CONTINUUM 12000

SPORT & WELLNESS RESIDENCES

NORTH MIAMI





“*Welcome to Wellness 3.0*”

Allie



Overview

Continuum 12000 introduces Miami’s first sport- and wellness-focused waterfront residences. Anchored by The Mermaid Club, an unprecedented ~150,000 square feet of curated sport, fitness, longevity, and social experiences, the property is centered around a 1.5-acre private waterfront playground with a marina, yoga and sun decks, and other amenities designed to elevate daily life.

Set along a tranquil, tree-lined street within a private, gated waterfront community overlooking Indian Creek and Biscayne Bay’s pristine aquatic preserve, home to manatees, dolphins, and sea turtles, Continuum 12000 establishes a new standard in luxury living, rooted in the science-backed benefits of life by the water. Elevated design, intuitive wellness features, and five-star hospitality come together to create a residence that feels exceptional inside and out.

Property Highlights

- A private, gated waterfront community featuring a 20-story glass tower, 263 residences, bayfront villas, and penthouses
- A 4-acre waterfront enclave overlooking Indian Creek on Biscayne Bay
- The Mermaid Club, unprecedented ~150,000+ sq. ft. of sport, wellness, and longevity amenities
- Private waterfront playground with a 20-slip marina, yoga, and sun decks
- Wellness-inspired residences with 10-ft ceilings, panoramic water views, expansive balconies, and private en-suite saunas
- Private residents’ porte-cochère with dedicated drop-off and lobby access
- Exclusive residents-only Mermaid Café featuring organic, wellness-inspired food and beverage offerings

The Mermaid Club™

~150,000 sq. ft. of Sport, Fitness, Longevity, Social, and Waterfront Spaces



Sport & Fitness

- Saltwater pool with private cabanas and daybeds overlooking Biscayne Bay
- ~4,200 sq. ft. state-of-the-art fitness training facility
- Dedicated yoga, Pilates, meditation, and sound bath studio
- Private walking and jogging path for daily movement
- Outdoor putting greens
- Two golf and multi-sport simulator suites
- Pickleball court
- Multi-sport court featuring basketball, volleyball, soccer, hockey, and shuffleboard

Spa & Wellness

- Contrast therapy with infrared sauna, steam, cold plunge, and hot tubs
- Longevity Lounge featuring red light therapy, recovery and biohacking tools, and relaxation beds for IV drips
- Outdoor relaxation terrace with cabanas, hot tub, and TVs
- Spa suite for hair, nails, and makeup
- Two private treatment rooms offering massage, facials, and bodywork services
- Full robe and towel service
- Withings body scanner

Dining & Entertainment

- Multi-screen sports and entertainment lounge with game room
- Residents-only Mermaid Café
- Private dining room with bar, open kitchen, and dedicated catering kitchen
- Alfresco dining area overlooking the bay
- Co-working lounge, boardroom, and private meeting suites
- 24/7 marketplace
- Children's play area

Waterfront Playground

- East-facing, sun-drenched deck with Tuuci umbrellas, loungers, and daybeds
- Floating yoga and meditation deck with weekly programming led by Miami's top instructors
- Buoy-protected water-play activity zone
- Watersports launch dock with direct access to paddleboards and luxury yacht toys
- Private boat slips accommodating yachts up to 90 ft.
- Bayside towel service with healthy fare, organic snacks, and smoothies
- Dedicated watersports attendants
- Boat pick-up and drop-off



The Residences

Where Wellbeing Meets Design

- One- to three-bedroom residences with 10-ft ceilings ranging from 1,035 to 3,543 sq. ft.
- Floor-to-ceiling glass windows with panoramic ocean, bay, and sunset views
- Oversized balconies
- Expansive 48" x 48" travertine porcelain flooring throughout indoor and outdoor spaces
- NSF®certified reverse osmosis filtered drinking water
- Traditional cedar sauna*

Kitchen Features

- Generous porcelain travertine islands
- Quartzite countertops and backsplashes
- Fully integrated Sub-Zero/Wolf appliance package
- Built-in Sub-Zero wine fridge in every residence
- Premium Waterworks fittings
- Custom European cabinetry with floor-to-ceiling pantries

Spa Primary Bathroom

- Five-fixture Waterworks bathroom with custom fluted double vanity
- Calacatta marble
- Oversized rain showers
- Traditional cedar sauna for daily detoxification
- Oversized backlit mirrors
- Soaking spa bathtub*



“At 12000, you don’t just get a great view, you get a first-of-its-kind immersive waterfront experience.”

Bruce

Hospitality

Perks and Memberships for Resort Style Living

- 24-hour valet and front desk
- Concierge and wellness director
- Monthly wellness and longevity programming
- Yacht club membership
- Beach club membership and shuttle service
- Watersport attendants
- Bay and poolside service
- White-glove resident app
- EV charging stations for residents and guests
- Bike and e-bike storage
- 24/7 security
- Daily organic food delivery service**
- Kids programming and nanny service**
- Pet spa and dog walking**



CONTINUUM 12000

SPORT & WELLNESS RESIDENCES

NORTH MIAMI

Project Team

Lifestyle & Visionaries
Continuum Company

Architecture
Kobi Karp

Interior Design
Paul Duesing Design Partners

Landscape Design
Urban Robot

Exclusive Sales
Continuum Realty

CONTINUUM COMPANY

EQUAL HOUSING OPPORTUNITY

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. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP26-0064: 12000 PROPERTY OWNERS LLC, C/O CONTINUUM COMPANY, LLC, 49 WEST 23RD STREET, 4TH FLOOR, NEW YORK, NEW YORK 10010. 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. All features, specifications, brands, matters of detail are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the residences or condominium. The Developer expressly reserves the right to make modifications, revisions, omissions, and change without notice. Certain features may not be included with all units. Square footages, ceiling heights are all subject to change. Developer makes no representations regarding views from any particular unit. Any depictions of personal or condominium property, including, without limitation, any furniture, decorations, equipment, furnishings, finishes, fixtures, appliances, or landscaping, are for illustrative purposes only and may not represent the items being delivered or their precise location. Prospective purchasers are advised to review the complete terms of the Offering Plan for further details regarding the type, quality, and quantity of materials, appliances, equipment, and fixtures to be included in the residences, amenity areas, and common areas.

**Available in select homes. **A la carte service, additional fees may apply.*