VILLA

A MAJOR FOOD GROUP RESIDENTIAL EXPERIENCE

BAYFRONT RESIDENCES • EDGEWATER MIAMI

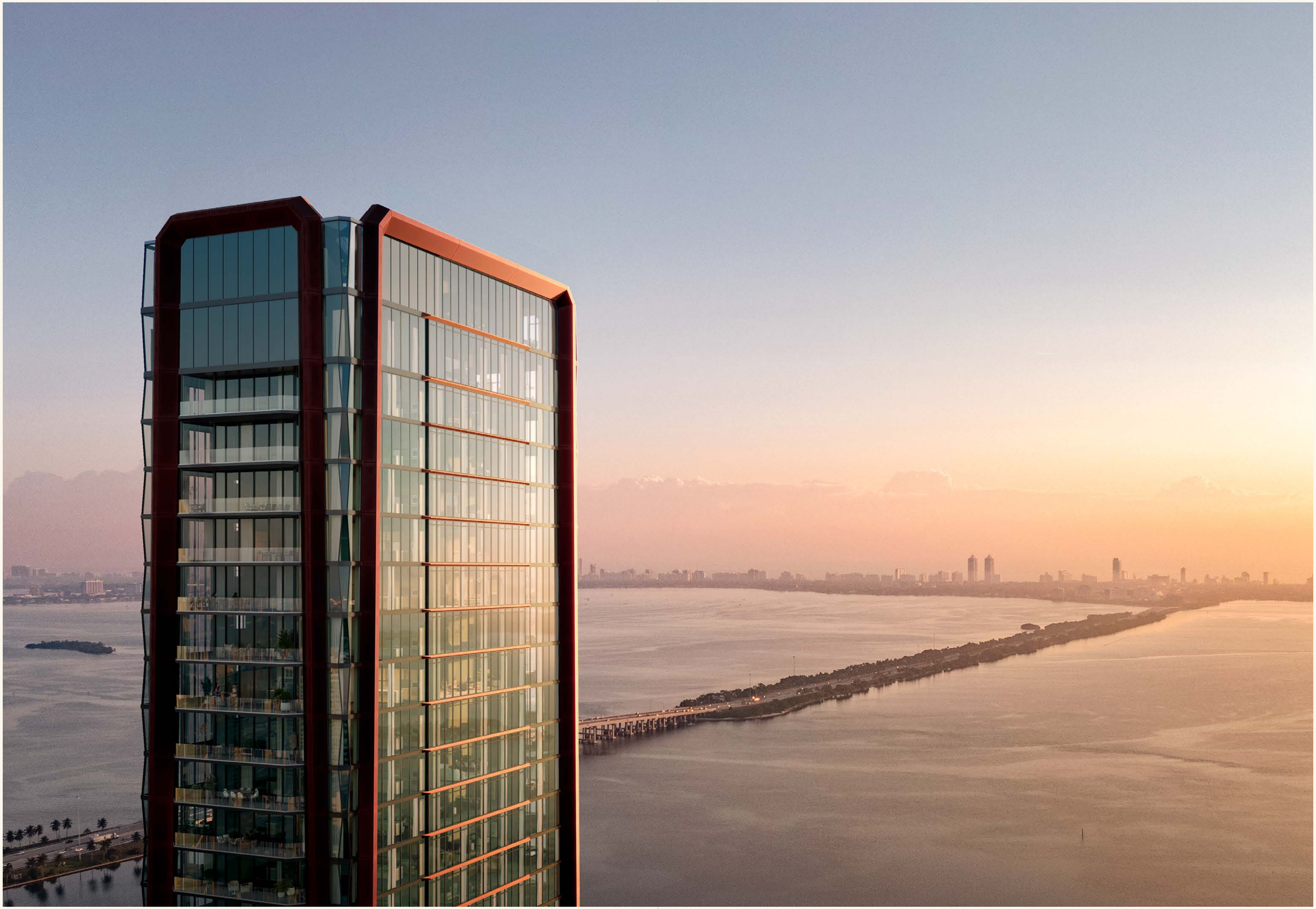
MIAMI

A MAJOR FOOD GROUP RESIDENTIAL EXPERIENCE

BAYFRONT RESIDENCES • EDGEWATER MIAMI

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01

THE VISION

FIRST CLASS DAYS, EPICUREAN EVENINGS & DIONYSIAN NIGHTS

LIFESTYLE AND LUXURY BY MAJOR FOOD GROUP

A night out with Major Food Group (MFG) is like no other. Menus are classic yet rarified, the ambiance glows and crackles, and the staff always knows what you want next.

Now imagine the MFG ethos touching every part of your day: Wake up looking over the Venetian Islands, or arrive home to Villa Miami by helicopter; spend the day unwinding in the building's Mediterranean spa or skimming across the bay by boat, or both; stop by a wine tasting in the members' lounge, and revel late into the night at the city's best new restaurant, which just happens to be downstairs. A night out with MFG is like no other, and a life designed by MFG is like nothing else — even in Miami.

