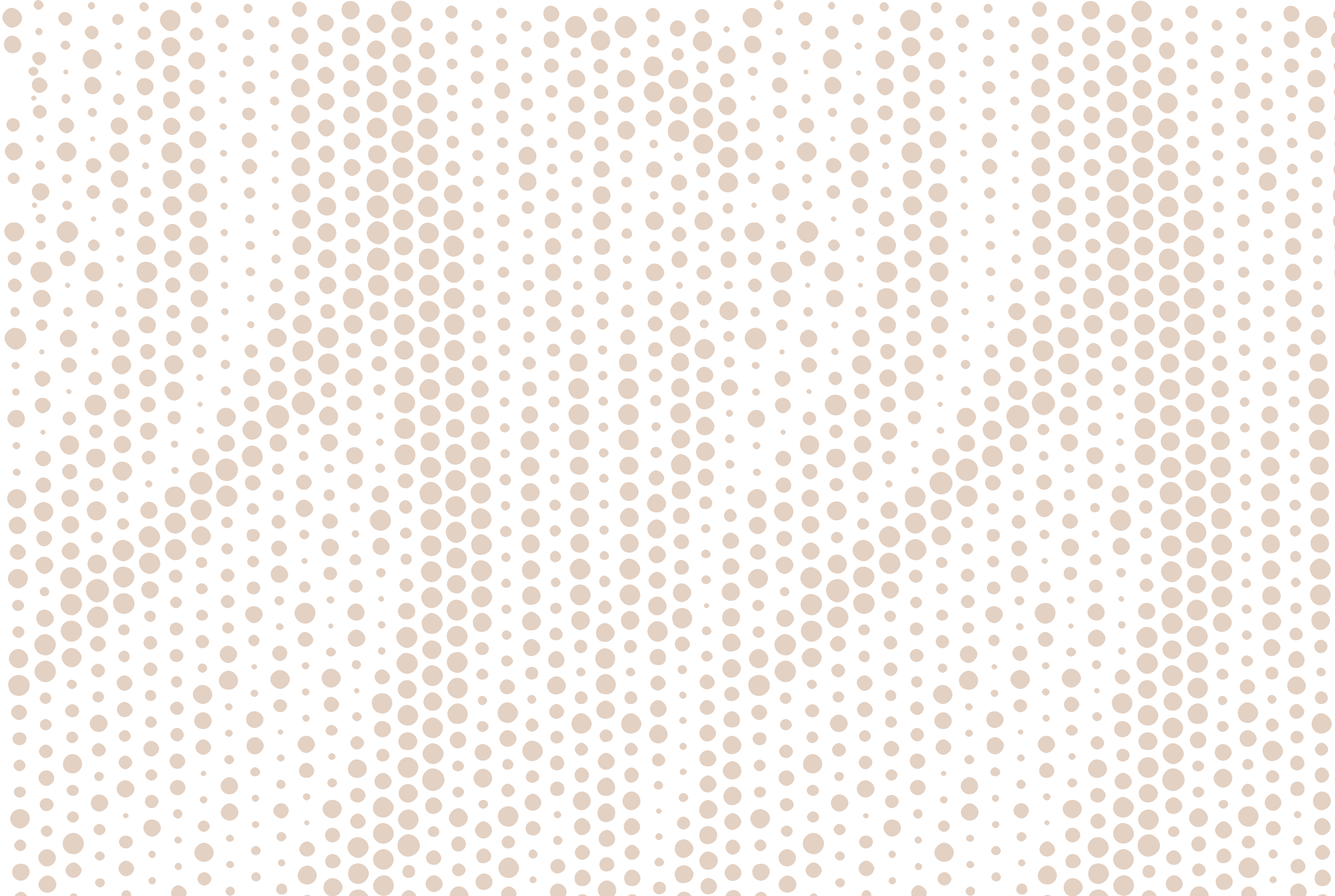


JEM

PRIVATE RESIDENCES

MIAMI WORLDCENTER

Developed by Naftali Group





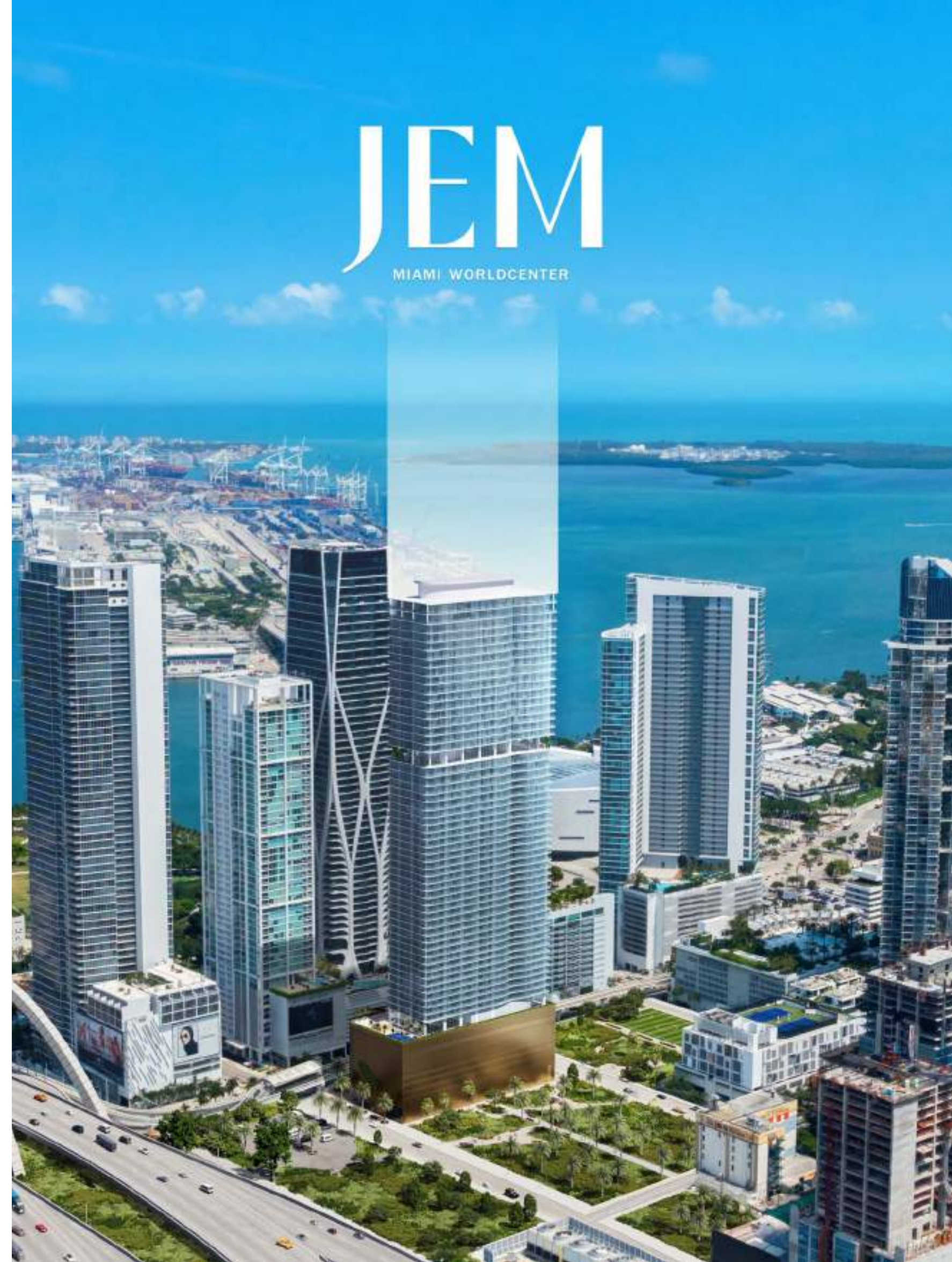
THE JEWEL OF MIAMI

A Once in a Generation Address

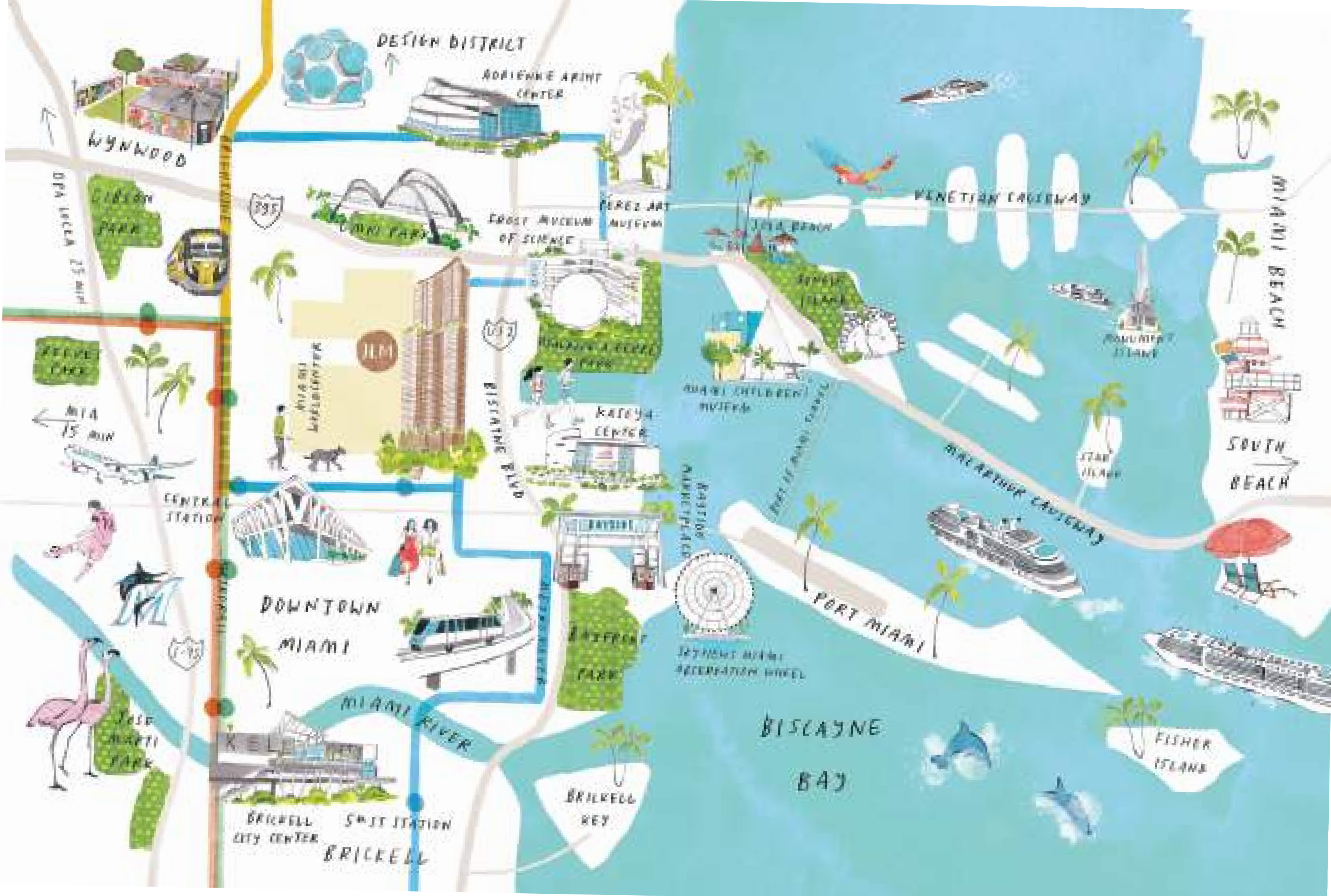
JEM stands as a remarkable architectural marvel. Crafted by the renowned Miami-based firm Arquitectonica, this majestic tower soars to a height of 770 feet above sea level. Drawing inspiration from the neighboring ocean landscape, its silhouette mirrors the wavelike rhythm, embodying the spirit of innovation that defines this vibrant city. Within its walls, the interiors of JEM unfold as a masterpiece, envisioned by the creative masterminds of Naftali Group and the esteemed Rockwell Group. A world unto itself, the building houses the illustrious JEM Club—an exclusive private haven boasting an unparalleled array of city-centric amenities. Ascending further, a series of luxurious residences starting on the 43rd floor, replete with sweeping wraparound terraces, seamlessly merge indoor and outdoor spaces, offering a truly opulent living experience.

THE CENTER OF A WORLD-CLASS CITY

Spanning 27 acres, Miami Worldcenter combines the city's greatest treasures into one compelling destination. With JEM as its centerpiece, this vibrant neighborhood is a place to experience contemporary art museums and galleries, cultural and entertainment venues, global flavors at the most buzzed-about restaurants, alluring shops, and the world-famous waterfront.









