OPUS

metadevelopment


a META Development
Signature Work
Guided by a craft-driven approach to building

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metadevelopment

META Development is a real estate company dedicated to crafting residences with enduring cultural and architectural value.

Each project is approached as a bespoke commission, studied with care, developed with precision, and executed with discipline.

For META Development, building is closer to tailoring than production. No two projects are ever the same. Every address is cut to measure: its proportions considered, its details refined, its presence designed to belong.

Success at META Development is not defined by scale, but by the permanence and individuality of each creation.

OPUS


COCONUT GROVE
OPUS

ROOTED IN *a classic* NEIGHBOURHOOD



UNAFRAID TO *speak the language* OF TODAY

Coconut Grove is one of the few neighborhoods in Miami where timelessness still feels natural – shaped by history, proximity to the water, and a culture that values permanence over trends.

OPUS answers that context with clarity and intention. These fourteen residences honor the character of the Grove not through imitation, but through proportion, restraint, and contemporary precision.

The result is a residential work that belongs to its surroundings: confident enough to whisper when discretion is called for, and bold enough to assert itself when relevance matters.

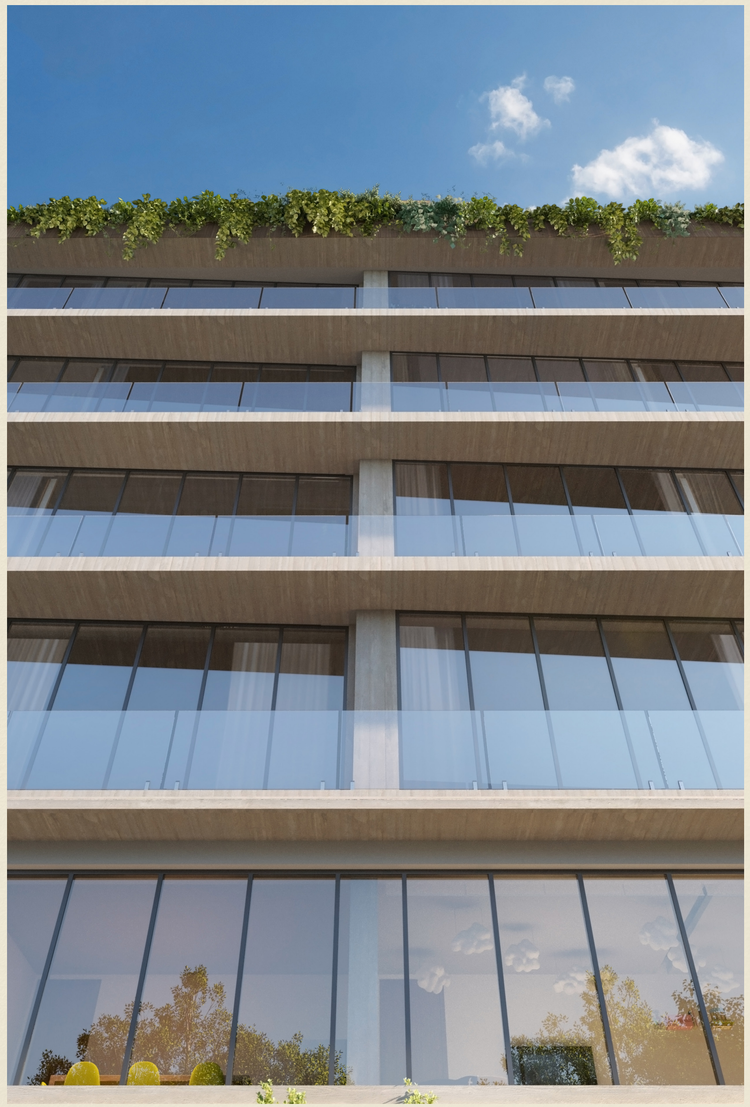
A WORK *designed to be* REMEMBERED

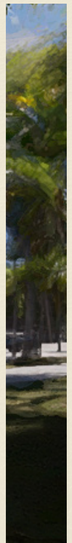
Tree-lined streets, marinas, a curated mix of chef-led and legacy dining destinations, markets, and cultural life create a rhythm that feels lived-in rather than staged.

OPUS is located less than five minutes from the Grove's most relevant destinations, while remaining protected from excess noise and spectacle.

A classic neighborhood with real depth.

A setting that rewards relevance.







Dining & Cafes

1 Ossobuco Coconut Grove
2 Crema Gourmet Espresso Bar
3 Amal
4 Panther Coffee
5 Bellini
6 Level 6 Rooftop Restaurant
7 Cotoletta
8 Aríete
9 Bayshore Club Bar & Grill
10 Carbone Vino

Marinas & Sailing

11 Grove Harbour Marina
12 Dinner Key Marina
13 Coconut Grove Sailing Club

Parks, Bay & Outdoor

14 Bayfront Promenade Access
15 Regatta Park
16 Biscayne Bay Walk Paths
17 Peacock Park
18 David T. Kennedy Park
19 The Barnacle Historic State Park

