



BISCAYNE POINT

WHERE YOUR LIFESTYLE MEETS  
UNMATCHED LUXURY

# 756 84TH STREET

## MIAMI BEACH



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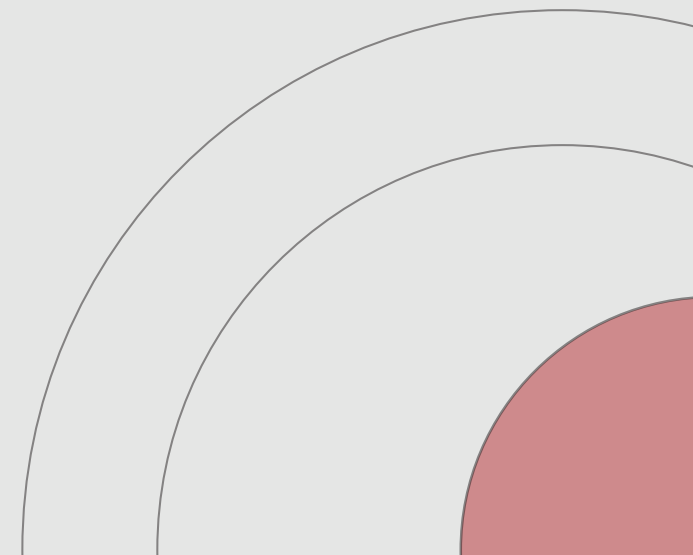
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# MIAMI BEACH'S BEST KEPT SECRET

## Biscayne Point

Biscayne Point Island is a neighborhood of North Beach in the city of Miami Beach, FL. It is located just west of the main island in the area of the city referred to as North Beach. Nestled at the core of the most established and fastest-growing neighborhoods in America, the area is attracting a more upscale demographic in line with the surrounding neighborhoods.

Residents bursting with pride for North Beach give back to their neighborhood with beach clean-ups and enjoy the weekly Normandy Village Farmer's Market. Several incredible local schools, churches, restaurants and parks give residents an idyllic life.

North Beach is surrounded by the most well-established and thriving economic engines of South Florida. It is poised to become the epicenter of growth in Miami Beach for the next 20 years.

## NEIGHBORHOOD INSIGHT

- + Total Area 0.392 Sq mi (1.02km<sup>2</sup>)
- + High Walkability Score: 76
- + 5 miles from the key tourist destination, South Beach
- + 3.3 miles from the prestigious Bal Harbour 11.4 miles from Downtown, Miami
- + 13.6 miles to Miami International Airport

# LOCAL ALLURE

## Serenity in the City's Heart

A collection of the most sought-after boutiques, brands, and restaurants attracting discerning shoppers from around the globe.

## THE CITY'S BEST CLUBS

- Indian Creek Country Club
- Normandy Shores Golf Club
- La Gorce Country Club

## PARKS AND RECREATION

### North Shore Open Space Park

\$6 million reinvention, which runs from 78th Street to 87th Terrace. The city of Miami Beach has commissioned WEST 8 to redesign the 35-acre North Shore Open Space Park. West 8 is an award-winning international office for urban design and landscape architecture world-win for the design of the 172-acre Governors Island Park in New York Harbor.

### North Miami Bandshell

The North Miami Bandshell is a vibrant and versatile outdoor venue that enhances Miami Beach's cultural landscape. This iconic structure hosts a variety of events, from live music performances and theatrical productions to community festivals and cultural celebrations.

### Oceanside Park Beach

With chilled-out beaches and inviting green spaces, it is a family-friendly beach destination. You'll find shaded walking trails, a bike path, dog park and a playground for the little ones. Best of all, the white sands and aquamarine waters of the Atlantic Ocean are right there for you.

### Park & Youth Center

The Youth Center consists of a tennis center with 12 courts and two baseball fields. The 30,000 square foot air-conditioned facility encompasses an indoor gymnasium, computer lab, teen room, and auditorium.





**The Building is located in Biscayne Point Island West of North Beach. The neighborhood provides a relaxed and quiet setting with a thoughtful pedestrian friendly community offering a healthy way of life.**

Four residences only, each consisting of two floors connected by a customizable staircase. A private keyed elevator opens directly into the residence's living room. 20-ft high ceilings in the dining & kitchen area, floor-to-ceiling windows with outdoor terraces and clear glass provide views of the ocean to the East and views of the bay to the North and West. Two parking spaces are available for each residence on the ground floor.