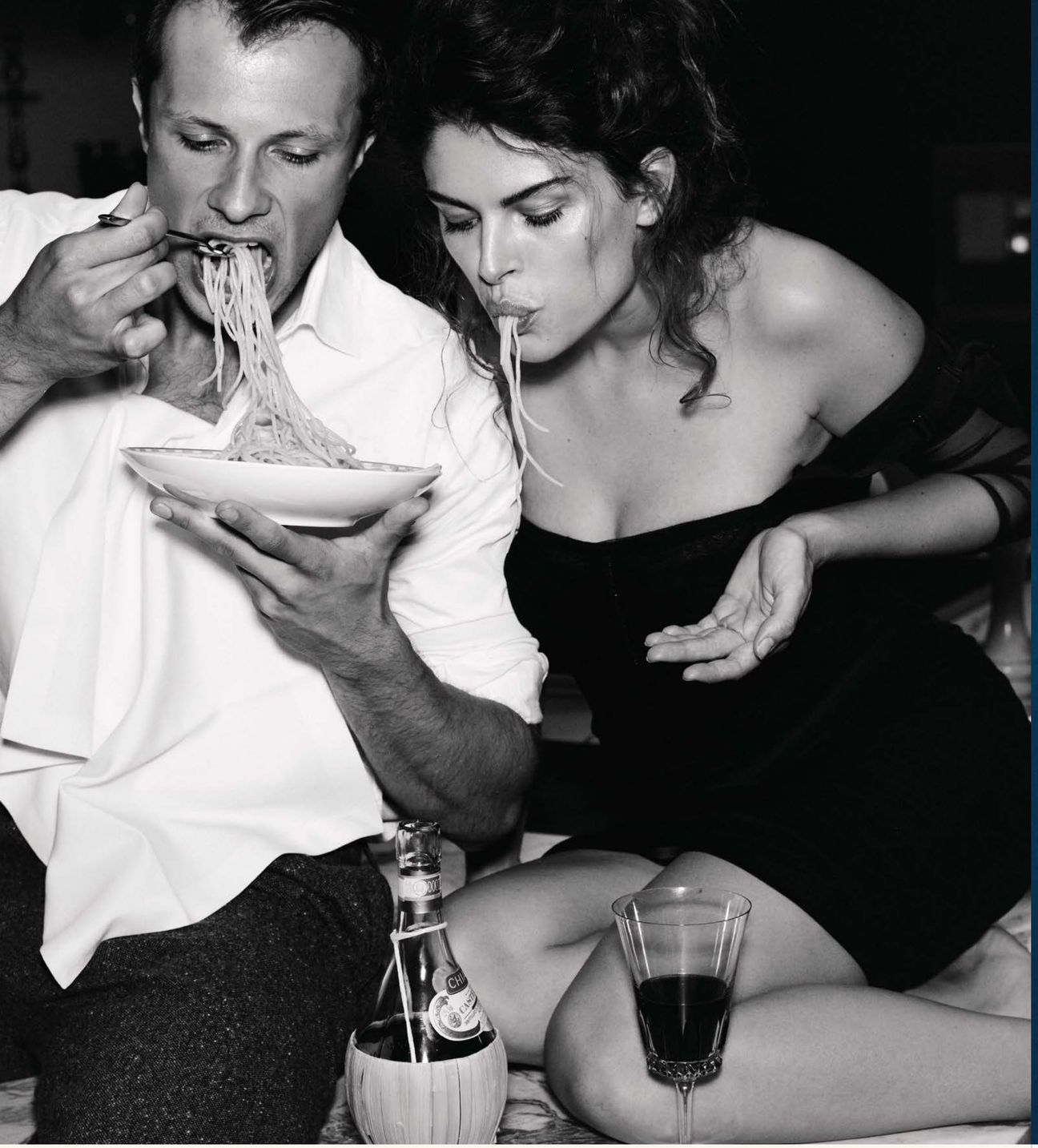
WELCOME

STEP INTO A LIFE CURATED BY THE MASTERMINDS BEHIND CARBONE, CONTESSA, ZZ'S CLUB AND SADELLE'S



A FIVE-STAR DINING EXPERIENCE EVERY DAY OF THE WEEK

DOWNSTAIRS, MFG'S NEWEST CREATION: A TWO-LEVEL BAYFRONT RESTAURANT THAT ALWAYS HAS YOUR SPOT WAITING



A SOCIAL CALENDAR TO INDULGE EVERY APPETITE

A WORLD OF MENU TASTINGS, WINE POURINGS, AND VIP ACCESS TO ALL MFG RESTAURANTS, EVENTS, & OPENINGS



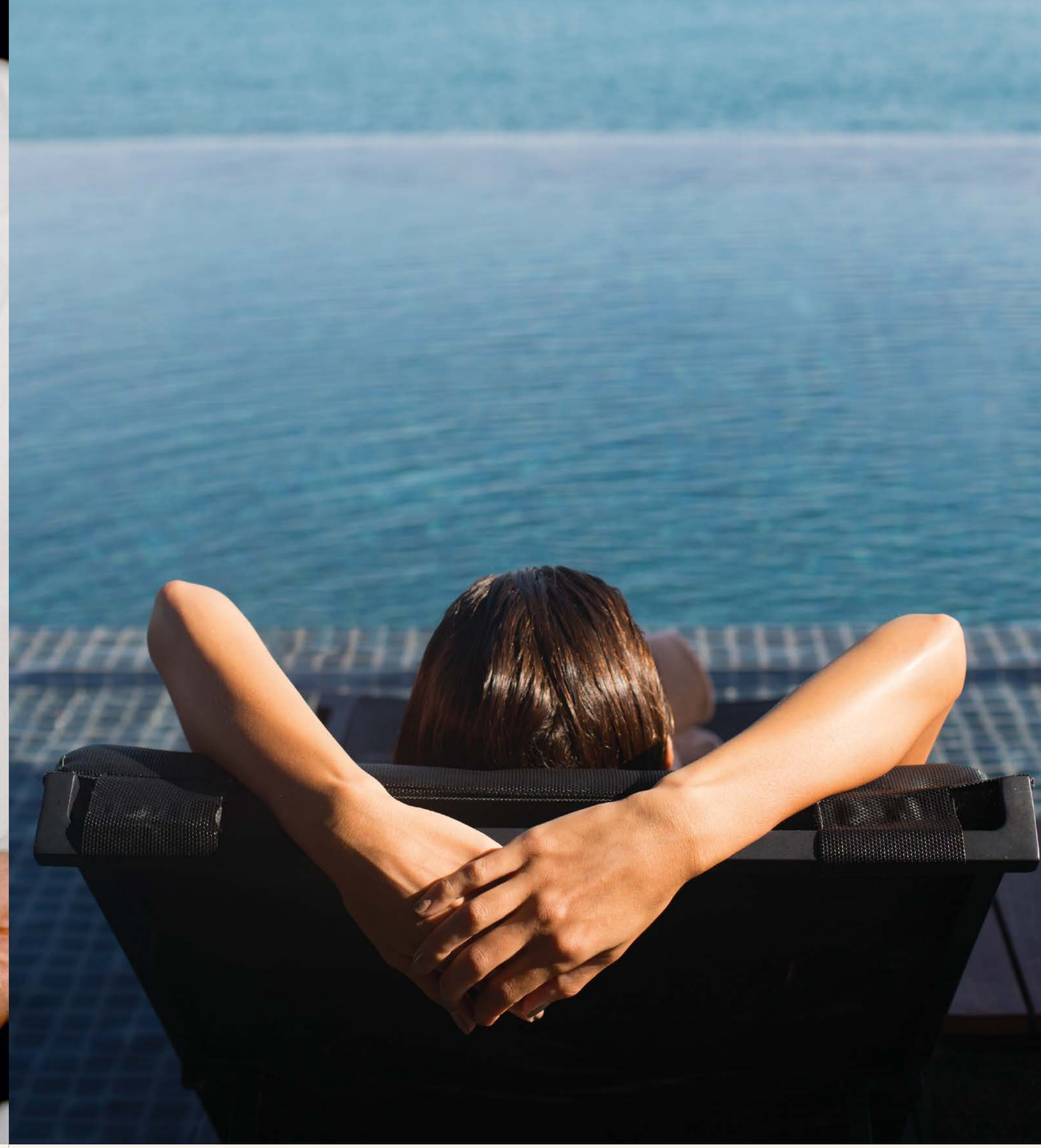
A BOAT WAITING AT THE DOCK

A RIVIERA-WORTHY BOAT SLIP, A PRIVATE COVE AND ENDLESS DAYS ON THE WATER



AN ESTATE MANAGER TO ARRANGE IT ALL

UP FOR ANY CHALLENGE: IMPOSSIBLE TICKETS, PICKING THE PERFECT PRESENT, OR AN AT HOME COOKING LESSON FROM MARIO CARBONE



A REFUGE FOR A MORE SPIRITUAL INDULGENCE

WATERFRONT POOLS, SOAKING BATHS, AND OPULENT TREATMENT ROOMS INSPIRED BY ITALIAN THERMAL SPAS

02

THE TOWER

HEAD IN THE SKY WITH A HAND IN THE WATER

LIMITLESS POSSIBILITIES, BOUNDLESS OPULENCE

This is an entirely new proposal for how to live in Miami. These aren't just views of the water. This is an open window with a breeze coming off the bay; dinner on the veranda with the sunset refracted in the water; a buzzing city waiting beyond.

This is a place telegraphing the old tradition of villa living in Lake Como – steeped in romance and warmth; meant to be lived in. A place encompassing the best of the water and life beyond.