Shopping & Essentials

20 The Fresh Market
21 Cocowalk Mall
22 Books & Books

Hotels & Social Anchors

23 The Ritz-Carlton
24 Mayfair House Hotel & Garden
25 Mr. C Miami

Culture & Landmarks

26 Historic Coconut Grove District
27 Coconut Grove Playhouse

Wellness & Fitness

28 JetSet Pilates
29 Pilates in the Grove
30 BodyRok Miami
31 OM Movement Studio

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ARCHITECTURE *and* INTERIOR DESIGN

COCONUT GROVE

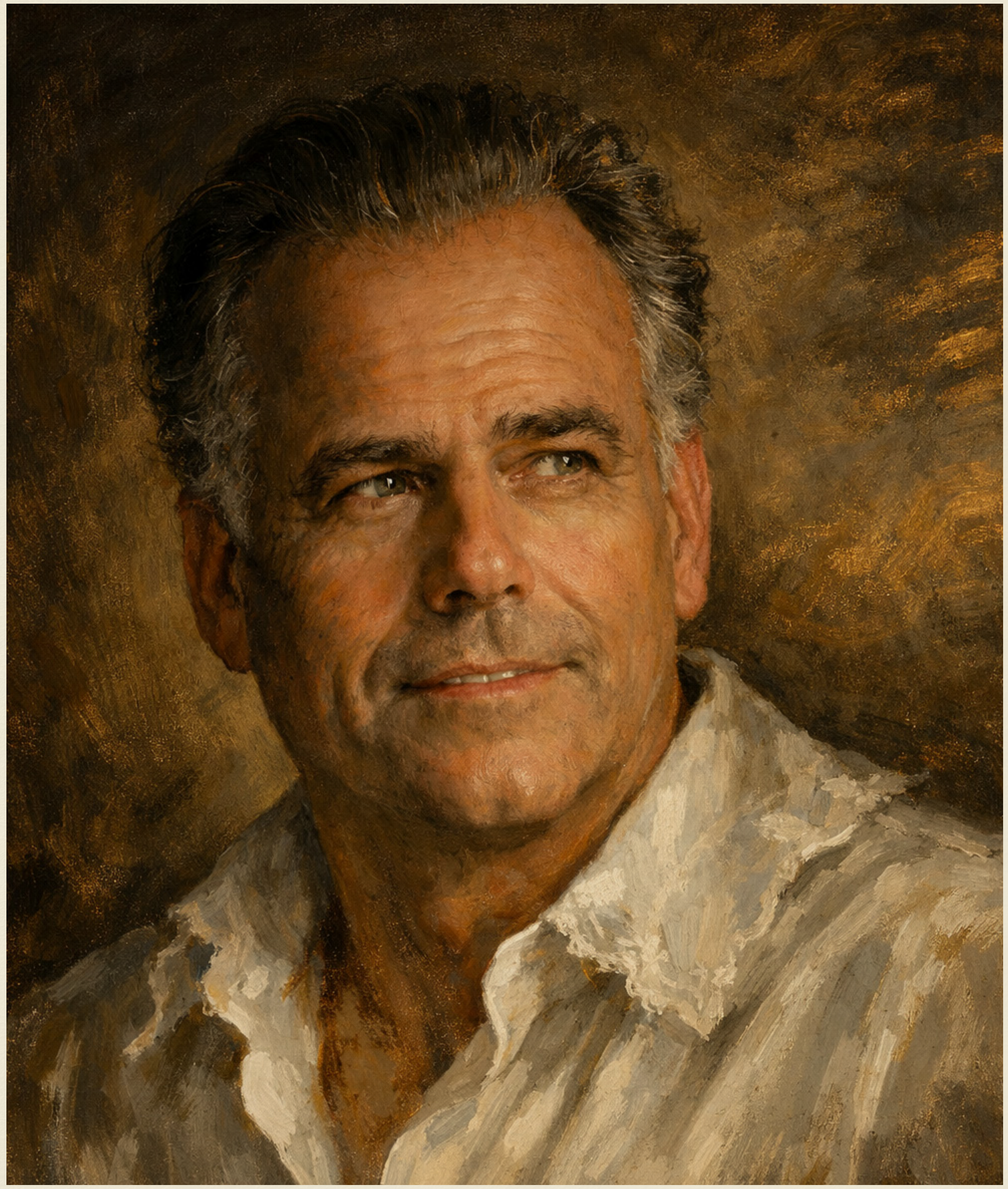
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COCONUT GROVE
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Kobi Karp

For over 20 years, Miami-based Kobi Karp Architecture and Interior Design (KKAID) has delivered innovative designs for luxury residential, hospitality, and retail projects worldwide. Known for blending organic and urban aesthetics, KKAID leverages premium materials and global expertise. The firm's work has been featured in leading publications including The Wall Street Journal, The New York Times, Architectural Digest, and Forbes.





