Fouquet's

HOTEL & RESIDENCES

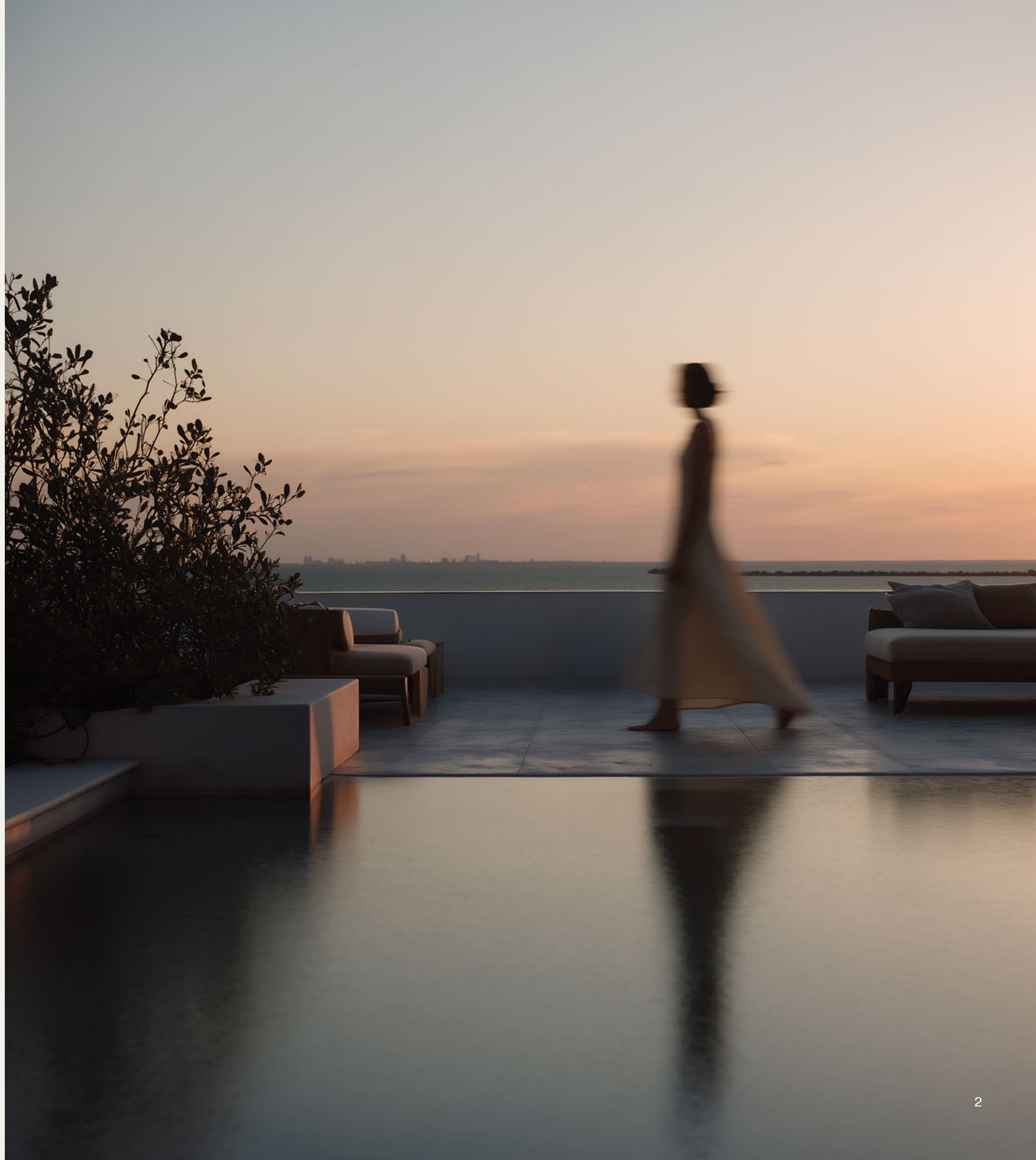
Miami Design District

Fouquet's Hotel & Residences marks the arrival of the city's most distinguished hotel-serviced condominium, located in the heart of the Design District, Miami's vibrant and cultural neighborhood. For the first time ever, Fouquet's extends its iconic hotel lifestyle—its service, its access, its unmistakable Parisian spirit—into a private residential address.