BEYOND COMPARE

Miami's New Era of Design

JEM offers a lifestyle that echoes the desires and taste level of its residents. Unparalleled in range both within and just outside the building, it nevertheless feels boutique and intimate thanks to its quality and bespoke nature. Perched on the 50th floor, the private JEM Club is a dedicated amenity floor offering a multitude of one-of-a-kind curated spaces. An extension of the private residences, it is complete with ideal spaces in which to relax, socialize, and fully enjoy time spent at home—a true complement to the endless opportunities available in the city beyond.

STUDIO, 1, 2 AND 3 BEDROOMS

274
RESIDENCES

43-67
FLOORS

RESIDENTIAL LOBBY

Arriving at JEM feels akin to stepping into a chic jewel box. The interior boasts a double-height lobby and a refined aesthetic that captures the essence of an urban sanctuary nestled in the vibrant core of Miami.





AN EXTRAORDINARY LIFESTYLE

Outdoor Leisure

- Resort style pool with cabanas, floating daybeds, and a signature sculpture
- Jacuzzi zone with lounge seating and an outdoor tropical shower
- Alfresco lounge with lush tropical landscaping, water details, and a variety of seating areas
- Sunken lounge seating area surrounded by reflection pools
- Summer Kitchen outdoor dining area, providing an oasis for al fresco dining

Entertainment

- Indoor Sky Lounge with a feature fireplace, custom stone bar, and intimate seating areas
- Glass-enclosed private dining room with a wet bar featuring direct access to the outdoor amenity deck
- Game room and entertainment lounge with custom millwork and billiards table, a large-format television, lounge seating, and direct outdoor access
- Spirits tasting room with amber glass shelving and bronze decanter racks

Co-working

- Co-working lounge with individual and group seating areas
- Private phone booths and a podcast room

Health & Wellness

- Fitness center with a private training/yoga studio and state-of-the-art equipment
- Outdoor fitness area with a boxing arena and strength training opportunities
- Yoga patio with an adjacent cold plunge pool and landscaped mist garden
- Spa suite including a sculptural dry sauna, a steam room, and a pink Himalayan salt room
- Private treatment room with a reclining chair for outcall massages and cosmetic services
- Changing facilities with lockers and shower area

JEM CLUB

Featuring a specially commissioned sculpture, the Sky Deck at dusk epitomizes the culture, climate, and urban landscape of Miami. Its vast views impeccably capture the city's sunsets.



INDOOR SKY LOUNGE

The Sky Lounge is a perfect connection to indoor and outdoor living; designed for relaxation, wellness, work, and more, the spacious lounge is fashioned with a custom stone wet bar, a cozy hearth with sculpted fireplace, and a signature plaster chandelier.



PRIVATE DINING



GAME ROOM AND ENTERTAINMENT LOUNGE





CO-WORKING LOUNGE

The perfect environment for productivity and peace of mind, the fully equipped co-working space includes collaborative meeting zones and individual work areas.



FITNESS CLUB

The light-filled Fitness Club is appointed with state-of-the-art equipment fit for a tough workout or a revitalizing morning stretch.