João ARMENTANO

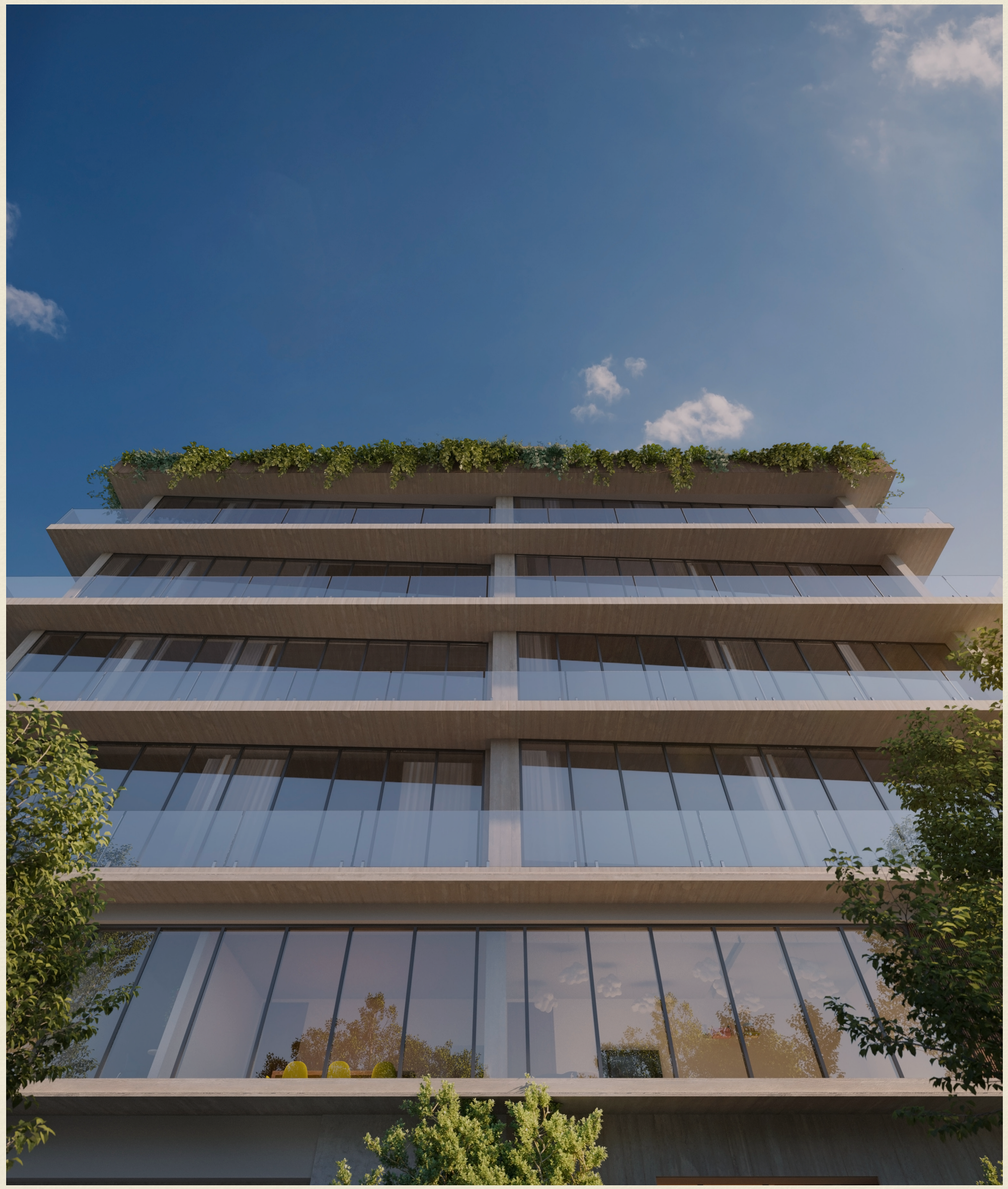
João Armentano, a renowned architect and interior designer with nearly 40 years of experience, is celebrated for his versatile and collaborative approach across commercial, residential, and hospitality projects, including São Paulo's Hotel Unique. For the Coconut Grove project, he brings a design concept that harmonizes coastal tranquility with contemporary sophistication.



Step *into* OPUS

COCONUT GROVE

OPUS



FOURTEEN *homes* ONE SIGNATURE WORK

At OPUS, material is part of the architecture. Matte finishes soften light and calm the eye. Mineral-base surfaces bring weight and permanence, offering a tactile sense of stability in daily life.

Floors unfold as a continuous plane, guiding movement with ease and creating a natural flow between spaces. Textures are resolved with restraint, chosen for how they feel, how they endure, and how they age.

Materiality is experienced through daily living. Through use. Through surfaces that express permanence and care, shaping a way of life defined by clarity, balance, and timeless appeal.

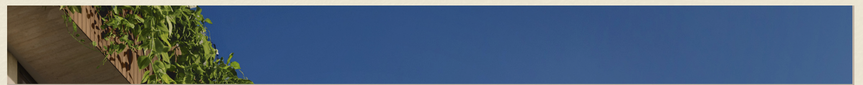
A NEW *classic in* COCONUT GROVE

5 *Floors* | 12 *Residences* | 2 *Penthouses*

3 - bedroom and 4 - bedroom from 1,905 *sq.ft.* *to* 3,946 *sq.ft.*

Up to three parking spaces per residence





OPUS

BUILDING FEATURES

COCONUT GROVE

OPUS


COCONUT GROVE
OPUS



EVERY CURVE *every shadow, every gesture* CARRIES INTENTION.

