VITA

AT GROVE ISLE

WATERFRONT RESIDENCES



ELEVATED ISLAND LIVING

Miami's most renowned luxury developer, Ugo Colombo of the CMC Group, is delighted to introduce his most sophisticated residential condominium to date – Vita at Grove Isle. Eagerly anticipated by the most discerning brokers and buyers in the Miami market, this exclusive sanctuary of just 65 condominium residences is perfectly located on Grove Isle, a 20-acre private island in Coconut Grove. With exquisite detailing and the highest quality of materials and craftsmanship, Vita offers all the benefits of elevated island living just offshore of the Grove.

Vita's architectural design is in response to its unique location, taking inspiration from the natural contours of the island's elegant curving shape, which also maximizes views of sparkling Biscayne Bay. Enveloped by lush, native landscaping and featuring extensive amenities, including two pools, a fitness center, a spa, boat slips, an outdoor entertainment area, lighted tennis courts, padel courts, a pickleball court, a children's playground, an upscale restaurant, a bar, and a private clubhouse, Vita presents a new standard for Miami living.

"Vita, located on the private island of Grove Isle, which is home to the very best waterfront views, fine dining, marinas, and immaculate parks, will feature an exclusive collection of luxury residences that meets the caliber of its exceptional surroundings."

— Ugo Colombo

GROVE ISLE
COCONUT GROVE

One-of-a-Kind Island Location

This 20-acre private island is just minutes away from mainland Coconut Grove via the Grove Isle Drive bridge

Privacy and exclusivity are enhanced by the island's security-staffed Gate House entry

Areas such as Brickell, Miami Beach, and Coral Gables, as well as Miami International Airport, are easily accessible from Grove Isle

Private Waterfront Features & Amenities

Grove Isle's Baywalk Promenade encircles the island along the water's edge, creating a parklike setting and an ideal path for a walk or run

Bayfront seating and entertainment areas enable residents to fully enjoy the waterfront setting and the spectacular sunrises and sunsets

A gourmet restaurant and bar will serve lunch, dinner, and cocktails for Grove Isle residents, friends, and family

Vita residents receive a house membership to the Grove Isle Club, which features a bayfront pool and a poolside bar

Additional private amenities at Grove Isle, designed for residents to make the most of waterfront living, include:
– Marina with boat slips
– Tennis courts, lighted for night games
– Pickleball and padel courts
– Children's playground

VITA AT GROVE ISLE

Sophisticated Contemporary Architecture & Elegantly Landscaped Grounds

Vita's seven-story curved building features a glass-canopy-covered entrance on Grove Isle's Biscayne Bay waterfront

Each of just 65 luxuriously designed and appointed condominium residences showcases unobstructed panoramic bay views and feature wrapped terraces

Three- and four-bedroom residences range from 2,500 to 5,000 square feet and are wrapped by terraces that are 13'5" deep

Penthouses ranging from 3,400 to 6,600 square feet each offer a private rooftop terrace with a private swimming pool and summer kitchen, for an additional 2,900 to 6,100 square feet of outdoor space

Elegantly landscaped grounds are planted with a variety of native Florida palms and flowering trees

Vita has been designed to meet National Green Building Standard Certification (NGBS)

Exclusive Personal Services & Resort-Style Amenities

A concierge is available to assist with a wide array of arrangements, such as dining and entertainment reservations, water sporting excursions, special events, and travel, as well as in-residence services including private event planning, home provisioning, housekeeping, babysitting, pet sitting, and mail collection and forwarding

Vita's private bayfront pool, poolside bar, and lounge are designed to create a very relaxing environment exclusively for Vita residents and their guests

The wellness amenities are a visual work of art. This sophisticated space has been designed in Italy by A++ with incredible attention to detail. The area is open exclusively to Vita's residents and includes a state-of-the-art fitness center, a dedicated studio room, and a spa with men's and women's locker rooms with saunas and steam rooms.

Individual Parking Garages & Bicycle Storage

Private, enclosed individual garages allow for self-parking and are designed with provisions for electric vehicle charging stations and an optional lift for a second vehicle

A valet parking building offers electric vehicle charging stations

24/7 valet service

Conveniently located bicycle storage

Advanced Technology & Security

Property-wide access control providing ultimate security with electronic keys for guests and service personnel

Wi-Fi throughout all indoor and outdoor shared spaces

Vita Linc app: A digital Concierge App providing residents with the ability to:
– Register guests and provide them with an electronic key
– Contact property management
– Privately message residents
– Check pending or delivered packages
– Access appliance manuals and condo docs
– Request valet for your own or a guest's car

Ugo Colombo, a native of Milan, Italy, has been personally involved in crafting Vita's residences and penthouses. From floor-plan flow and technological functionality to hand-selecting marbles at quarries in Italy and choosing manufacturers of the finest cabinetry and interior accessories, every detail is a reflection of his unique perspective on timeless luxury and unparalleled quality.