The golden façade located on the exterior of the building brings a unique and distinctive character.



# STEP INTO THE ELEGANT ATMOSPHERE

A private keyed elevator opens directly in the residences' living room, which is flooded with light from the large window opening to the first of the two private terraces. Architectural solutions enhance the aesthetic of the project, providing a modern, sophisticated, and elegant interior. Find yourself surrounded by refined Italian taste and finishes.



# INTERIOR SPACE

The high windows allow for ample natural light into the dining & kitchen area, which contains 20-ft ceilings and showcases a prominent floating chandelier. A customizable staircase connects the main floor to the 9-ft high master bedroom floor.



# PRIMARY SUITE

Enjoy a sunlit large terrace, a spacious primary bedroom, a luxurious bathroom, and an expansive closet on the upper level of your residence, providing a private sanctuary.



# FOUR RESIDENCES, ONE DIVA ESTATE

Four residences only of harmony between light and design. Each residence's main floor consists of an 11-ft high living area and a 20-ft high open slab dining & kitchen area. The large main floor terrace opens with views to the North. Upstairs contains the 9-ft high master bedroom area with a master bathroom and private terrace.

- + 2 Bedrooms + Den, 2.5 Bathrooms
- + 1,765 Total SF (163 Sq. mt.)
- + 1,505 SF Interior
- + 260 SF Exterior Terraces



# FLOORPLAN

- + Residence spread over two floors
- + 2 Bedrooms + Den
- + 2.5 Bathrooms
- + Interior area: 1,505 SF Exterior area: 260 SF
- + Total: 1,765 SF
- + 163 Sq. mt.

## PRIMARY BEDROOM FLOORPLAN

- + Height floor/ceiling: 9 feet
- + Interior Area: 380 SF
- + Balcony: 95 SF

## MAIN FLOORPLAN

- + Height floor/ceiling: 11 ft + open slab above dining & kitchen area: 20 ft
- + Interior Area: 1,125 SF
- + Terrace: 165 SF