- 24/7 Concierge and front desk service.
- Advanced access control and continuous surveillance.
- High-speed Wi-Fi available throughout all shared spaces, inside and out.
- Valet Service available 24/7.
- Parking garage equipped with residential electric vehicle charging.
- One private storage unit per residence.
- Convenient bicycle storage.
- Each residence includes up to three designated parking spaces with a KLAUS Multiparking system.*



*

RESIDENCE FEATURES

COCONUT GROVE

OPUS



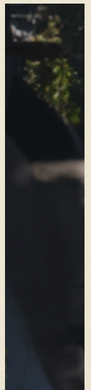
- Three-bedroom residences range from 1,905 to 2,544 SF, featuring expansive layouts and private balconies that seamlessly extend the living spaces outdoors.

- At the crown of the building, two expansive penthouses— 5,691 to 5,890 sq. ft. of total area—each with a private rooftop pool, outdoor kitchen, and terraces of over 1,800 sq. ft.

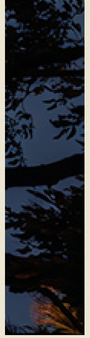
- Floor-to-ceiling, impact-resistant windows and sliding doors are designed to flood interiors with natural light.

- Residences feature gypsum ceilings up to 12' high, emphasizing openness and light within layouts shaped by contemporary architectural principles.

- Two private elevators provide password-protected access to residences' foyers.







- Kitchens are equipped with complete MIELE appliances, including a natural gas cooktop, delivering professional-grade performance, precise temperature control.
- Every laundry room comes equipped with a full-size washer and dryer, a utility sink, and built-in cabinetry for added functionality.
- Interiors feature solid wood doors, enhancing durability, acoustic performance, and a refined architectural finish.
- Residences designed with built-in infrastructure for future smart home technology installation, for effortless integration of lighting, climate control, window treatments, audio, and other home systems.
- Residences feature individually controlled air conditioning systems with dedicated in-unit equipment, providing efficient performance, personalized comfort, and discreet integration within the living spaces.

RESIDENCE FINISHES

COCONUT GROVE

OPUS



COCONUT GROVE

- Kitchens feature custom Italian millwork by CESAR, extending to bathrooms and laundry rooms, all finished with fingerprint-resistant surfaces.
- Tailor-made mineral-based countertops add both durability and refined aesthetics across kitchens, bathrooms, and laundry rooms.
- Bespoke Italian millwork by LEMA elevates the walk-in closets, combining exceptional craftsmanship with timeless elegance.
- Large-format, mineral-based flooring merges cutting-edge performance with elegant, sustainable design.
- Carefully selected for comfort and warmth, bedroom flooring showcases refined engineered wood finishes.
- Conceived for modern living, residences feature integrated recessed lighting.


CLASSIC
by ORIGIN.
CONTEMPORARY
by CHOICE.
COCONUT GROVE
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FLOOR PLANS & AMENITIES

COCONUT GROVE

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The Opus
Residences

3BR

8 Residences

1,905 - 1,950 SF

A boutique collection of homes shaped by light, air, and proportion, where expansive layouts, private balconies, and floor-to-ceiling glazing frame the lush, relaxed rhythm of Coconut Grove, creating a refined indoor-outdoor way of living.



COCONUT GROVE

OPUS



COCONUT GROVE

Unit A

OPUS


COCONUT GROVE
Unit A Gourmet
OPUS



Unit A Primary Bedroom



Primary Bathroom

COCONUT GROVE

OPUS



Primary Closet (Update Option)



Primary Closet (Update Option)

COCONUT GROVE

OPUS

Grand Living Residences

3BR & 3,5BA

Second Floor

2B – 2,521 SF
2D – 2,544 SF

A select group of residences distinguished by enlarged living and dining areas, designed for unhurried mornings, long afternoons, and the easy flow of Grove life, generous, calm, and quietly private.





Living Unit 2B

OPUS



COCONUT GROVE

Kitchen 2B

Extended Terrace Residences

3BR & 3,5BA

Third Floor

3B – 1,926 + 934 SF extended terrace
3D – 1,905 + 941 SF extended terrace

A limited collection featuring extended terraces that open living spaces to sky and breeze, strengthening the connection between home and the tropical character of Coconut Grove.





COCONUT GROVE

Terrace

OPUS



COCONUT GROVE

Terrace

OPUS

The Penthouses AT OPUS

4BR, 5BA & 1 PWDR

2 Residences, Rooftop Level

PHA
Interior - 3,946 SF | **Exterior** - 1,994 SF | **Total** - 5,890 SF

PHB
Interior - 3,877 SF | **Exterior** - 1,814 SF | **Total** - 5,691 SF

Two exclusive residences with expansive interiors and private rooftops featuring a pool and outdoor kitchen, elevated sanctuaries that capture the openness, light, and relaxed elegance of Coconut Grove living.