Designed by Pritzker Prize–winning architect Sir David Chipperfield, with interiors by Parisian studio RDAI and landscape architecture by Perry Guillot, Fouquet's Hotel & Residences creates a dialogue between architectural restraint and the enduring sophistication synonymous with the Fouquet's name.

Comprising 143 impeccably appointed one- to four-bedroom residences, Fouquet's Hotel & Residences pairs sculptural forms with refined interiors and beautifully framed views. Since 1899, Fouquet's has embodied a uniquely Parisian blend of glamour, culture, and hospitality—now shaping a residential experience defined by heritage, artistry, and international prestige.

Developed by Raycliff Capital, Fort Partners, Constellation Hotels Holding Ltd. and Miami Design District Associates, this project establishes a new landmark defined by cultural currency and architectural restraint.



THE ARCHITECTURE MONUMENTAL VISION

David Chipperfield Architects' design language is one of clarity and rigor—bold in form, classical in reference, enduring by design. His work embraces permanence over the transient. Every proportion is calibrated. Every material considered. The result is architecture that anchors rather than announces.

Architecture as Context

At Fouquet's Hotel & Residences, David Chipperfield Architects' commitment to permanence and precision shapes a building defined by its context. A colonnade frames the arrival sequence. Glass and mineral cladding balance transparency with mass. The façade responds to Miami's changing light as it shifts throughout the day.

David Chipperfield Architects' practice spans cultural institutions and civic landmarks across continents. His projects include the Neues Museum in Berlin—a restoration that earned the EU Prize for Contemporary Architecture; the James Simon Gallery, where a colonnade extends Museum Island's classical language into contemporary form; Museo Jumex in Mexico City, elevated on columns to connect private collection with the public realm; and the America's Cup Building in Valencia, where stacked horizontal planes frame the Mediterranean.

Each project demonstrates a commitment to context, materiality and architectural restraint that transcends fashion.

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"Architecture is not just about buildings, but about creating a sense of place."

SIR DAVID CHIPPERFIELD

THE INTERIORS MODERN SENSIBILITY

RDAI's interior design is defined by the careful calibration of scale, materiality and light. Terrazzo floors and fluted walls structure the space, while glass brick partitions filter light and articulate spatial depth. Sculptural pendant lights animate the volume, scaling the space vertically and reinforcing its architectural presence. Fixed furniture and acoustic ceilings complete the composition.

Alive in Luminosity

Bringing clarity and precision to every project, RDAI's design process distills spaces to essential forms, layering refined materials and thoughtful details to create interiors that are both inviting and enduring.

Living spaces are calm, intentional, and shaped by light. Floor-to-ceiling glass opens each residence to natural light and sky, while warm woods, soft neutrals and organic textures define a sophisticated interior palette.

A Culinary Canvas

Kitchens at Fouquet's Hotel & Residences are designed as a place to gather, dine and entertain. Oak and lacquered wood cabinetry with sculptural moldings define the aesthetic. Silestone countertops provide a durable work surface. Curved edges and satin fixtures refine the details. These are focal points where cooking and conversation converge.

Where Warmth Meets Precision

The bathrooms at this property function as private retreats. Natural oak millwork, fluted glass that diffuses light, micro-ceramic walls and stainless-steel fixtures define the space.

Sinks and tubs are paired with specialty hardware and porcelain wall tiles. Spaces designed for both daily ritual and relaxation.

AMENITIES & SERVICES BY FOUQUET'S MIAMI

Heritage Meets Modernity: The Art of Living at Fouquet's

Fouquet's Hotel & Residences brings its celebrated Parisian art of living to Miami. Born on the Champs-Élysées and shaped by a legacy of culture and splendor, it reflects a way of life where heritage and modernity exist in perfect balance, intimate, vibrant, and profoundly human.

As the signature collection of the Barrière Group, a pioneer of hospitality with a global presence, Fouquet's carries a reputation of exceptional destinations, experiences, and service. Here, that spirit unfolds in a new setting. Days move with quiet ease, evenings carry a sense of occasion, and every detail is guided by a tradition of thoughtful consideration. A life defined not by routine, but by experience, where each moment is felt, and every memory lingers.