Artist's Conceptual Rendering





VITA POOL DECK

RESIDENCES & PENTHOUSES

Design Highlights

A private elevator opens directly into each residence; one passenger elevator and one service elevator are dedicated to just 10 units

Units feature 11'3" floor-to-ceiling height with 10' clear-finished drop ceilings throughout residences providing ability to install recessed lighting, speakers, and linear diffusers

Penthouse units feature 12'5" floor-to-ceiling height with 11' clear-finished drop ceilings throughout residences providing ability to install recessed lighting, speakers, and linear diffusers

Precision crafted lift-and-slide glass doors by German manufacturer Schüco that open with minimal effort thanks to an innovative weightless track operation and offer optimal experience of views thanks to hardware that virtually disappears upon opening

Pre-installed Crestron Smart Home system enables control of lighting, audio-visual systems, and heating, ventilation, and air conditioning systems (HVAC), and has provisions for control of window treatments

In-home touch panel control and remote tablet or mobile app control

LED dim-to-warm recessed down lighting throughout units is controlled by a centralized system for customizable lighting scenarios

Kitchens are designed to be elegant and functional with top-level appliances and cabinetry by Molteni&C that includes built-in organizers

High-performance interior-wall soundproofing to provide a quiet living experience and enhance privacy

Moisture-resistant drywall in bathrooms

Drywall drop ceilings throughout the unit are finished with two coats of white paint; the walls will have two coats of primer

Linear air diffusers

Master bedrooms, master bathrooms, and living areas all face spectacular unobstructed water views and feature the finest in book-matched Italian marble

Private Outdoor Living Space

Large waterfront terraces allow for dining, lounging, and entertaining in South Florida's remarkable climate.

— Residences feature expansive 13'-deep private waterfront terraces

— In addition to an expansive 13'-deep waterfront terrace, each penthouse also offers an entertainment-scale private rooftop terrace with a pool and summer kitchen

ROOFTOP TERRACE

Artist's Conceptual Rendering





ROOFTOP TERRACE LOUNGE

KITCHENS

Elegance meets optimal functionality in Vita's chef-caliber kitchens featuring custom designed and manufactured wood and lacquer cabinetry by Molteni&C— Italy's preeminent kitchen manufacturer.

Kitchens in residences and penthouses are designed in an open-plan configuration that complements Vita's flowing contemporary floor plans. Elegant wood and lacquer cabinetry and concealed appliances create a very contemporary appearance. Residents who prefer a more traditional ambience and definition of spaces will find that kitchens can easily be enclosed.

Open-concept kitchens are delivered finished with custom Italian-designed and manufactured kitchen cabinetry
- Integrated panels and pocket doors conceal large and small cooking and refrigeration appliances
- Wide, deep drawers for effective and easily accessible storage
- Interior cabinet LED lights illuminate automatically when doors are opened

Full suite of top-of-the-line appliances by Miele, including built-in wine cooler and refrigerator/freezer and dishwasher

Polished chrome faucet by Dornbracht

SMART FEATURES

Lighting, Climate Control, & Water Filtration

Lutron HomeWorks, a whole-home lighting solution, including mobile app and timeclock control

Conduit sleeves at each window to allow for installation of motorized window treatments

Variable refrigerant flow (VRF) heating, ventilation, and air conditioning (HVAC) system with multiple-zone temperature control for enhanced comfort

In-residence water heaters with hot water recirculation for quick point-of-use hot water

Point-of-use water filtration in the kitchen

Pre-installed Crestron Smart Home system enables control of lighting, audio-visual systems, and heating, ventilation, and air conditioning systems (HAVC), and has provisions for control of window treatments

Media, Communications, Technology, & Security

Dedicated A/V closet

Leviton Load Center with Smart Breaker capability

Fiber-to-the-home (FTTH) technology for voice, video, and high-speed internet

Dedicated gigabit internet speeds to the home

Up to 10 gigabit speeds per home available

Wi-Fi 6 router/access point(s)

Hotwire IPTV with HD programming, cloud storage, Replay TV, and access to major streaming providers

Units are equipped with a security system, including water leak detection





PENTHOUSE KITCHEN — DARK & LIGHT FINISHES

BATHROOMS

Designed with a variety of marble from Italian quarries hand-selected and masterfully crafted by the renowned Italian stonework company Margraf, every bathroom is a work of art. The custom natural Italian walnut cabinetry is by the prestigious Italian company Milldue. Accessories and fixtures are by the finest European manufacturers, ensuring a peerless balance of beauty and functionality.