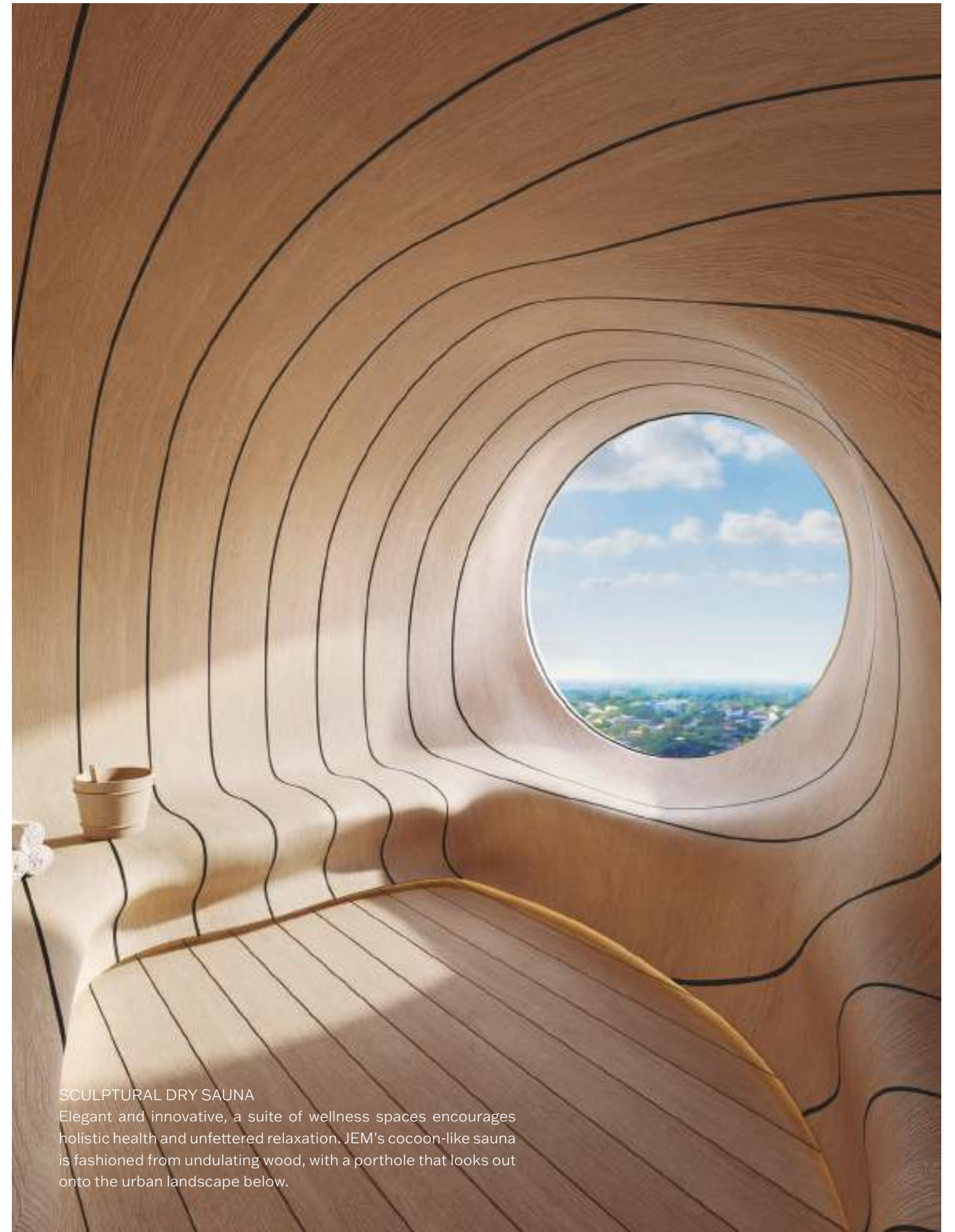
YOGA AND MEDITATION DECK

A landscaped yoga and meditation deck along with a cold plunge pool are among a vast and varied assortment of spaces dedicated to all forms of fitness and health.