Thoughtfully curated by RDAI and managed by Fouquet's, a world-class suite of private residential amenities and services supports connection and wellness. These dynamic spaces include a screening room, catering kitchen and playroom while à la carte services, from housekeeping to chauffeur, elevate daily life effortlessly.

Resort-inspired offerings including a Spa, Two Restaurants, One Bar and Patisserie—transforming this property into a comprehensive ecosystem of exceptional experiences.

Holistic wellness takes center stage with a comprehensive fitness center and private training studio designed for focused workouts.

Beyond cardio and strength training, the amenities at Fouquet's Hotel & Residences encompass a complete spectrum of recovery and restoration. A sauna, steam room, cold plunge and jacuzzi provide spaces for recovery and restoration. Separate locker rooms ensure privacy and comfort.

FITNESS CENTER

Rooftop Pool

The rooftop pool overlooks the Intracoastal Waterway and South Beach. Lush greenery offers distinctive retreats along the rooftop terrace, accommodating private functions and informal gatherings from sunrise to sunset.

Together, the Level 3 and Rooftop Pool terraces offer approximately 15,300 SF of resident-exclusive outdoor space, complemented by an additional terrace that's shared with the hotel.

An Unrivaled Suite of Amenities & Services

PRIVATE RESIDENTIAL AMENITIES

- Entertaining Suite with Adjacent Terrace
- 70′ Rooftop Pool
- Outdoor Shower & Cabanas
- Shaded Seating Areas
- Playroom
- Fitness Center
- Private Training Studio
- Cold Plunge
- Sauna
- Steam Room
- Jacuzzi
- Locker Rooms
- Salon Suite for à la Carte Salon Services
- Yoga / Pilates Room
- Treatment Room
- Relaxation Lounge
- Golf Simulator & Screening Room
- Lounge & Party Room
- Meeting Room
- Garden & Courtyard
- Catering Kitchen

FOUQUET'S MIAMI HOTEL AMENITIES

- Spa with à la Carte Services and Steam, Cold Plunge and Jacuzzi
- In-Building Food and Beverage, Including Two Restaurants, One Bar and a Patisserie

À LA CARTE SERVICES

- Pantry Stocking
- Housekeeping
- Dog Walking
- Babysitting
- Personal Training
- Car Detailing / Cleaning
- Laundry, Dry Cleaning, Tailoring & Shoeshine Services
- Chauffeur

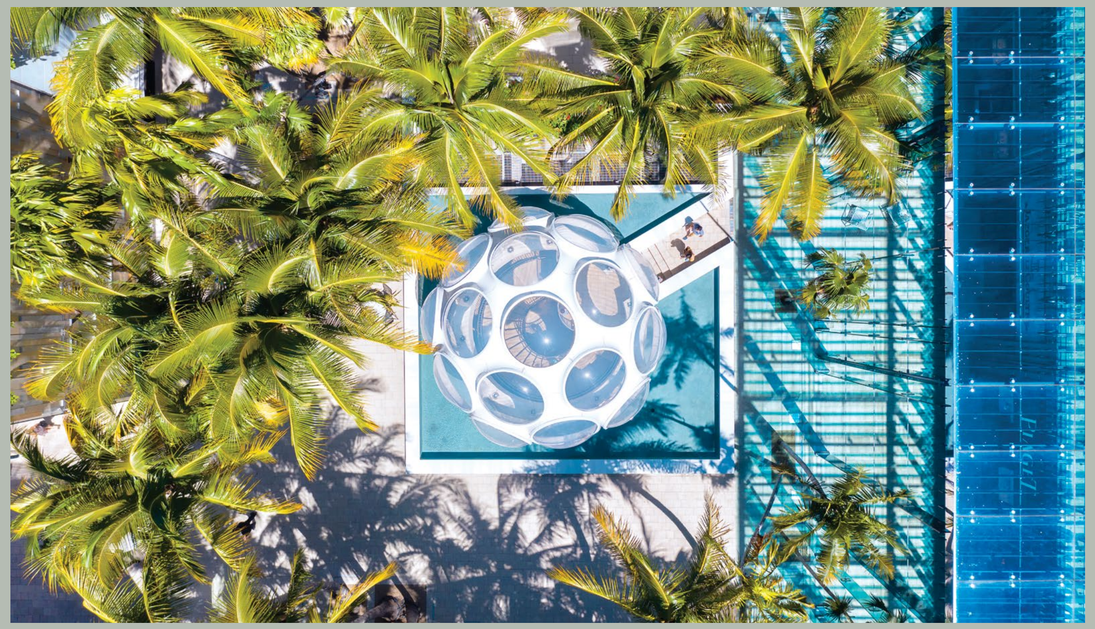
MIAMI DESIGN DISTRICT MAGNETIC PULSE

A magnet for visionaries and vanguards alike, Miami Design District is emerging as one of the world's most dynamic enclaves of fashion, art and high design.