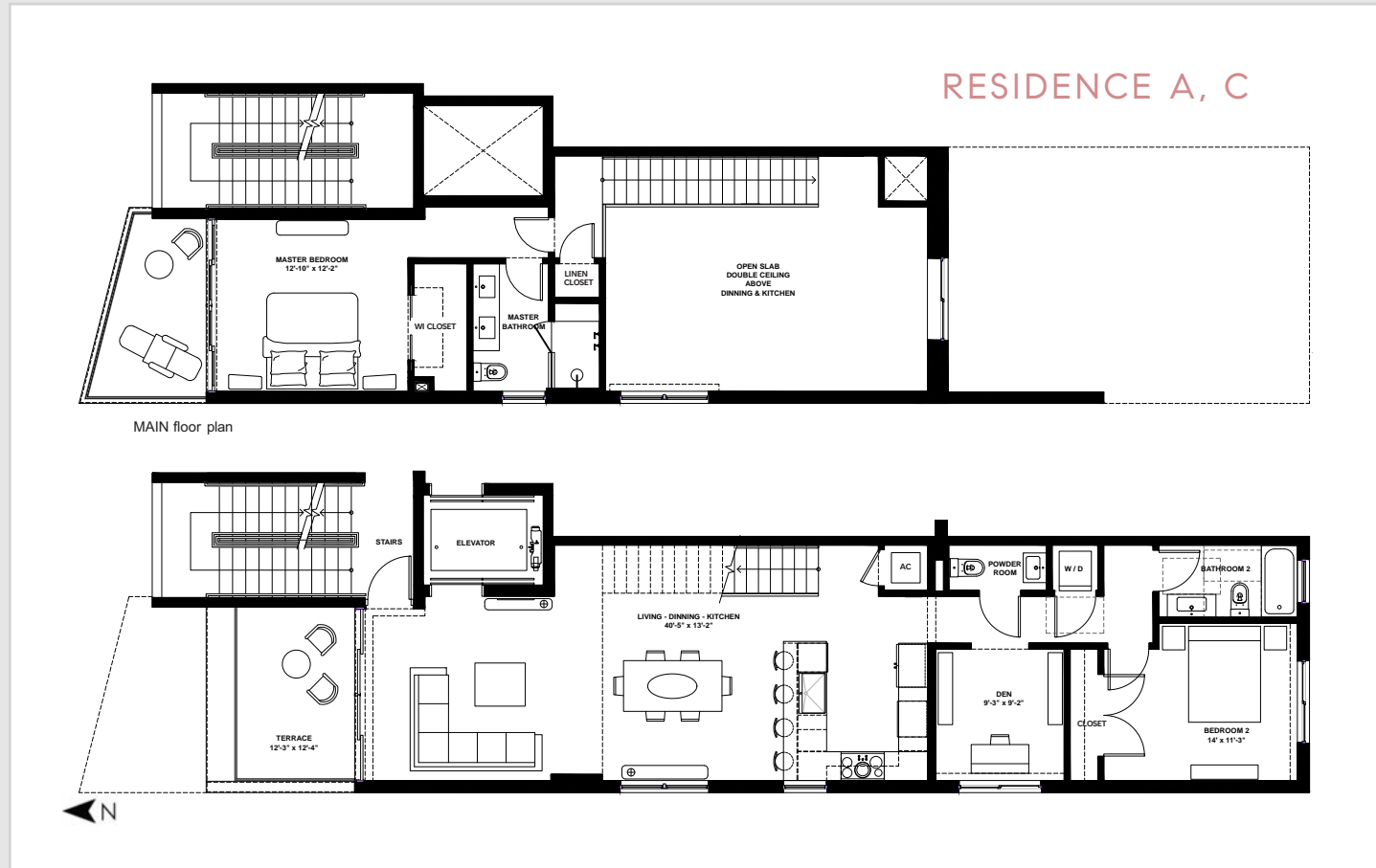
# HARMONY IN EACH LAYOUT

## MAIN FLOOR

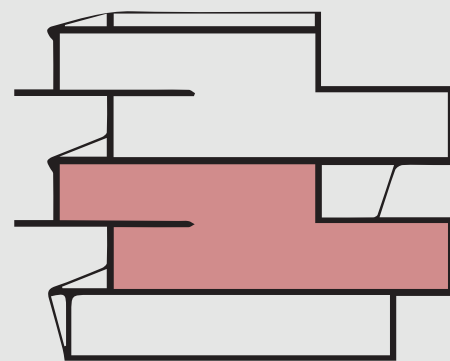
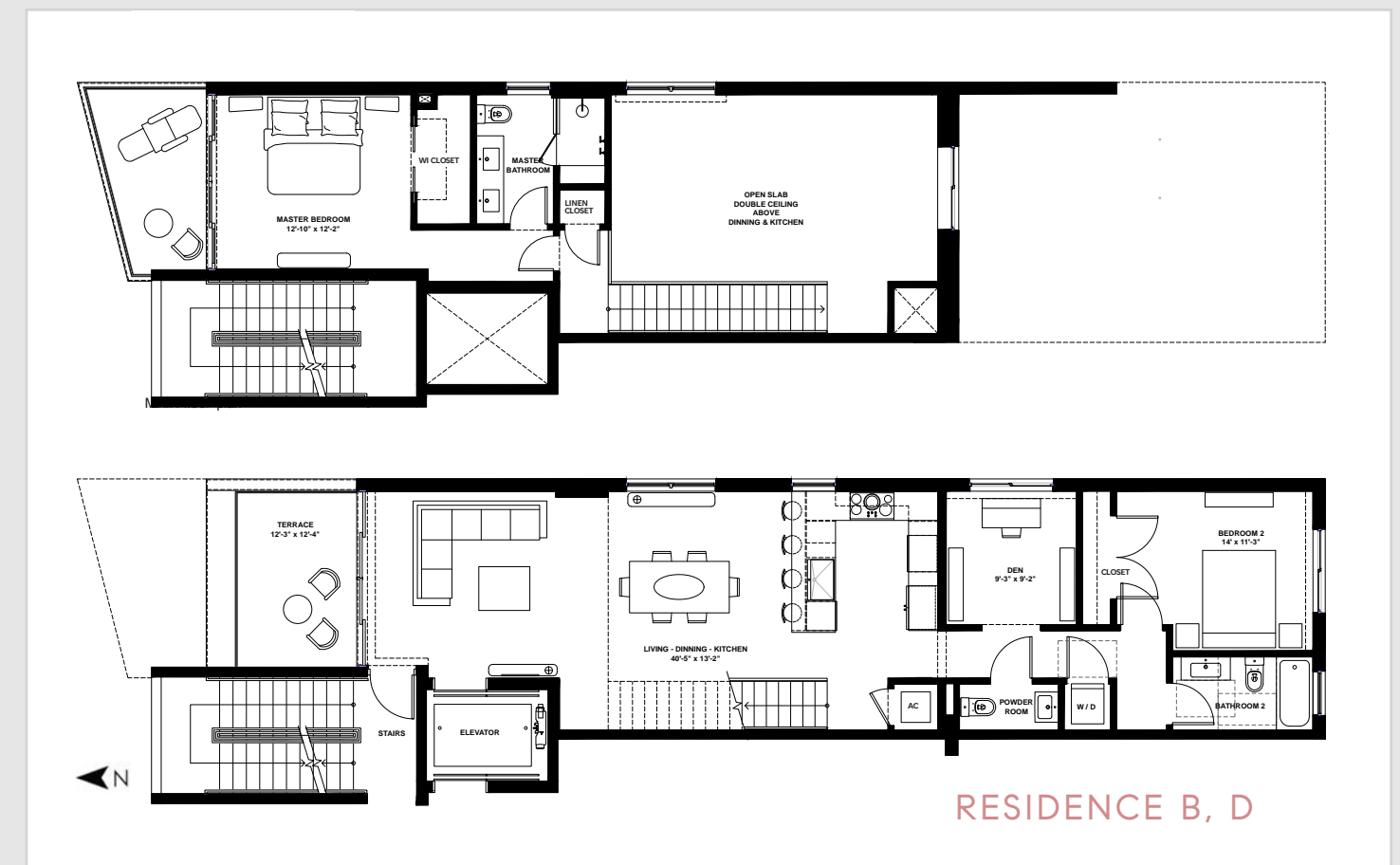
- + Living area with terrace
- + Dining area
- + Kitchen
- + Half Bathroom
- + Guest Bedroom and Bathroom
- + Den and Closets
- + Washer and dryer

## PRIMARY BEDROOM FLOOR

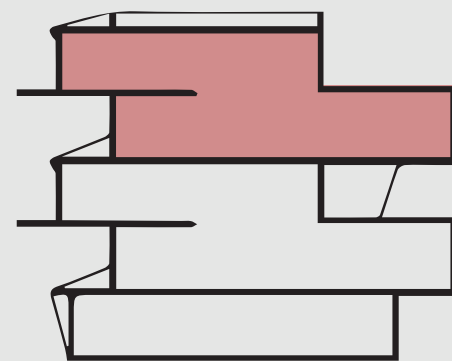
- + Primary Bedroom
- + Primary Bathroom
- + Walk-in Closet



A private keyed elevator opens directly onto the unit  
Two parking spaces available for each unit



RESIDENCE A, B



RESIDENCE C, D

# PRE-CONSTRUCTION FLOOR OPTIONS

**We make your dreams come true.**

We offer customizable interiors and finishes with Italian craftsmanship, designed by the Italian firm: OVREDesign

Furnished by FLORIM, choose your tile for the floor or customize your residence with our interior designer Firm. All the tile option are Porcelain thickness of 3/8" (9 mm)



**Floor Option 1**  
**LARGE TILE**  
**OMBRE DOREE MATTE**  
23 5/8" x 47 1/4"  
60 x 120 cm



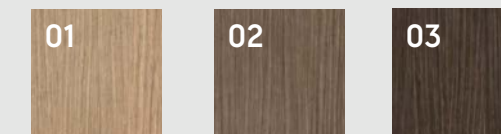
**Floor Option 2**  
**LARGE TILE**  
**CREME MATTE**  
23 5/8" x 47 1/4"  
60 x 120 cm



**Floor Option 3**  
**LARGE TILE**  
**STEEL MATTE**  
23 5/8" x 47 1/4"  
60 x 120 cm



**Floor Upgrade\***  
**LARGE TILE**  
**PLANK**  
7 7/8" x 70 6/7"  
20 x 180 cm



# PRE-CONSTRUCTION PRIMARY BATHROOM OPTIONS

All wall and floor tiles options are 23 5/8" x 47 1/4" with a thickness of 3/8".