BOXING RING

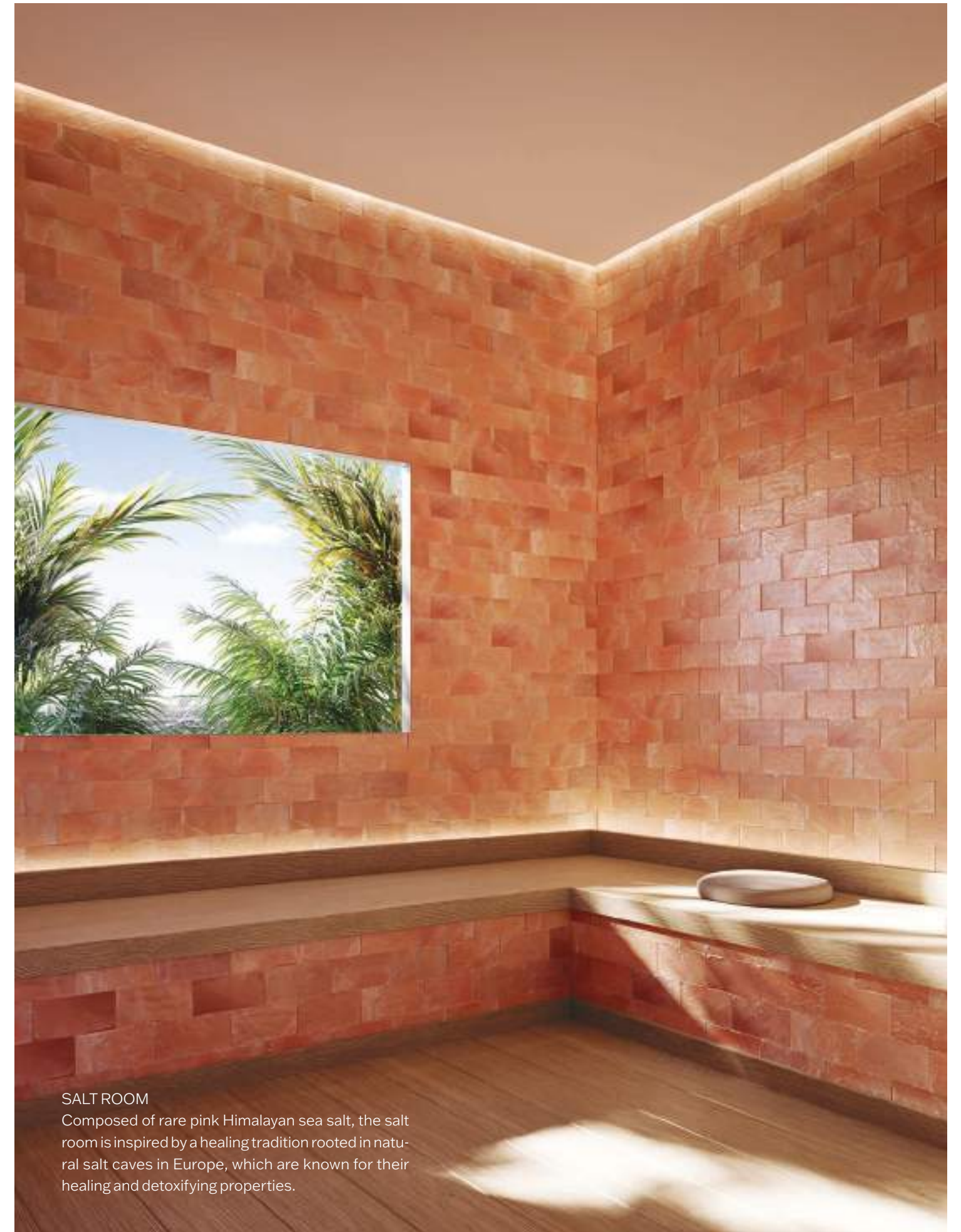
Featuring the best views in the city, the boxing ring promises to strengthen your body and invigorate your spirit.



SCULPTURAL DRY SAUNA

Elegant and innovative, a suite of wellness spaces encourages holistic health and unfettered relaxation. JEM's cocoon-like sauna is fashioned from undulating wood, with a porthole that looks out onto the urban landscape below.

STEAM ROOM



SALT ROOM

Composed of rare pink Himalayan sea salt, the salt room is inspired by a healing tradition rooted in natural salt caves in Europe, which are known for their healing and detoxifying properties.



YOGA STUDIO





YOUR PLACE IN THE WORLD

Providing a consistent interplay between indoor and outdoor living, JEM's private residences are thoughtfully designed for an exceptional way of life. With an understated palette that captures the essence of coastal living, the finely crafted, light-filled interiors are at once livable and luxurious. Lofty ceilings, full-height glass, and expansive terraces boast panoramic views of the city, Biscayne Bay, and the Atlantic.



MASTERFULLY CRAFTED PRIVATE RESIDENCES

Residential Collection Highlights

- Studio to four-bedroom residences including dramatic Penthouse residences at the building’s crown
- Floor-to-ceiling impact windows spanning full living spaces with balcony doors leading to fully tiled terraces with glass railings
- White oak flooring plank throughout the residences
- Wood interior doors with chrome hardware throughout
- Laundry rooms

The Kitchens

- Custom-designed millwork cabinetry designed by Rockwell Group
- Honed Calacatta Gold Quartz slab countertop and backsplash
- Honed Calacatta Gold Quartz slab kitchen island with oak bases; in select residences
- Miele* oak paneled refrigerator and freezer
- Miele* oak paneled dishwasher
- Miele* fully integrated wine refrigerators; full-height Sub-Zero* in select residences
- Miele* cooktop with speed oven; warming drawer and convection oven**
- Kohler stainless steel undermount sink paired with pull-out spray featuring three-functions and garbage disposal

