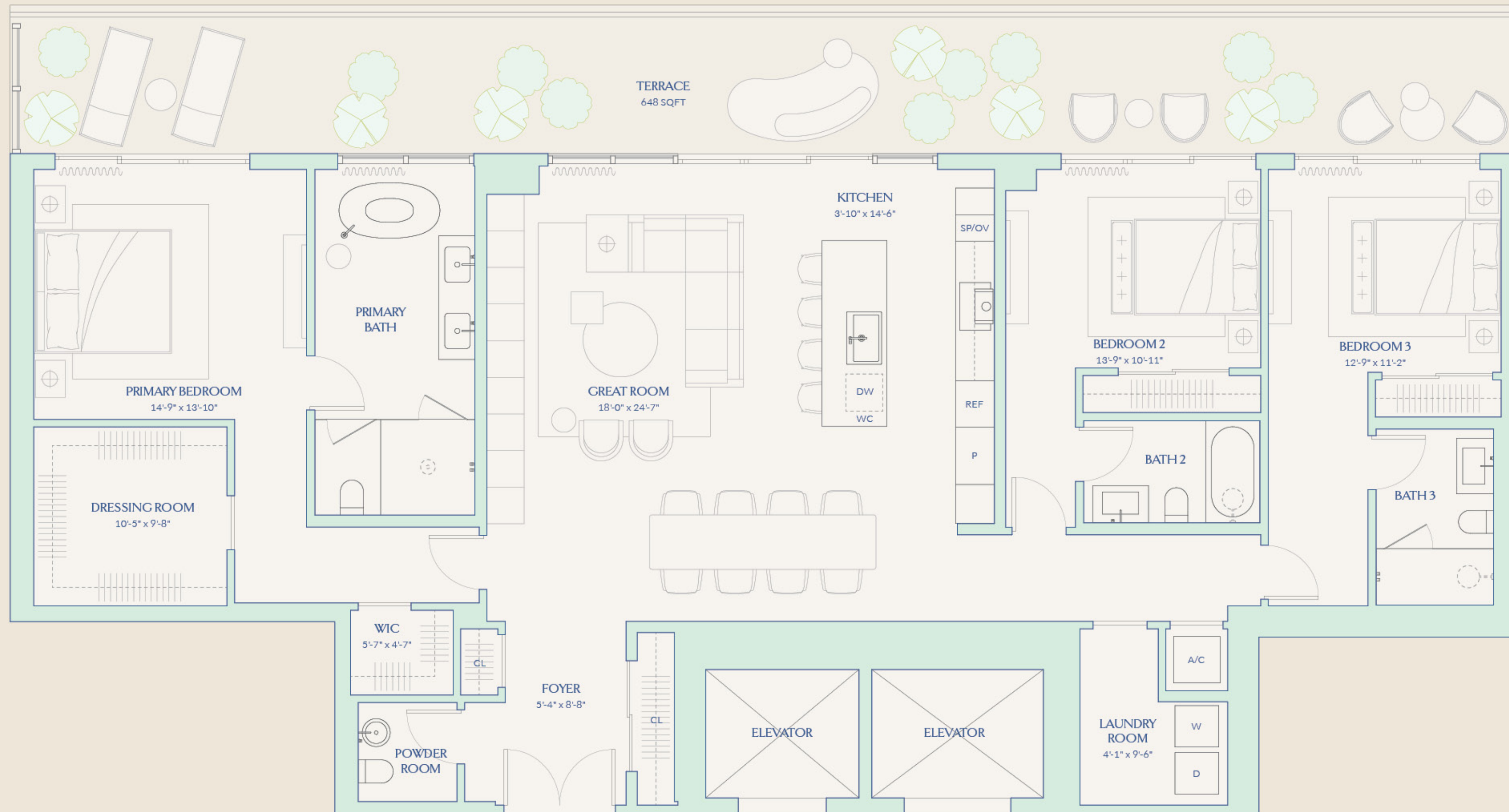
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C3

THREE BEDROOMS
THREE BATHS
POWDER ROOM

INTERIOR 2,324 SF | 215.9 SM
EXTERIOR 648 SF | 60.2 SM
TOTAL 2,972 SF | 276.1 SM

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⁰⁸ *The Visionaries*

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Lefferts

Developer

LISSONI&
PARTNERS

Lissoni & Partners

Interiors

 Douglas Elliman

*Douglas Elliman
Development Marketing*

Exclusive Sales & Marketing Partner



565 BROOME STREET, NEW YORK, NY



ASTORIA, QUEENS COUNTY, NEW YORK



FIVE PARK, MIAMI BEACH, FL



72 PARK, MIAMI BEACH, FL

Lefferts

Developer

+3 Million
Square Feet of developments

+\$1.5 Billion
In real estate investment

Founded in New York City and with more than twenty years of experience in the industry, Lefferts stands as an unrivaled force in the realm of privately owned real estate development. With an unwavering commitment to excellence and sustainability, Lefferts creates extraordinary residential and commercial properties that redraw the boundaries of innovation, quality, and inclusive living. Its' portfolio includes luxury condominium buildings, dynamic mixed-use developments, and high-end retail spaces in New York and South Florida.

Lissoni & Partners

Interiors

With offices in Milan and New York, Lissoni & Partners has a thirty-year history in developing international projects in the fields of architecture, landscape, interior, product and graphic design, in addition to being responsible for the art direction for some of the most influential design companies.

Led by Piero Lissoni, the practice combines a range of expertise with a tailored approach that sets it apart, establishing a stylistic code and a visual identity that are clearly and instantly recognizable. The practice's work is inspired by a sense of rigor and simplicity and is characterized by a regard to detail, coherence and elegance with particular attention to proportion and harmony.



Douglas Elliman Development Marketing

Exclusive Sales & Marketing Partner

Douglas Elliman Development Marketing, a division of Douglas Elliman Realty, offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York City, Long Island, Westchester, New Jersey, Florida, California, Massachusetts, and Texas. The company's new development hybrid platform matches highly experienced new development experts with skilled brokerage professionals who provide unparalleled expertise and real time market intelligence to its clients.

The firm is heralded for its achievements in record breaking sales throughout each of its regions. Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales. Through a strategic global alliance with Knight Frank Residential, the world's largest privately-owned property consultancy, the company markets properties to audiences in 51 countries, representing an over \$87 billion global new development portfolio.



Own the Next Chapter of Miami Beach

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