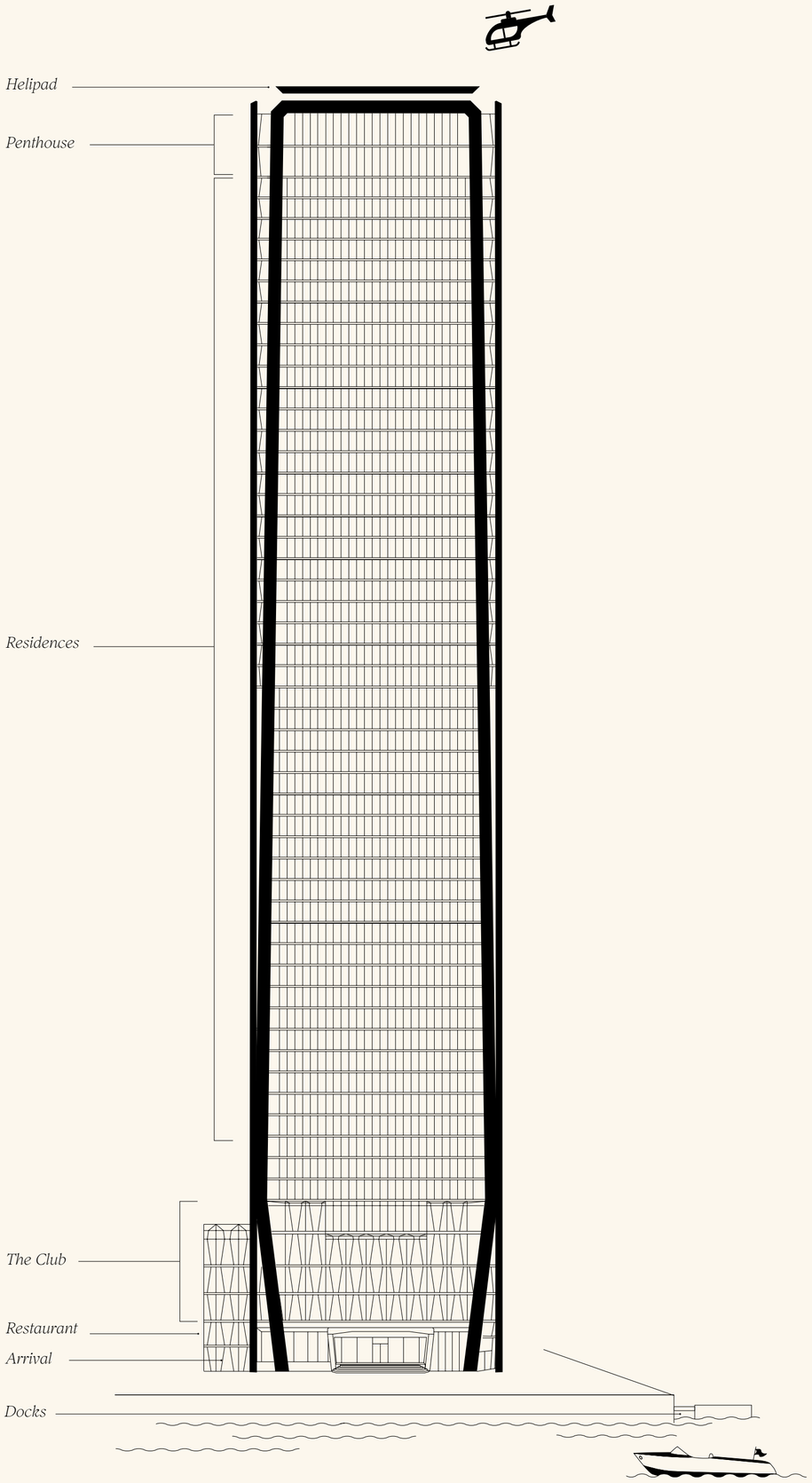


A NEW LANDMARK

ELEVATED IN EVERY SENSE: HOMES IN THE SKY, NESTLED BETWEEN LAND, AIR & SEA

A gemstone on the water's edge, Villa Miami proposes something opulent but intimate — and entirely new for Miami's skyline. ODP Architects designed something distinct from the soaring condos that already populate the cityscape: A structure that's instantly a landmark.

Waterfront homes in the sky, finished in bronze –anchored on top by a helicopter pad and below by a dock. Rising up from the water's edge and at home in the sky, this isn't just the city's most iconic building, it's an invitation to indulge in the best of Miami.



ROOFTOP

HELIPAD

- Rooftop helipad for seamless arrivals and departures

LEVELS 54 & 55

PENTHOUSE

- Two-floor Penthouse Residence with 5 bedrooms, 5.5 bathrooms and private pool

LEVELS 6 - 53

RESIDENCES

- Full-floor Villa Piano residences with 5 bedrooms, 5.5 bathrooms
- Half-floor Villa Mezzo residences with 4 bedrooms and 4.5 bathrooms

LEVELS 3 - 5

THE CLUB

- Spa, Salon, Sauna, Steam Room, Hot and Cold Plunge Pools, & Locker Rooms
- Relaxation Lounge
- Fitness Center & Fitness Training Rooms
- Outdoor Pool
- Game Room, Screening Room, Family Entertainment Lounge
- Estate Manager & In-House Curator
- Restaurant Residential Dining Level
- Great Room & Lounge
- Conference Rooms

LEVEL 2

RESTAURANT

- MFG Restaurant Second Level

LEVEL 1

ARRIVAL

- Lobby
- MFG Restaurant & Bar with Outdoor Terrace
- Baywalk
- Docks
- Covered Drop Off



FEATURING

A TEAM OF GLOBALLY RECOGNIZED TALENTS & TASTEMAKERS HAND-PICKED BY MAJOR FOOD GROUP

“A PLACE OF ABUNDANCE & EXCESS COUPLED WITH TASTE & DISCRETION”

JEFF ZALAZNICK



DESIGNING A LIFESTYLE

THE MAJOR FOOD GROUP ETHOS

Waterfront living imagined, designed, programmed, and fully serviced by the team that has gained acclaim worldwide since opening their first of 40+ restaurants in New York City in 2009.

The MFG philosophy of boundless opulence goes beyond food and beverage experiences; it extends to waterfront access, beautifully appointed gyms and spas, no-detail-overlooked chef’s kitchens at home, and a building full of Miami’s most discerning patrons.

From left to right:

JEFF ZALAZNICK

A New York native and businessman, Zalaznick is bringing MFG’s celebratory dining ethos worldwide.

MARIO CARBONE

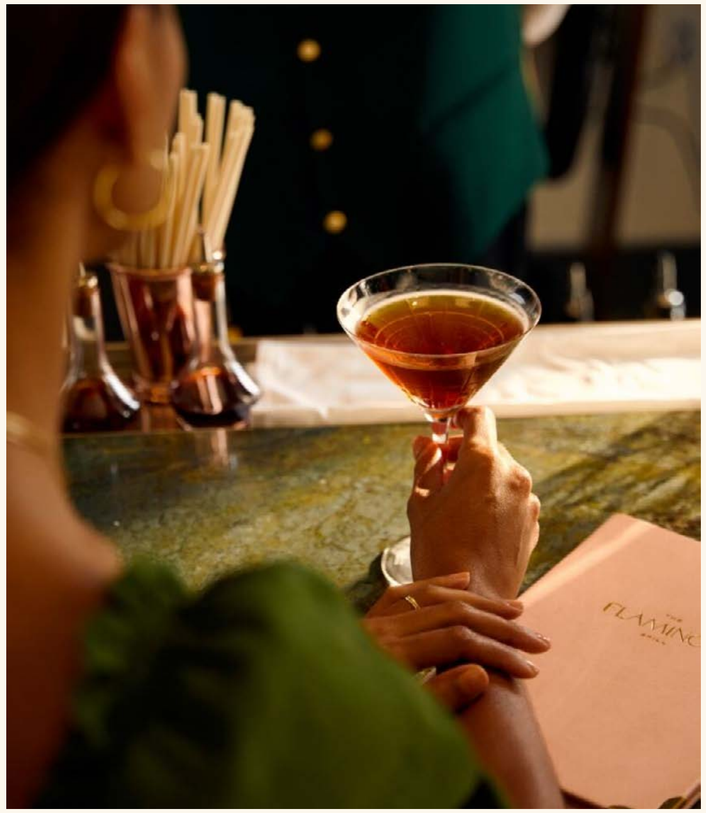
Born in Queens, Carbone is the design eye responsible for MFG’s signature spin on fine dining.

RICH TORRISI

Trained at a host of legendary eateries, Torrisi conceptualizes menus and dishes for MFG’s collection of restaurants.



01



06



03



05



04



07



02

A TASTE OF MFG'S FAMED & ACCLAIMED DINING EXPERIENCES

01 CONTESSA
DESIGN DISTRICT, MIAMI, FL

Northern Italian cuisine and Art Deco opulence, inspired by Lake Como but only one neighborhood over.

02 ZZ'S CLUB
DESIGN DISTRICT, MIAMI, FL

Flown-in sushi, Japanese Wagyu, and Miami's finest omakase experience. Upstairs: an intimate bar and lounge for members only.

03 DIRTY FRENCH
MIAMI, FL

A new spin on the classic steakhouse, the Brickell destination mixes 1980s Miami looks with French cooking.

04 SADELLE'S
COCNUT GROVE, MIAMI, FL

Bagel towers for brunch and caviar service at night, at the Coconut Grove outpost of this New York institution.

05 CARBONE
MIAMI BEACH, FL

Upscale red sauce, a famous Caesar salad, and the perennially hottest ticket in town in both New York and Miami.

06 THE FLAMINGO GRILL
BOCA RATON, FL

Mid-century Floridian glamor done to the nines, at this steakhouse known equally for its bone-in ribeye and tuna crudo.

07 PRINCIPESSA
BOCA RATON, FL

Invoking the grandeur of 1930s Italy, this waterfront spot specializes in handmade pasta and hard-to-find Italian wines.