Primary Bathrooms

- Custom vanities featuring oak finishings and polished nickel hardware with storage and open shelving
- Custom-designed medicine cabinets
- Honed Bianco Dolomite white porcelain slab countertop
- Honed Bianco Dolomite white porcelain tiled floors and walls; mosaic floor tile in shower
- Kohler vanity sink basins with polished nickel Kohler faucets
- Porcelanosa free-standing soaking tub with Kohler free-standing polished nickel standing tub faucet; in select residences
- Custom-stone niche in showers

Secondary Bathrooms

- Custom vanities featuring white oak finish and polished nickel hardware
- Honed Bianco Dolomite white porcelain slab countertop
- Honed Bianco Dolomite white porcelain stone floor and wall tiles
- Kohler vanity sink basins with polished nickel Kohler faucets
- Kohler tubs and toilets

* Or comparable
** In select residences



GREAT ROOM

JEM
SKY VILLAS
INTERIORS BY
FENDI
CASA



CHEF'S KITCHENS

Streamlined chef's kitchens are as functional as they are stylish. They have been appointed with state-of-the-art curated appliance suites and custom kitchen islands featuring beautiful countertops and millwork details. Ideal for nights at home or entertaining friends, kitchens flow into the ample living space and offer direct terrace access.



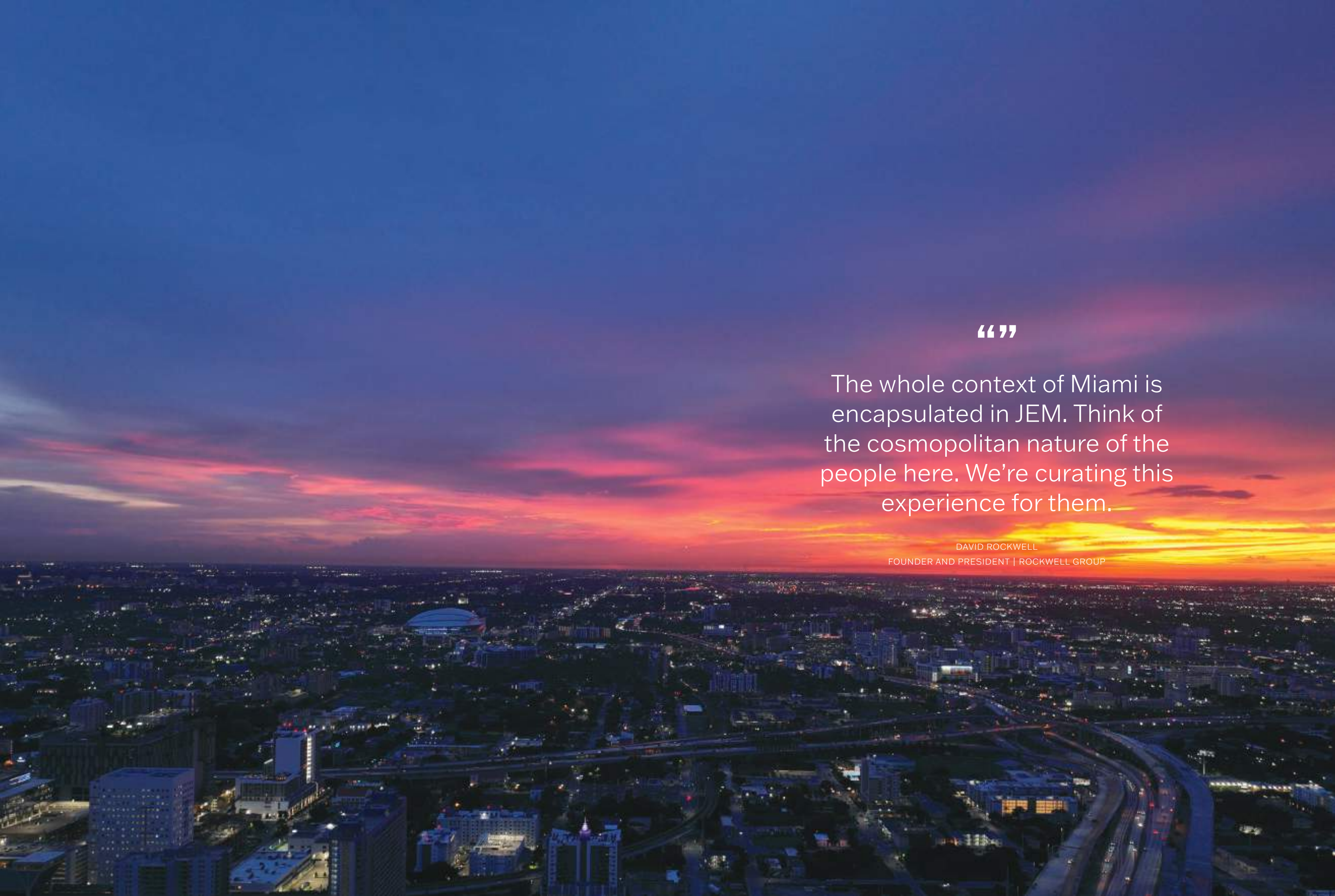
PRIMARY BEDROOM

JEM
SKY VILLAS
INTERIORS BY
FENDI
CASA



PRIMARY BATHROOM



An aerial photograph of Miami, Florida, taken during the "blue hour" of sunset. The sky is a vibrant mix of deep blues, purples, and oranges, with wispy clouds catching the low light. Below, the city's lights are beginning to glow, creating a dense pattern of white and yellow dots against the darkening landscape. A large, illuminated stadium with a distinctive blue and white dome is visible in the middle ground. A multi-lane highway with light trails from cars stretches across the lower right portion of the frame. The overall mood is serene yet dynamic, capturing the transition from day to night in a major metropolitan area.

“”

The whole context of Miami is encapsulated in JEM. Think of the cosmopolitan nature of the people here. We're curating this experience for them.

DAVID ROCKWELL
FOUNDER AND PRESIDENT | ROCKWELL GROUP

“”

JEM is a building beyond compare—an urban oasis within the city. Both beautiful and practical, it offers a dialogue between craftsmanship, expertise, and innovation.

MIKI NAFTALI
CHAIRMAN AND CEO | NAFTALI GROUP

A VISIONARY DEVELOPER

Naftali Group