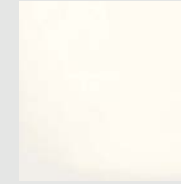


## PRIMARY BATH OPTION 1

Wall | Origines Glossy



Quartz Vanity Top



Vanity D. Gray Wood



Floor | Origines Matte

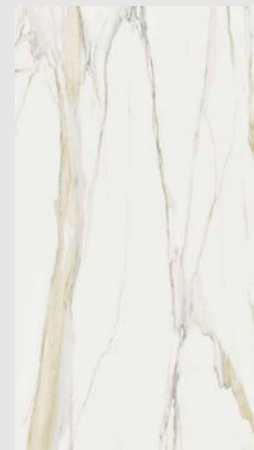


Shower Floor Origines

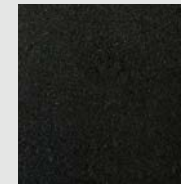


## PRIMARY BATH OPTION 2

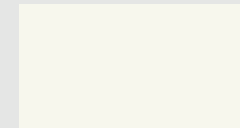
Wall | Calacatta Gold



Quartz Vanity Top



Vanity Creme



Floor | Marquina Matte



Shower Floor Calacatta



## PRIMARY BATH UPGRADE

Wall | Glacier Glossy



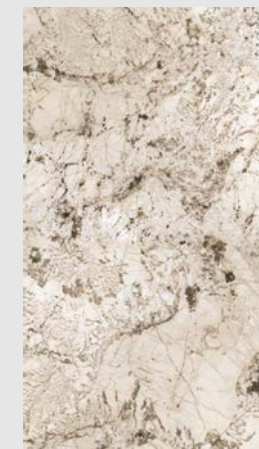
Quartz Vanity Top



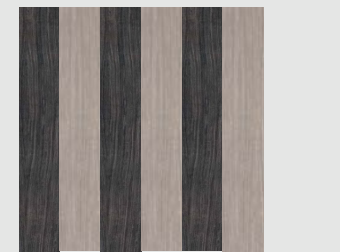
Vanity D. Wood



Floor | Glacier Matte



Shower Floor Plank 06 & 05



# THE TEAM BEHIND THE MASTERPIECE

## Design and Build Team

### DIVA ESTATE DEVELOPMENT COMPANY

Real estate development company based in Miami, FL. Our vision, commitment, and skills aim to facilitate investments in properties of the highest level. Our process is the basis of our standards using only high-quality materials. We always prefer the result of carefully designed solutions that help our future residents enjoy the best housing experience. We combine efficiency and sustainability as we work for the 21st century.

### ATELIER CONSTRUCTION

Atelier Construction is a general construction firm, managed to date by all architects and general constructors. The team is composed of builders and architects with specific skills to accompany you from the first plans to the final touches of the project. Atelier Construction gives a great experience in luxury residential construction in South Florida. It manages projects at every step of the construction process to deliver superior results to our clients. The aim is to make the construction project as simple as possible and to allow developers to make choices on the proposals that will suit you.



### CDS ARCHITECTURE AND PLANNING

CDS is committed to the innovative praxis of architecture and urban planning. The firm approaches each new project through a conscientious analysis of its context, and undertakes the design of buildings and master plans in awareness of rooted traditions in place, while seeking for creative solutions that unleash new possibilities for space and use.

CDS is the design architect and Atelier International LLC (Hernan Santarcangelo) is the architect during the construction process.

### OVRE DESIGN

Italian interior design firm, operating worldwide, specializing in hospitality and high-end residential projects. Every design is treated as a unique piece with a deep awareness of spaces, shapes, light and finishes that make them proud ambassadors of Italian taste and design

### PLANTAYSIA

Michael Thiel, Landscape Architect and Designer "Landscaping is a vital element in the overall appearance of your life". Plantaysia is actively involved in projects from inception to completion, ensuring that the design is carefully executed and installed. Awards: Gold Award Luxe Magazine





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