COCONUT GROVE
Penthouse Living
OPUS



Penthouse Living

OPUS



COCONUT GROVE

Penthouse Living

OPUS



Penthouse Primary Bedroom

COCONUT GROVE

OPUS



The AMENITIES

- The lobby offers an intimate, calming atmosphere, defined by warm design elements
- Thoughtfully designed spaces include children's playroom, and meeting room
- A TECHNOGYM fitness center embraced by panoramic views of the city and bay
- The spa includes wellness areas with a sauna and steam room
- An intimate indoor lounge offers an elegant setting for private dinners and events
- The outdoor lounge invites open-air gatherings with a kitchen and barbecue area
- At the top of the building, over 4,300 SF of rooftop sun deck offers an elevated outdoor retreat.

Ground
level

1. Lobby
2. Package Room
3. Bike Storage



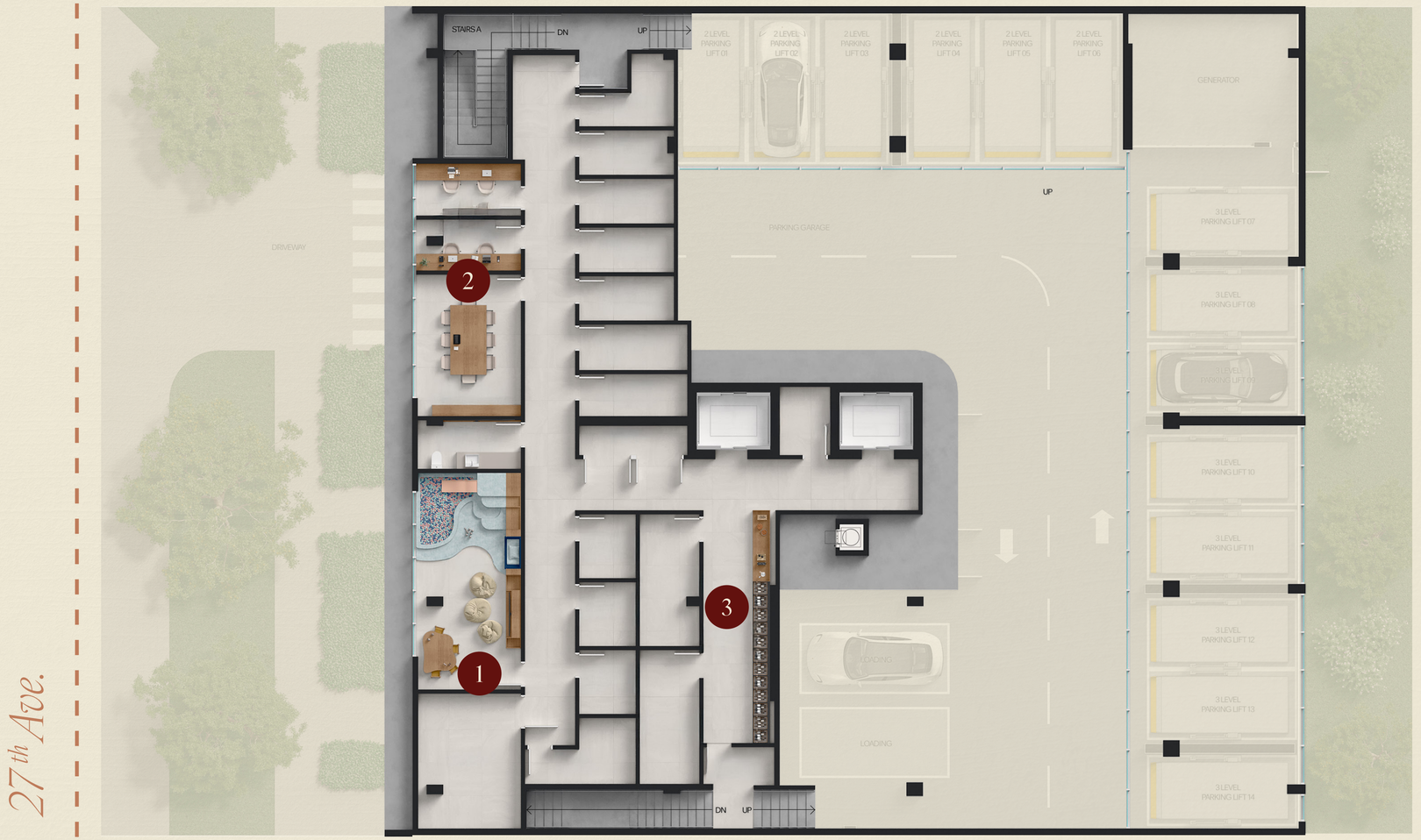
COCONUT GROVE

OPUS


COCONUT GROVE
Lobby
OPUS

Mezzanine

1. Kids PlayRoom
2. Meeting Room
3. Wine Cellar



COCONUT GROVE

OPUS



COCONUT GROVE

Kids Playroom

OPUS



COCONUT GROVE

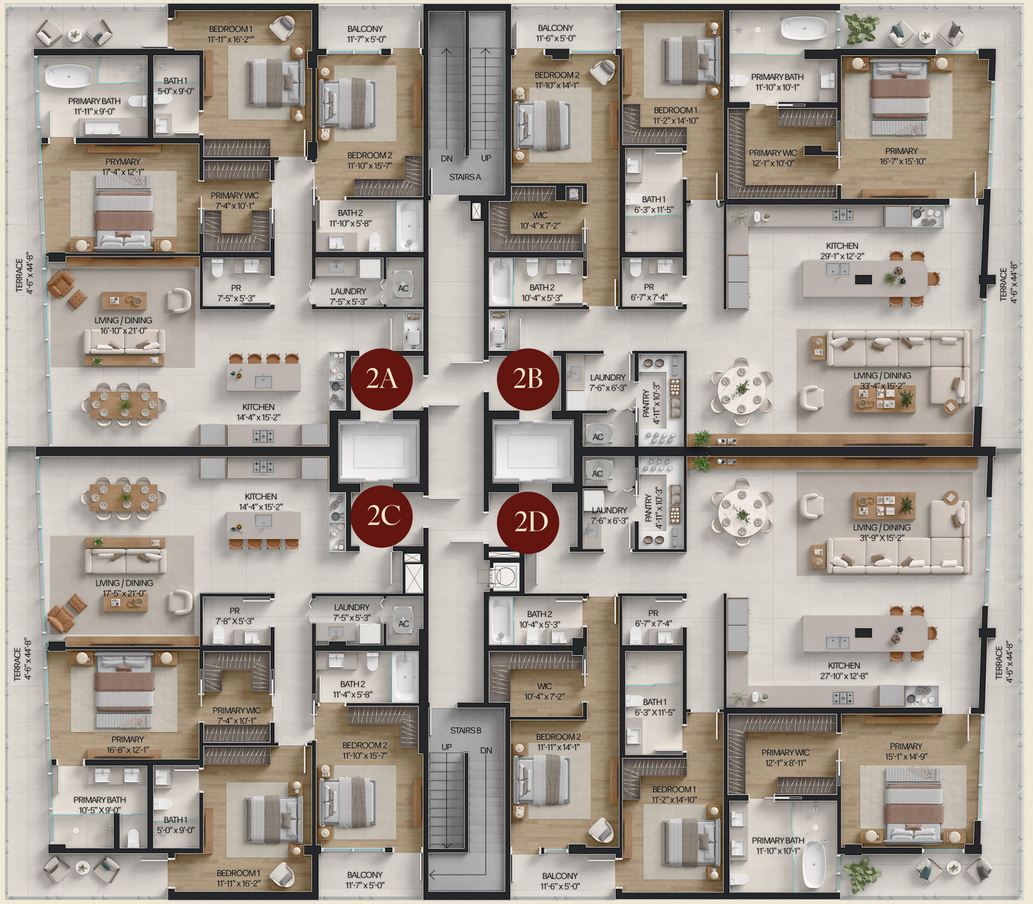
Meeting Room

OPUS

SECOND *floor*

3 bedrooms & 3,5 bathrooms

	Indoor Area (sq.ft./m²)	*Outdoor Area (sq.ft./m²)*	*Total Area (sq.ft./m²)*
2A	1,950 / 181	319 / 30	2,269 / 211
2B	2,521 / 234	338 / 31	2,859 / 266
2C	1,945 / 181	331 / 31	2,276 / 211
2D	2,544 / 236	325 / 30	2,869 / 267