Naftali Group's notable track record includes many of the world's most significant developments and landmark restorations. Led by Chairman and CEO Miki Naftali, the real estate firm's dedicated team of accomplished professionals takes an informed and imaginative approach to designing homes that meet and exceed the expectations of today's most discerning residents. Committed to fostering both creativity and originality, Naftali Group nurtures one-of-a-kind collaborations with the most forward-thinking names in architecture, design, and hospitality around the world.



200 EAST 83RD



THE SHEPARD



THE PLAZA HOTEL



THE BELLEMONT



THE BENSON



THE BENSON



200 EAST 83RD

AN ACCLAIMED TEAM

DEVELOPER

Naftali Group



Naftali Group is a privately held global real estate and development firm with over 35 present and past projects of over \$15 billion in total value. The firm's extensive portfolio includes many of the most memorable and desirable addresses in New York City and beyond. Chairman and CEO Miki Naftali and his team are passionately committed to collaborating with the world's top talents in architecture and design to deliver buildings with an inherent quality, timelessness, and relevance for generations to come.

ARCHITECTURE

Arquitectonica



Since cofounding Arquitectonica in 1977 in Coconut Grove, Bernardo Fort-Brescia has been leading the renaissance in Miami's urban landscape. The firm is recognized for modern designs that showcase innovative uses of materials, geometry, pattern, and color. A major presence on the international stage, Arquitectonica has made its mark globally with projects in 59 countries on five continents.

INTERIOR DESIGN

Rockwell Group



Rockwell Group is an interdisciplinary architecture and design firm that emphasizes invention and thought leadership in every project. Founded by David Rockwell, FAIA, the 300-person firm merges performance and architecture to create extraordinary experiences and built environments, including restaurants and hotels, cultural institutions, transportation hubs, and Broadway sets, across the globe.

LANDSCAPE ARCHITECTURE

EDSA



EDSA is a planning, landscape architecture, and urban design firm based in Fort Lauderdale. Dedicated to the proper use of land resources, the firm's global experience pays tribute to the creation of innovative and inspiring environments. Working with nature to achieve results with enduring appeal, EDSA designs outdoor spaces that are timeless, never forced—and established relationships that strengthen these concepts for future generations.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

175 NE 10th Street Condominium



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