INTERIOR DESIGN

CHARLES & CO

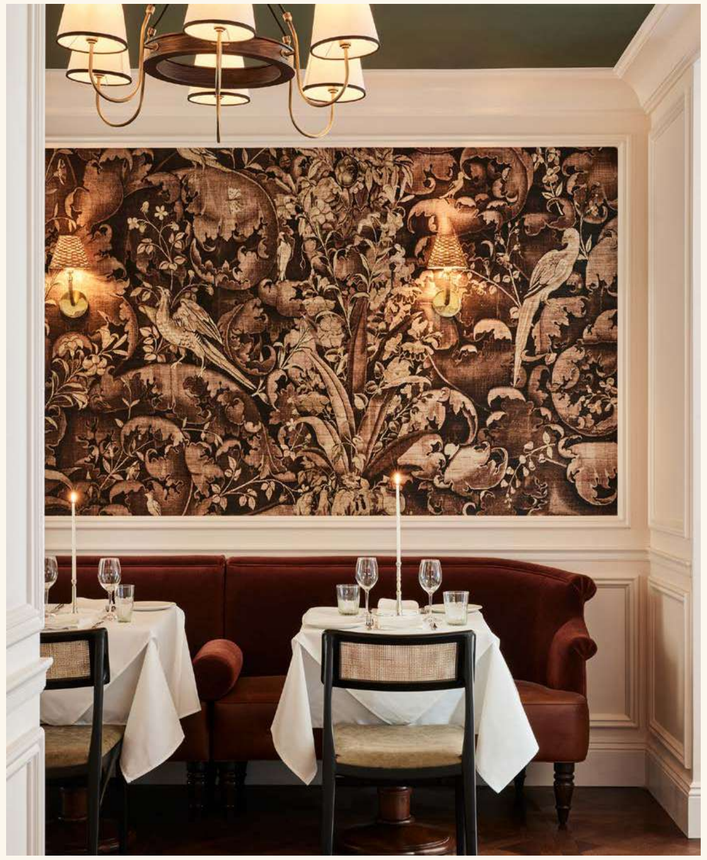
The interiors throughout Villa are by Vicky Charles of New York design studio Charles & Co. Lauded by the design community as a top talent worldwide, she is well known for her hospitality work and her roster of private clients including George & Amal Clooney, David Beckham and Harry Styles.

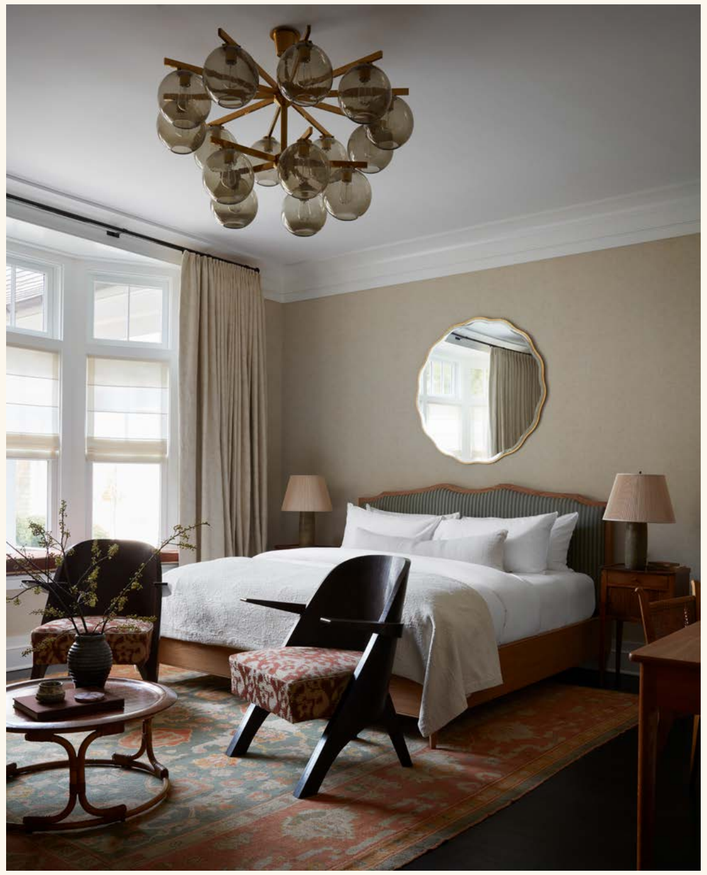
With the Villa residences, Vicky brings a uniquely European sensibility to a city that's been defined for years by white marble and chrome. Villa is a departure – it's about romance, noble materials and warmth.

VICKY CHARLES

Known for her work with Soho House, Charles excels at creating warmth and a depth of detail to the spaces she creates.









ARCHITECTURE

ODP ARCHITECTS

ODP Architects is a full-service architecture and interior design firm that has built much of Miami's skyline to date. With offices in Hollywood, Florida, as well as Fort Lauderdale and Tampa, ODP is well-versed in Floridian waterfront living, and as such has designed everything from innovative, soaring towers like One Bayfront Plaza II in Miami to smaller-scale modern residences across South Florida.

RESIDENTIAL

ONE THOUSAND MUSEUM, MIAMI
1 SOUTHSIDE PARK, MIAMI
PARAMOUNT MIAMI WORLDCENTER, MIAMI
ONE BAYFRONT PLAZA II, MIAMI
1201 BRICKELL, MIAMI
888 BRICKELL, MIAMI

COMMERCIAL

APPLE FLAGSHIP STORE, AVENTURA
9050 AVENTURA, AVENTURA
1895 TYLER, HOLLYWOOD, FL
BLOCK A, MIAMI WORLD CENTER, MIAMI
888 BRICKELL, MIAMI

KURT DANNWOLF

The founder of ODP Architecture and Design brings 27 years of experience to his firm's boundary-pushing work.





1201 Brickell



Surfside Seaway



Paramount Miami Worldcenter

LANDSCAPE DESIGN

ENEA GARDEN CO

Enzo Enea, who founded his award-winning firm Enea Landscape Architecture in 1993, designs gardens for hotels, residences, and public spaces all over the world, from Miami to Zurich, New York City to the Greek island of Kea.

Enea's unique (and award-winning) approach can be found throughout the Villa Miami grounds: green space composed of native plants, in conversation with the surrounding landscape.

HOSPITALITY

MANDARIN ORIENTAL; LA, USA
HOTEL SEEROSE; SWITZERLAND
FORTE MARMI; MIAMI, USA
HOTEL MAMMERTSBERG; SWITZERLAND
THE SETAI HOTEL; MIAMI, USA
BAD RAMSACH QUELLHOTEL; SWITZERLAND

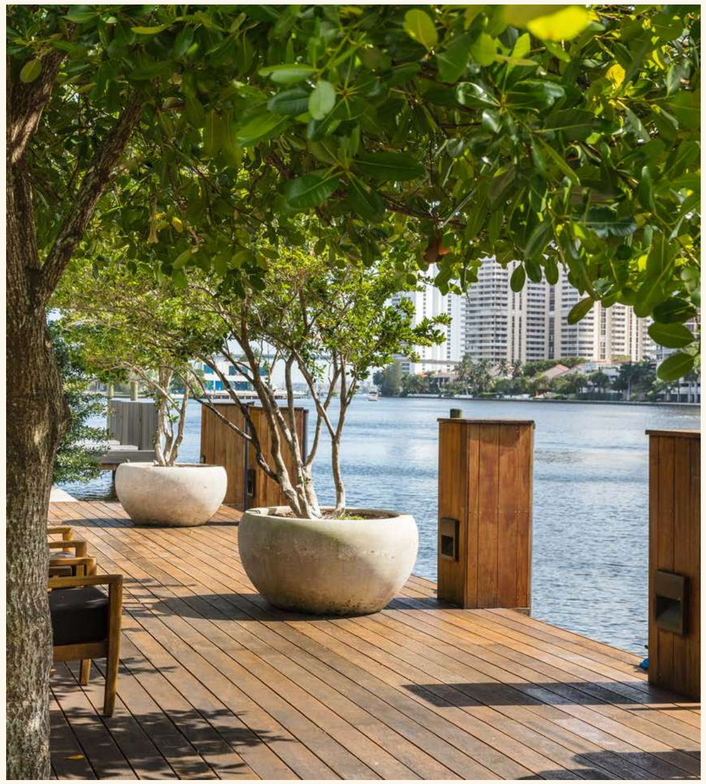
PUBLIC

ENEA TREE MUSEUM; SWITZERLAND
SIMPSON PARK; MIAMI, USA
BRICKELL PARK; MIAMI, USA

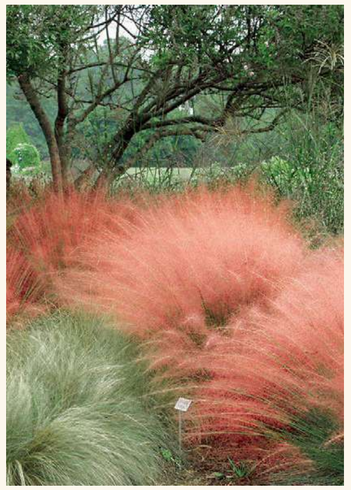
ENZO ENEA

Enea's design ethos is to entwine the character of the space with its natural surroundings.