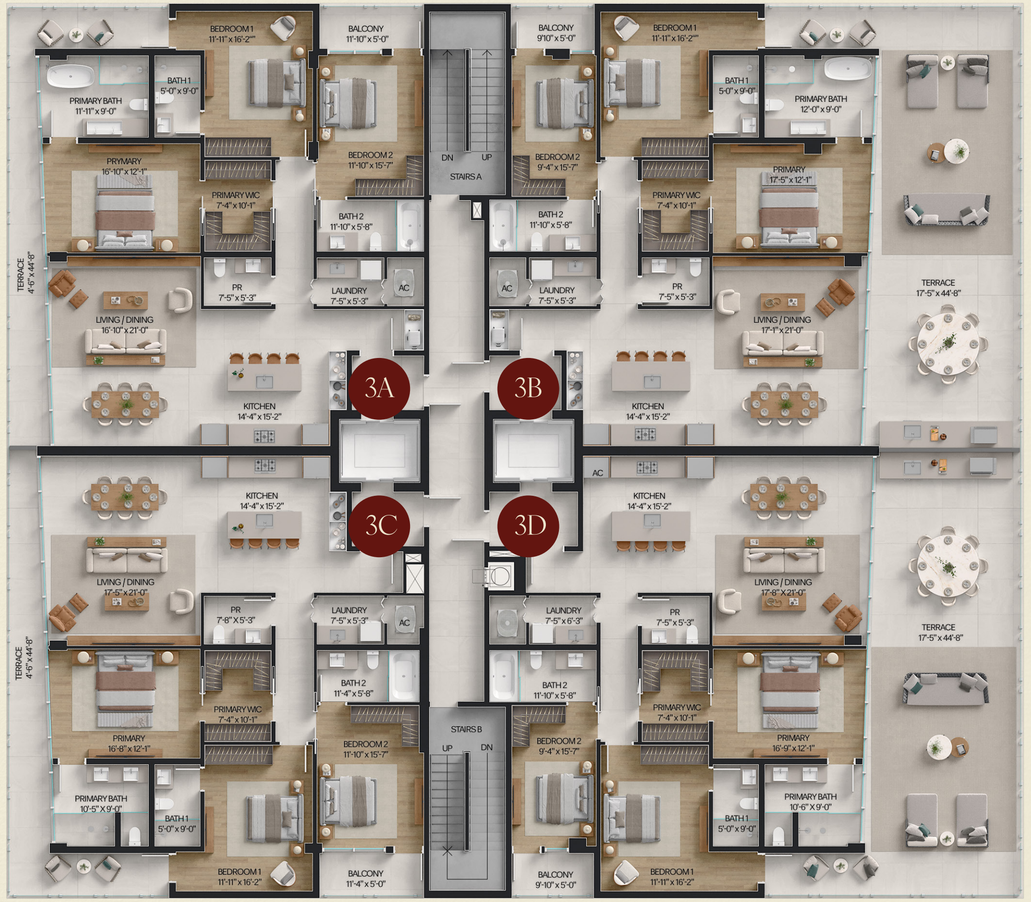
COCONUT GROVE

OPUS

THIRD *floor*

3 bedrooms & 3,5 bathrooms

	Indoor Area (sq.ft./m²)	*Outdoor Area (sq.ft./m²)*	*Total Area (sq.ft./m²)*
3A	1,950 / 181	319 / 30	2,269 / 211
3B	1,926 / 179	934 / 87	2,860 / 266
3C	1,936 / 180	333 / 31	2,269 / 211
3D	1,905 / 177	941 / 87	2,845 / 264



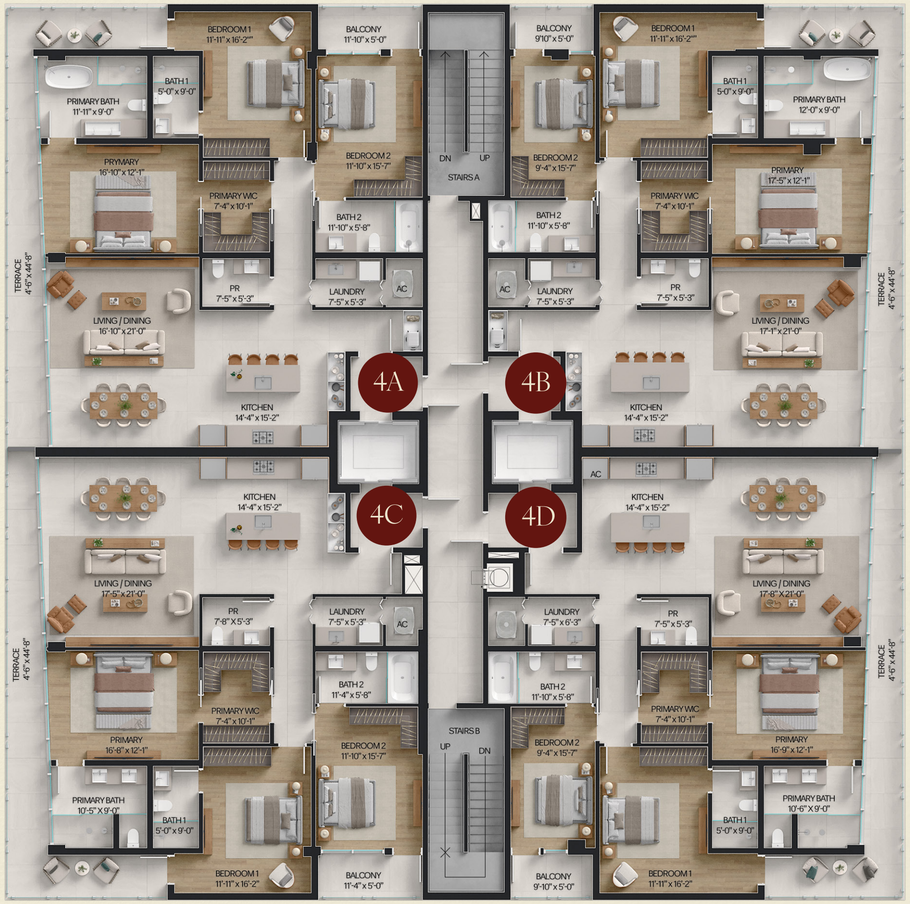
COCONUT GROVE

OPUS

FOURTH *floor*

3 bedrooms & 3,5 bathrooms

	Indoor Area (sq.ft./m²)	*Outdoor Area (sq.ft./m²)*	*Total Area (sq.ft./m²)*
4A	1,950 / 181	319 / 30	2,269 / 211
4B	1,925 / 179	291 / 27	2,216 / 206
4C	1,937 / 180	332 / 31	2,269 / 211
4D	1,905 / 177	298 / 28	2,203 / 204



27th Ave.

Bay View

COCONUT GROVE

OPUS

FIFTH *floor*

4 bedrooms & 5.5 bathrooms

	Indoor Area (sq.ft./m²)	*Outdoor Area (sq.ft./m²)*	*Total Area (sq.ft./m²)*
PHA	3,946 / 367	1,944 / 181	5,890 / 547
PHB	3,877 / 360	1,814 / 169	5,691 / 529



27th Ave.