Here, European legacy brands neighbor experimental ateliers. Public plazas function as open-air galleries where monumental art and architecture encourage discovery. For those in the know, the district attracts established designers and independent creators alike.

An Urban Oasis

A carefully composed neighborhood spanning less than one square mile, Miami Design District stands as a masterwork of urban planning—where contemporary architecture is punctuated by flourishing greenery and luscious orchid groves.

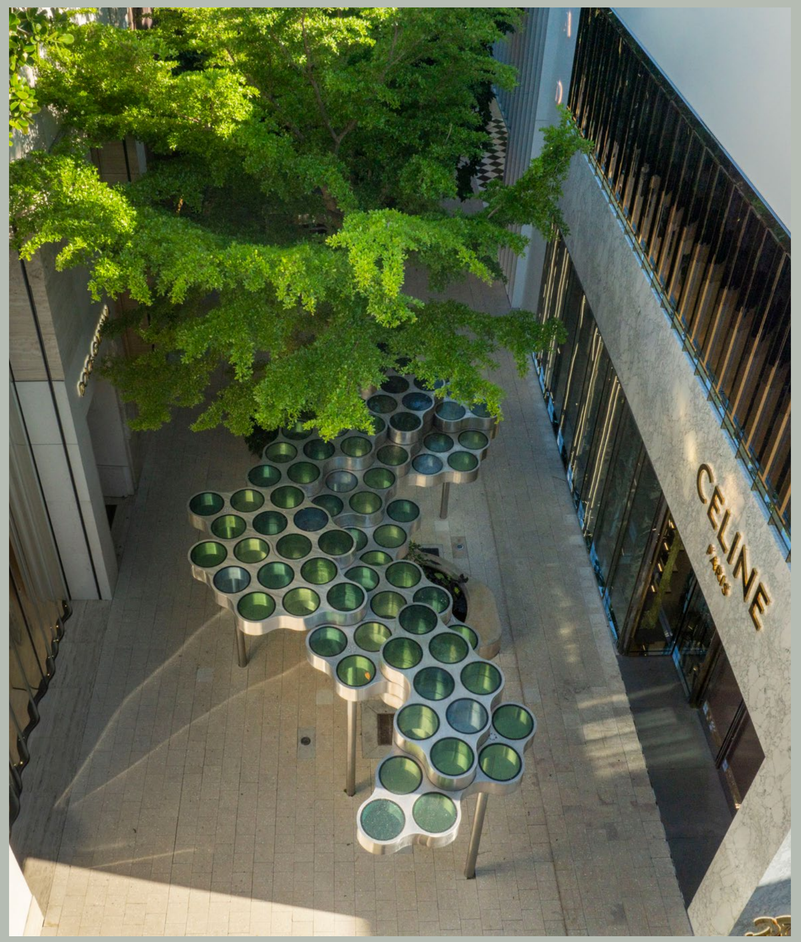


Where Culture Thrives

Home to more than 130 art galleries, showrooms, architecture studios, antique dealers and cultural spaces, Miami Design District spans NE 36th to 43rd Streets, between North Miami Avenue and Biscayne Boulevard—a rare concentration of creative energy within just a few walkable blocks.

An Exclusive Enclave

A short stroll around the locale reveals flagship boutiques from Dior, Gucci, Louis Vuitton, Prada and Saint Laurent in addition to design showrooms from Minotti, Poliform and Poltrona Frau. Two Michelin Guide restaurants by Joël Robuchon and celebrated eateries by award-winning chefs ensure world-class dining is only moments away.



This is so much more than simple proximity to the now and the next—it's complete cultural immersion at Miami's most refined address.