VISIONARY

TERRA

David Martin, the CEO behind Terra, is known in Miami for having a savvy eye towards the future and taking a civic-minded approach to development. Under Terra's stewardship, Miami neighborhoods such as Coconut Grove — and now Edgewater — have evolved into newly vibrant communities complete with luxury residences, world-class dining, and active art scenes. Since its founding in 2001, Terra has regularly collaborated with a roster of the world's most prestigious architects and designers.

RESIDENTIAL

FIVE PARK, MIAMI BEACH
MR. C RESIDENCES, COCONUT GROVE
BOTANIKO WESTON, WESTON
PARK GROVE, COCONUT GROVE
GROVE AT GRAND BAY, COCONUT GROVE
EIGHTY SEVEN PARK, MIAMI BEACH
GLASS, MIAMI BEACH
ATLANTIC 15, SUNNY ISLES

COMMERCIAL

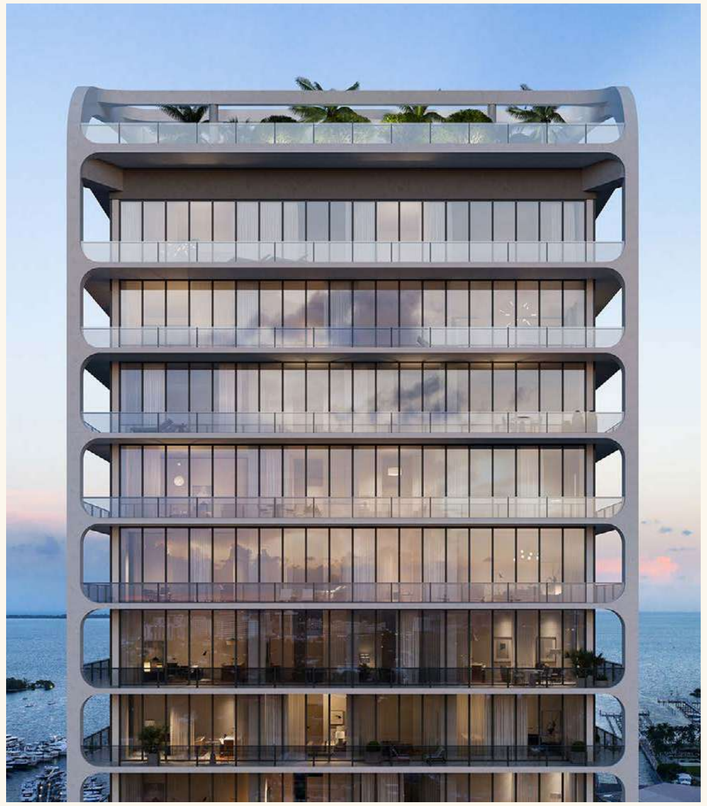
DORAL ATRIUM, DORAL
160OO PINES MARKET, PEMBROKE PINES
MARY STREET, COCONUT GROVE
PINES CITY CENTER, PEMBROKE PINES
DORAL SQUARE, DORAL

DAVID MARTIN

Terra's CEO is a Florida native with a vision for making Miami more resilient and alluring than ever.



"THIS DESIGN COLLECTIVE HAS INCREDIBLE VISION THAT REACHES ABOVE AND BEYOND RESIDENCES — THEY'RE REALIZING A WHOLE NEW WAY TO LIVE IN EDGEWATER"



Mr C Residences



Park Grove

Five Park





Glass



87 Park

VISIONARY

ONE THOUSAND GROUP

Kevin Venger, Louis Birdman and Michael Konig, a partnership of real estate developers with deep roots in Miami, collaborate on world-class buildings in prime locations. The group's vision is to bring innovative, one-of-a-kind luxury real estate developments to life. With a relentless pursuit of design excellence and a refusal to settle for anything less than exceptional, One Thousand Group pushes boundaries.

Most recently its members oversaw the development of One Thousand Museum, the first and final residential skyscraper designed by the late Architect Dame Zaha Hadid, and inarguably ushered in a new definition for ultra-luxury living in Miami.

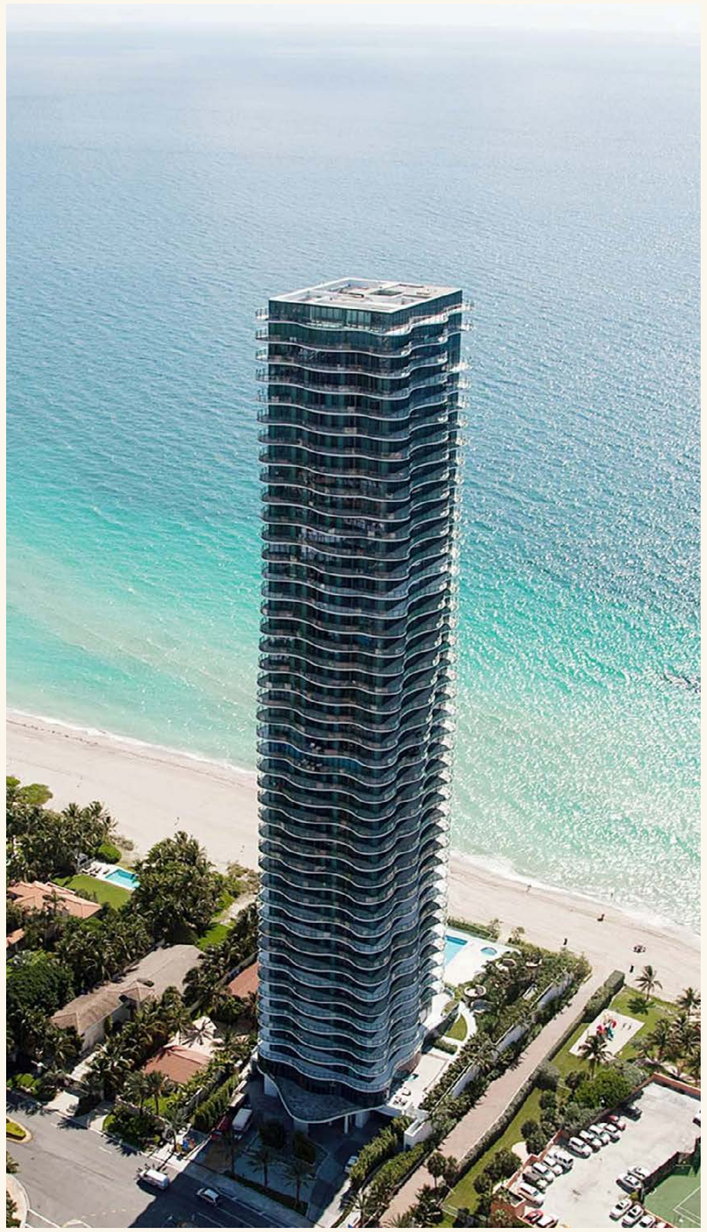
RESIDENTIAL

ONE THOUSAND MUSEUM, MIAMI
FOUR SEASONS HOTEL & TOWER, MIAMI
TEN MUSEUM PARK, MIAMI
REGALIA, MIAMI
PARAMOUNT BAY, MIAMI

LOUIS BIRDMAN, MICHAEL KONIG, KEVIN VENGER

One Thousand Group members ensure all projects achieve an exquisite balance of artistry and function.





Regalia



Regalia

One Thousand Museum





One Thousand Museum


Aquarama
Riva

03

AMENITIES, SERVICES & DINING

A STUNNING COLLECTION OF AMENITIES, SERVICES, AND SPACES

EACH MORE ENTICING THAN THE LAST

Villa Miami's amenities go beyond a curator and a gym. Major Food Group designed the building's services to operate as an ecosystem of conveniences, where needs are anticipated, coffee orders are known by heart, and a pool, thermal spa, and sauna are always just downstairs.

Like a small town unto itself, the building comes with an array of spaces for every kind of gathering and convenience, while landscape architect Enzo Enea designed the grounds according to the spirit of the place—the sun, the wind, the soil, and the water nearby.