Bay View

COCONUT GROVE

OPUS

Rooftop
common area

1. Rooftop Pool
2. Fitness Center
3. Massage Room
4. Sauna
5. Steam
6. Lounge
7. Outdoor Lounge and Barbecue



COCONUT GROVE

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COCONUT GROVE

Rooftop Pool

OPUS


COCONUT GROVE
Rooftop Pool
OPUS


COCONUT GROVE
Fitness Center
OPUS



COCONUT GROVE

Rooftop Massage Room

OPUS



COCONUT GROVE

Rooftop Lounge

OPUS


COCONUT GROVE
Rooftop Lounge
OPUS



Outdoor Lounge and Barbecue

OPUS



COCONUT GROVE

Outdoor Lounge and Barbecue

OPUS



THE MASTERS *of the Cocunut Grove* RENAISSANCE



Never built for approval.

They were built for eternity.

Their work was not shaped by trends, markets,

or expectations, but by conviction.

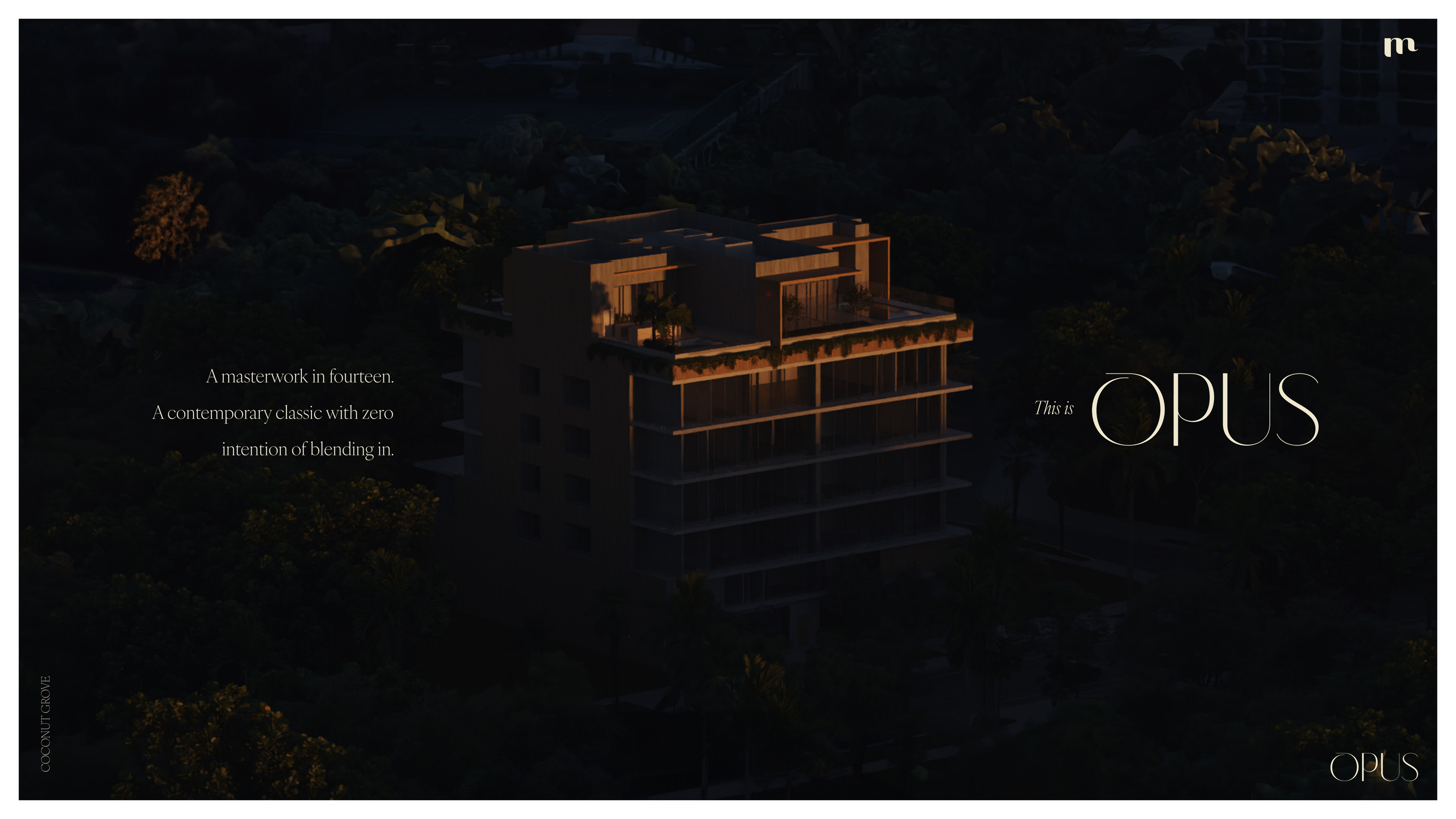
By the certainty that art should outlive its moment.



COCONUT GROVE

OPUS


EVERY ERA *has its*
MASTERPIECES.
COCONUT GROVE
OPUS


A masterwork in fourteen.
A contemporary classic with zero
intention of blending in.
This is OPUS
COCONUT GROVE
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