Master Bathroom

Extensive custom marble work by Italian stonework company, Margraf
– Cut-to-size and book-matched Venus polished marble floor and walls in bathroom and water closets
– Venus polished marble vanity tops
– Shower pan carved from a single piece of Venus marble slab

Custom bathroom cabinetry
– Wood cabinetry and wall paneling in Noce Canaletto
– Backlit vanity mirrors
– Custom designed sinks by Noorth, Milldue Edition

Deep-soaking custom-designed bathtub by Noorth, Milldue Edition

Shower with frameless, clear-glass shower enclosure and rainfall showerhead
– Remote-touch-screen-controlled steam generator by Effegibi transforms the shower into a Turkish bath with temperature gauge and aromatherapy option using essential oils and sound

Two water closets
– One with wall-mounted toilet by Duravit
– One with wall-mounted toilet and bidet by Duravit
– Custom backlit toilet paper holders by Milldue

Platinum-finish fixtures by Dornbracht

Junior Suite Bathroom

Bathroom cabinets in matte lacquer Lavica

Backlit mirror

Custom-designed sink by Noorth, Milldue Edition

Floor and walls in polished 12”x 24” Statuarietto marble

3/4”-thick polished slab vanity top in Statuarietto

Frameless clear-glass shower enclosure

Deep-soaking custom-designed bathtub by Noorth, Milldue Edition

Wall-mounted toilet and bidet by Duravit

Polished chrome fixtures by Dornbracht

Second Bathroom

Bathroom cabinets in matte lacquer Lavica

Backlit mirror

Azuma sink by Noorth, Milldue Edition

Custom floor and wet walls in 12”x 24” polished Statuarietto marble by the Italian stonework company Margraf

Wall-mounted toilet by Duravit

Polished chrome fixtures by Dornbracht

Powder Room

Wood wall paneling and wood pedestal with cabinet in Noce Canaletto

Backlit mirror

Backlit toilet paper holder

Sink carved from a block of Marquina marble

Walls and floors in 18”x 36” polished Bianco Ghiaccio marble

Faucets in platinum finish by Dornbracht

Laundry Room

White laminate cabinets

Full-size washer

Latest-technology heat-pump dryer by Miele for ultimate energy efficiency

Laundry sink

TEAM

CMC GROUP
Developer

CMC Group is a fully integrated real estate development company focused on luxury residential, commercial, and retail properties. Founded in 1986 by visionary developer Ugo Colombo, CMC has redefined luxury residential development in South Florida through its use of fine materials and quality construction. Over the past 35 years, CMC's properties have played a significant role in the rejuvenation of Downtown Miami, Brickell, and South Beach, set a new standard of excellence in Coconut Grove, and introduced the ultimate country club living in Aventura. Market-leading luxury residential properties by CMC Group include Grovenor House, Beach House 8, Brickell Flatiron, Epic Residences and Hotel, and Porto Vita.

A++
Interior Design

A++ is the internationally recognized brand through which ARCH GROUP communicates its work. The group is a multi-disciplinary organization made of different companies that target everything that affects HUMAN space: from product design to communication, from architecture to interiors, from development to procurement. They work in more than 10 countries around the world on different types of projects. Their strength and growth as a global firm provide one further important benefit: their vision is a creative process where ideas can flow freely through cultural barriers and gain from the commingling of diverse disciplines and techniques.

CALLISONRTKL
Architect

CallisonRTKL, a global architecture, planning, and design practice, began over seven decades ago and has evolved into a cultural agency to advance positive outcomes in communities. Their team addresses the imperatives of resiliency, well-being, and technology, and their influence in the built environment through a human-centric design approach.

S & E ARCHITECTS
Architect

Joggle joint \jäg-ᵊl-ˌjȯint \, n. — Masons' terms for joining two stones in such a way as to prevent them from slipping or sliding, by means of a notch in one and a corresponding projection in the other. As a joggle joint creates strength by unifying individual stones, Robert (Bob) Schneckenberg and Marvin Estrada united created S & E Architects, Inc. in 2009. In their 13 years under S & E, they have successfully utilized their diverse talents and experience working side by side on numerous high end Multi-Family and Commercial projects. With their combined 60 years of experience in Architecture, they provide each client with a reliable guidance throughout the intricacies of planning, design, and construction of their projects. Committed to attending to the unique requirements of each client, there design approach treats each project individually with respect to the client's vision, aesthetic concerns, project location and budget.



LOBBY SEATING ROOM

Artist's Conceptual Rendering



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