THE MFG LIFESTYLE

HERE, THE CURATOR ALWAYS PICKS THE RIGHT GIFT FOR YOUR IN-LAWS & ESPRESSO ARRIVES STEAMING AT YOUR DOOR EACH MORNING.

Villa Miami is designed around a suite of services, each in conversation with the last. A concierge desk so each resident can experience the help of a personal assistant. A dedicated back-of-house staff will ensure that deliveries make it to your doorstep in minutes.

Beyond the service, state-of-the-art gym, and the variety of pools, Villa Miami contains a sprawling spa complete with hot and cold plunges, sauna and steam room, all inspired by the finest retreats in the Mediterranean. Downstairs, the most seductive food and beverage program in Miami: two floors of a bar and restaurant from Major Food Group, serving a coastal Italian menu befitting the restaurant's seat at the waterfront.



AMENITY SPACES

A GRAND SPACE TO SUIT ANY OCCASION, PARTY, EVENT, WISH & WHIM

LEVEL 5
WELLNESS

- Spa & Beauty Salon
- Outdoor Pool
- Treatment Rooms
- Sauna & Herbal Steam Rooms
- Chromotherapy Sensory Showers
- Hot & Cold Plunges
- Relaxation Lounge
- Changing Rooms

LEVEL 4
THE CLUB

- Fitness Center
- Fitness Training Rooms
- Game Room
- Screening Room
- Family Entertainment Lounge

LEVEL 3
THE CLUB

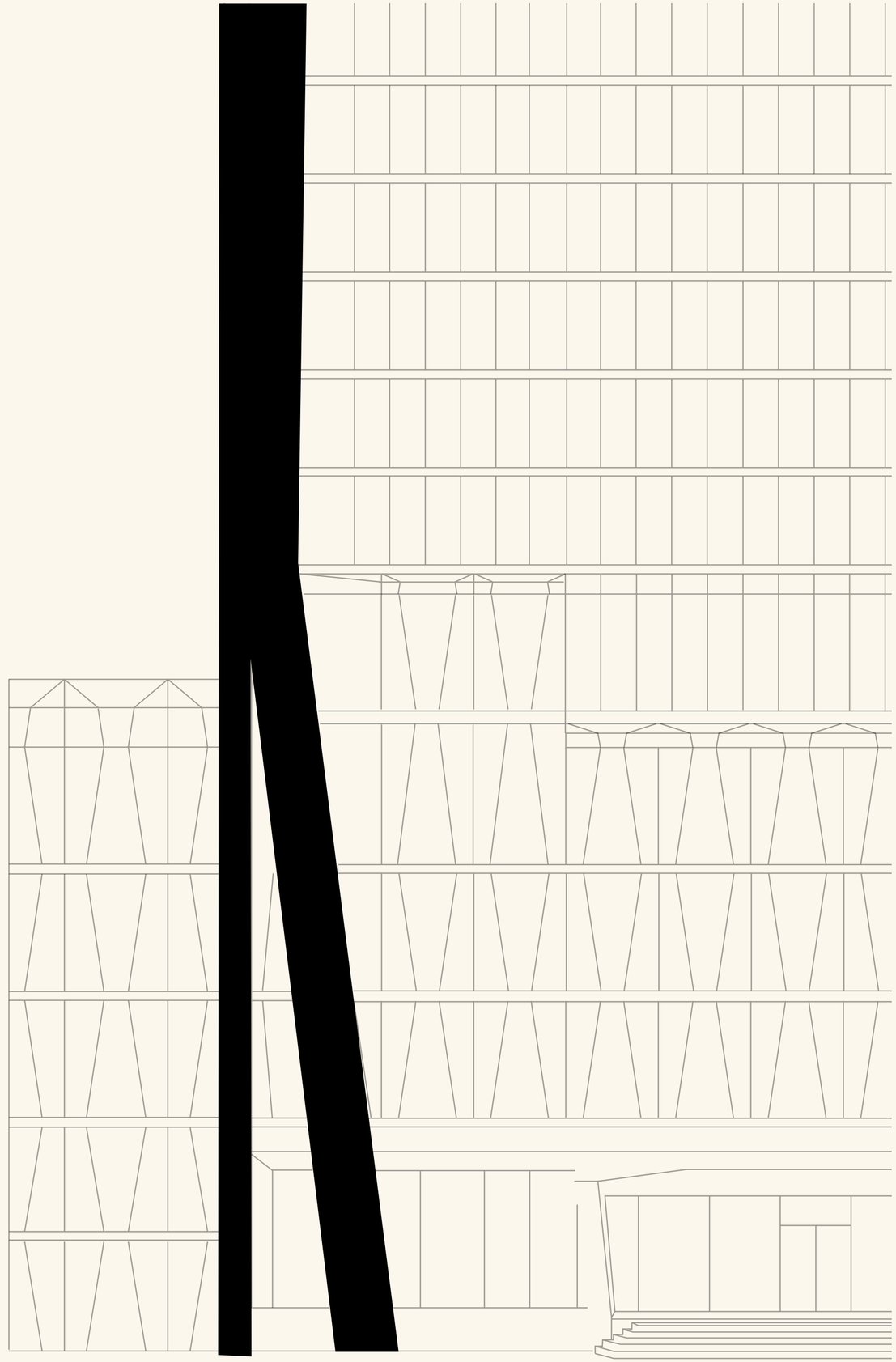
- Private Resident Dining Rooms
- Great Room & Lounge
- Boardroom
- Estate Manager
- In-House Curator

LEVEL 2
DINING

- MFG Restaurant Dining Room

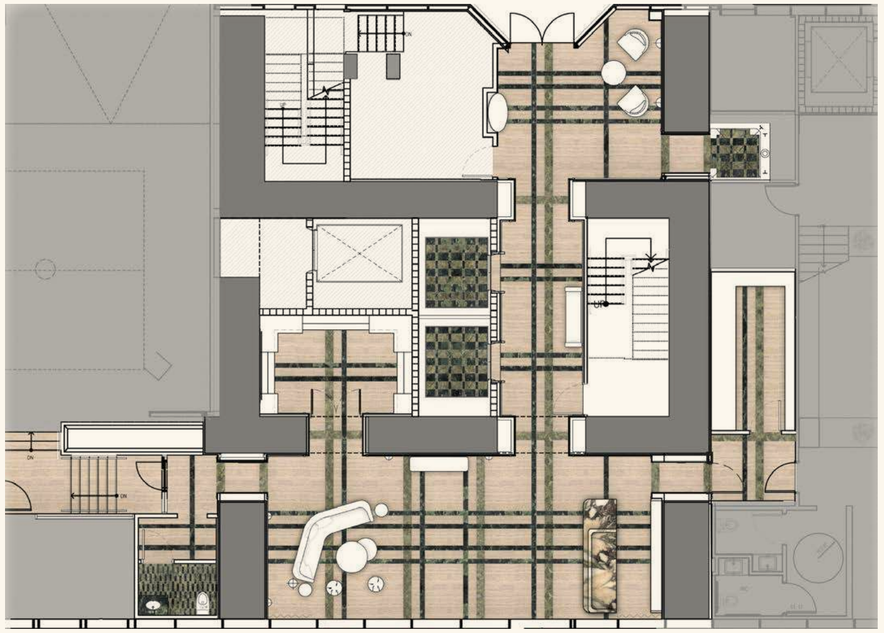
LEVEL 1
ARRIVAL & DINING

- Lobby
- MFG Restaurant & Bar with Outdoor Terrace
- Baywalk
- Docks
- Covered Drop-off



LEVEL 1

LOBBY



MATERIALS

01 Plaster Ceiling
02 Marble Counter
03 Woven Fabric
04 Leather Reception
05 Wood & Brass Panels
06 Travertine
07 Brass Detailing

01



02



03



04



05



06



07



Lorem ipsum featuring custom in-laid marble floors by Charles and Co. Lorem marble intersects with lorem marble





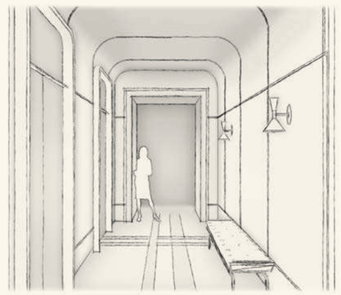
East Elevation

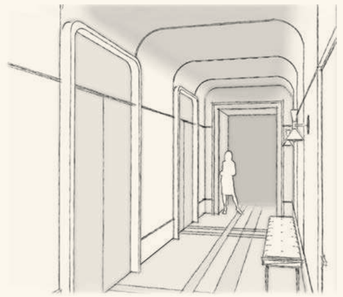


West Elevation



North Elevation





Elevator Vestibule Detailing

AMENITIES

THEN THERE'S THE TWO-FLOOR MFG RESTAURANT & BAR. TASTEMAKERS INDEED.