THE VISIONARIES

David Chipperfield Architects

LEAD DESIGNER

Founded in 1985, David Chipperfield Architects has developed an international reputation for expertise in design process and for the enduring quality of its projects. Grounded in a commitment to social and environmental sustainability, the firm ensures its buildings contribute meaningfully to quality of life.

David Chipperfield Architects has won more than 100 international awards, including the RIBA Stirling Prize and the Mies van der Rohe Award. Among the accolades David Chipperfield Architects has received are a knighthood for services to architecture and the 2023 Pritzker Architecture Prize, in recognition of a lifetime's work.

RDAI

INTERIOR DESIGN

RDAI works to transcend the boundaries between architecture, interior architecture and design. RDAI's distinguishing characteristic is its conceptual approach, which involves considering the context, culture and time into which a project is to be born.

The unique character of each of their creations is the result of pure lines, meticulous attention to detail and supreme craftsmanship. Materiality and sensitivity are at the heart of their artistic approach, both in their relationship with materials and the artisans.

PERRY GUILLOT INC
LANDSCAPE ARCHITECTURE

LANDSCAPE

Perry Guillot Inc. is a landscape architecture firm in Southampton, New York, specializing in design commissions for private clients and historic properties.

Collaborating with architects both modernist and traditionalist — the firm's work shuns stylistic constraints and design trends and is guided more strongly by a site's environmental context and cultural history. These designed landscapes strive for a heightened essence while offering a decided preference for scale and form over textured seasonality.

Fouquet's

AMENITIES AND SERVICES

Fouquet's celebrates the Parisian art of living, open to the world, blending heritage and modernity. At every Fouquet's Hotel, the same promise: a vibrant, intimate, and profoundly human luxury, a dream to experience, and emotions to treasure. Fouquet's is the Signature Collection of The Barrière Group, a pioneer of French-style resorts. The Barrière Group has a foothold in four continents and serves as a gateway to the most inspiring, sought-after destinations around the world. The group's portfolio spans 20 hotels, 32 casinos, 1 gaming club, 15 spas, 12 performance venues, and over 150 restaurants.

THE PARTNERS

MIAMI DESIGN DISTRICT

Miami Design District Associates (MDDA) is a joint venture between Dacra, founded and owned by visionary entrepreneur Craig Robins; L Catterton Real Estate, a global real estate development and investment fund specializing in creating luxury shopping destinations; and Brookfield Properties, which ranks among the largest retail real estate companies in the United States. Together they control the Miami Design District, a 30-acre experiential mixed-use neighborhood renowned for its unparalleled collection of luxury retail. The partners continue to develop and enhance this global destination by presenting the best shopping, cultural, and culinary experiences within an architecturally significant context.

RAYCLIFF CAPITAL

Raycliff Capital is a distinguished global private investment firm specializing in real estate and financial services, with a strategic emphasis on private equity and private credit. Operating from its offices in New York and Miami, Raycliff collaborates with premier hospitality brands to develop iconic luxury projects in flourishing markets like South Florida. Anchored by a commitment to excellence, innovation, and sustainable value creation, Raycliff meticulously curates investment opportunities and residences that define the pinnacle of sophistication and quality, catering to the world's most discerning clientele.

FORT PARTNERS

Fort Partners is a privately held real estate and hospitality development firm led by entrepreneur Nadim Ashi. Conscious of the importance of historic preservation, innovation, architecture, design and sustainability, Fort Partners is committed to the purposeful integration of all aspects that ultimately manifest in an orchestrated balance, providing spaces that enhance the well-being and lifestyle of their inhabitants. Through careful collaborations and thoughtful partnerships, Fort Partners creates lasting relationships with other like-minded firms, whose visions align with Mr. Ashi's dream.

Constellation Hotels Holding Ltd

Constellation Hotels Holding owns and operates real estate investment properties and luxury hotels located in strategic cities between the United States of America and Europe. Constellation collaborates with globally recognized hotel operators known for their luxury brands and top-quality services. These partnerships ensure all Constellation properties deliver an exceptional guest experience while leveraging the strong market presence and reputation of these established brands. Simultaneously, Constellation is developing and expanding its own company brand (Maybourne), operating some of the world's most luxurious hotels, all fully owned by Constellation.

Fouquet's

HOTEL & RESIDENCES

MIAMI DESIGN DISTRICT

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EXCLUSIVE SALES & MARKETING AGENT
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