MFG RESTAURANT ON SITE

On the ground-floor: the most seductive new location in Miami's dining scene overlooking the water. Two floors of dining rooms, bar seats, and private lounge space with equal parts refinement and Dionysian ambiance.

EXPERT STAFF

A front of house staff assures that deliveries are seamless, the pantry is always stocked, and fresh flowers await your arrival. A knowledgeable curator fields any request from hunting down those sold out tickets, to chartering a boat for the day.

WATERSIDE GARDENS

Designed by the landscape architects at Enzo Enea, Villa Miami's grounds are dotted with a series of private gardens, filled with native flowering trees and meant for moments of contemplation.

DOCK + ROOFTOP HELIPAD

Arrive home or depart by land, air, or sea, thanks to private boat slips on the Biscayne Bay and a rooftop helipad.

BEACH CLUB

Access to the best stretches of sand Miami Beach has to offer, complete with dedicated loungers, umbrellas, and food and beverage service.

ADDITIONAL AMENITIES

- Private vault & safety deposit boxes
- 24-hour valet
- 24-hour security
- Delivery storage
- Grocery stocking options





OWNER BENEFITS

THE MFG PERKS: YOUR FAVORITE TABLE AT CARBONE, OR RIGATONI ALLA VODKA IN YOUR HOME

THE EASE OF EXPERTS IN-HOME

Come home to a pantry stocked with MFG provisions, sauces, and spices. Hire a private chef to come cook something off the Carbone menu, or teach you how. Consult with a private sommelier to curate a selection for your personal wine cellar—then invite friends over to try everything.

A BUSTLING CALENDAR

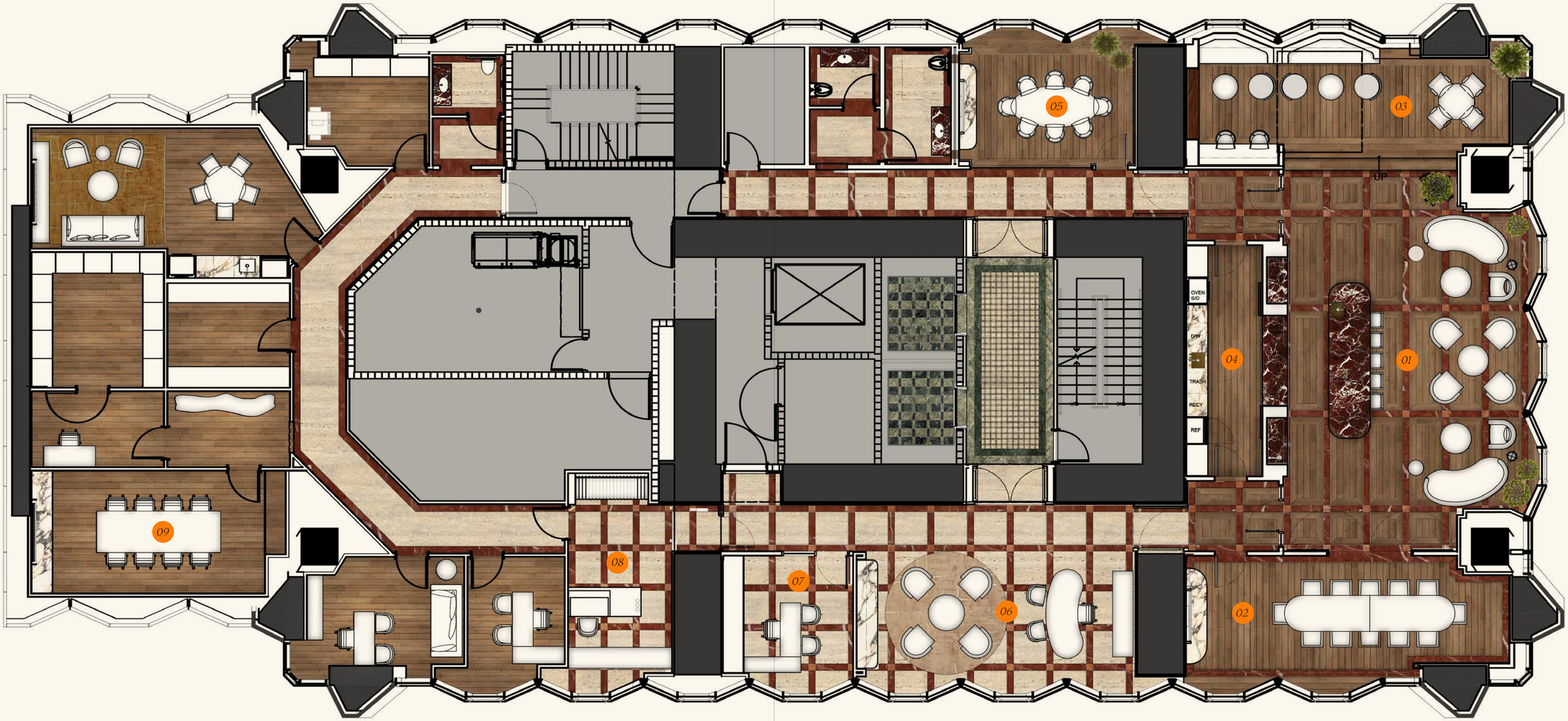
When you're not on the water, in the gym, or at the spa, you'll be going from one culinary happening to the next. Sample imported olive oils, taste Italian wines (all of which can be sent up to your residence), and be the first to try new cocktails and dishes at the restaurant downstairs.

MFG CURATION DAY TO DAY

Sadelle's coffee and bagels are laid out for residents every morning, and an aperitivo with wine pairings await once the work day wraps. MFG designed a brand new menu for the spa and pool, and a lineup of martinis and appetizers for the game room and lounges.

INSIDER STATUS

Villa Miami residents are VIPs at all MFG restaurants. Reserve your preferred table (with your favorite server) and book special events for special occasions. Receive early access and invitations to MFG events and new restaurant openings.



LEVEL 3

THE CLUB

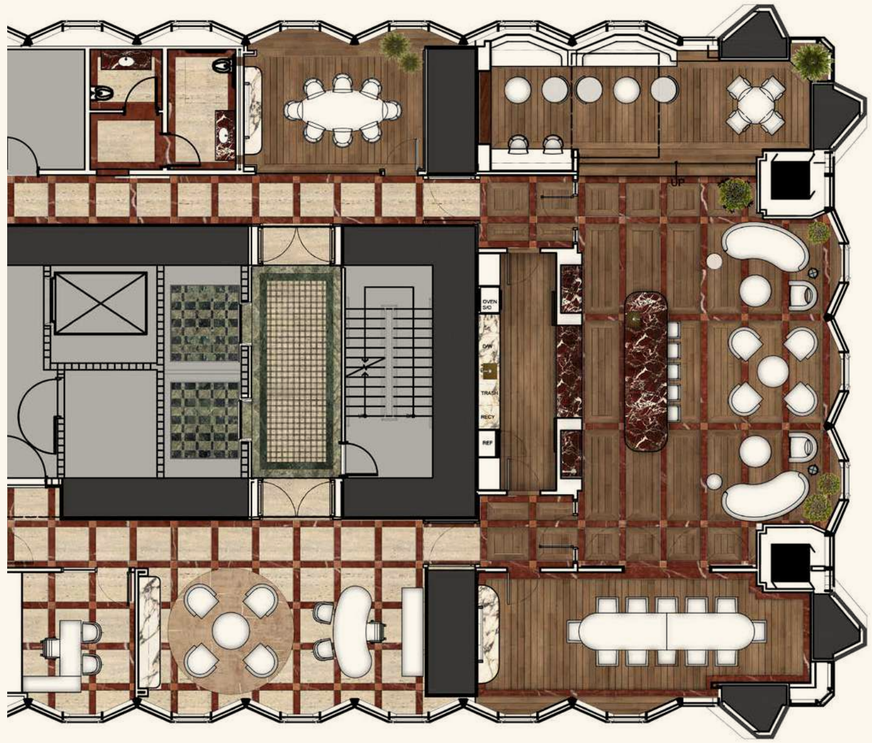
Old world hospitality awaits: on Level Three residents can relax, socialize or dine in a variety of scenic spaces from the Great Room, Lounge, or a Private Dining space for a more intimate experience. For those looking to deck the walls or liaise with the knowledgeable concierge, the west portion is dedicated to on-site management.

KEY

01 Great Room
02 Private Dining
03 Library Study
04 Pantry
05 Small Private Dining & Conference
06 Curator's Lounge
07 Estate Manager's Office
08 Stretching Zone
09 Management Conference Room

LEVEL 3

GREAT ROOM



MATERIALS

01 Wood Paneling
02 Wood Floor
03 Brass
04 Leather (Island)
05 Stone Splash
06 Stone Bar Top
07 Antique Mirror Splash
08 Woven Grasscloth

01



02



03



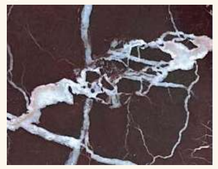
04



05



06



07

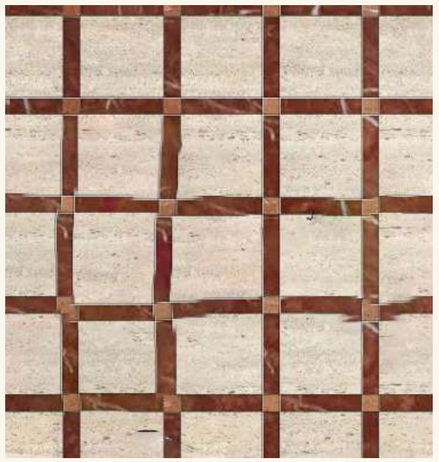


08



Lorem ipsum featuring custom in-laid marble floors by Charles and Co. Lorem marble intersects with lorem marble







West Elevation



East Elevation



South Elevation

LEVEL 3

PRIVATE DINING



GROUP PRIVATE DINING



North Elevation

SMALL PRIVATE DINING & CONFERENCING



South Elevation



West Elevation



East Elevation

MATERIALS

01 Wood Paneling
02 Wood Floor
03 Brass
04 Floor Pattern
05 Clear Glass Door
06 Woven Grasscloth

01



02



03



04



05

06



LEVEL 3

LIBRARY





North Elevation



South Elevation

MATERIALS

01 Wood Paneling
02 Wood Floor
03 Brass
04 Floor Pattern
05 Woven Grasscloth

01



02



03



04



05



LEVEL 3

CONCIERGE & CURATOR OFFICES



CONCIERGE



East Elevation



West Elevation

CURATOR'S OFFICE



North Elevation



South Elevation

MATERIALS

01 Plaster
02 Wood Portals
03 Floor Pattern
04 Burl Wood
05 Woven Paper
06 Stone
07 Antique Mirror Splash
08 Woven Leather

01

02



03



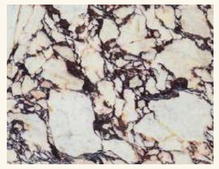
04



05



06



07



08



LEVEL 3

MANAGEMENT



MANAGEMENT RECEPTION



South Elevation



North Elevation

MANAGEMENT CONFERENCE ROOM



South Elevation

MATERIALS

01 Plaster
02 Floor Pattern
03 Burl Wood
04 Millwork
05 Brass
06 Upholstery
07 Upholstery

01

02



03



04



05

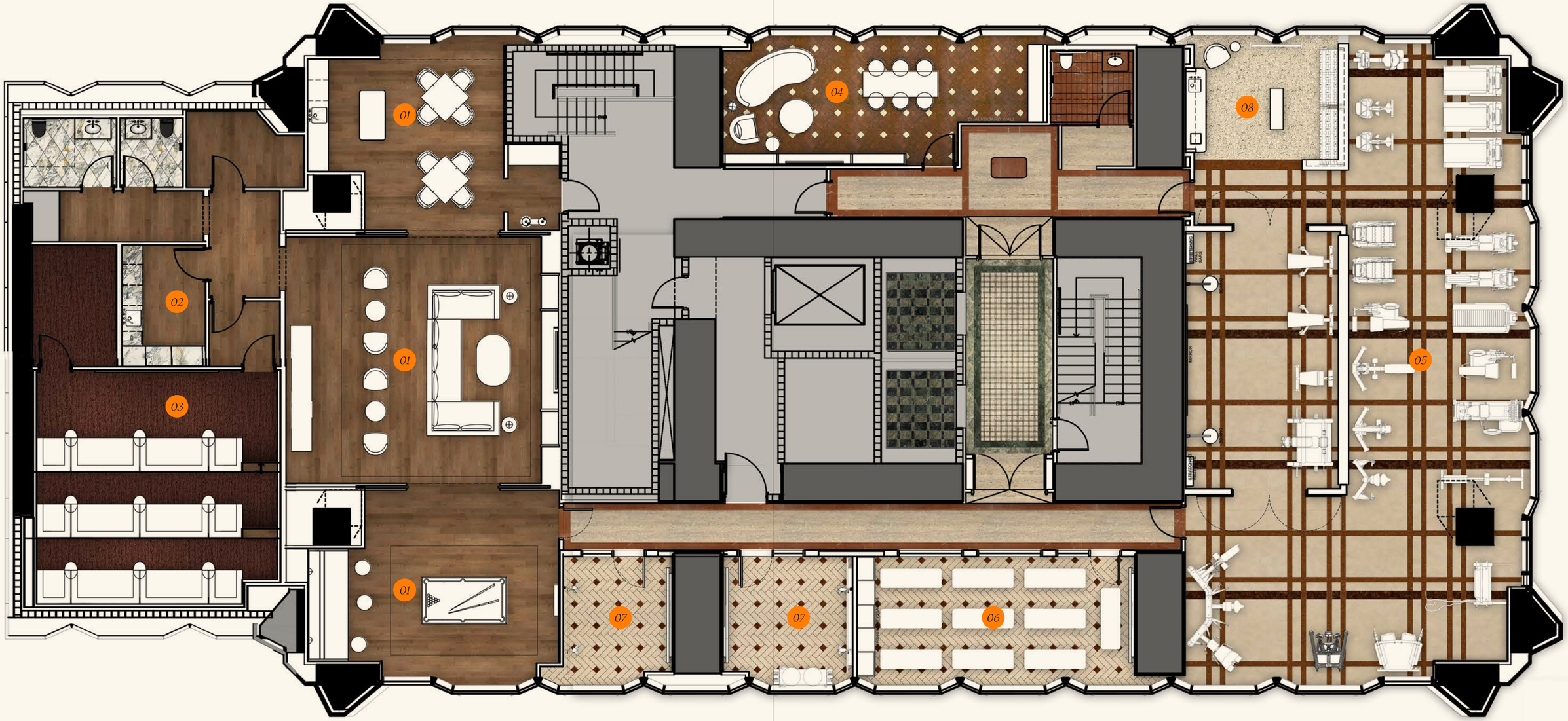


06



07





LEVEL 4

THE CLUB

Level Four features a sprawling Game Room, Lounge, and Screening Room where residents can engage in a game of billiards, shuffleboard, or arrange an in-house movie night. Kids and teens play games and make new friends in their own personal lounge space nearby. Down the hall a state-of-the-art fitness studio (designed to feel like a spa), is complete with the latest fitness equipment and both group and private training available.

KEY

01 Game Room
02 Pantry
03 Screening Room
04 Family Lounge
05 Fitness Studio
06 Group Fitness & Yoga Room
07 Personal Fitness & Boxing Room
08 Stretching Zone

LEVEL 4

GAME ROOM

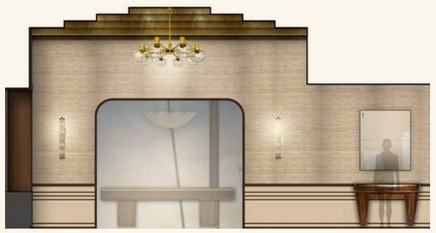




East Elevation



West Elevation



North Elevation



South Elevation

MATERIALS

01 Plaster Ceiling
02 Marble Counter
03 Woven Fabric
04 Leather
05 Wood & Brass Panels
06 Travertine
07 Brass Detailing

01



02



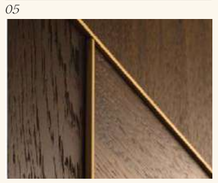
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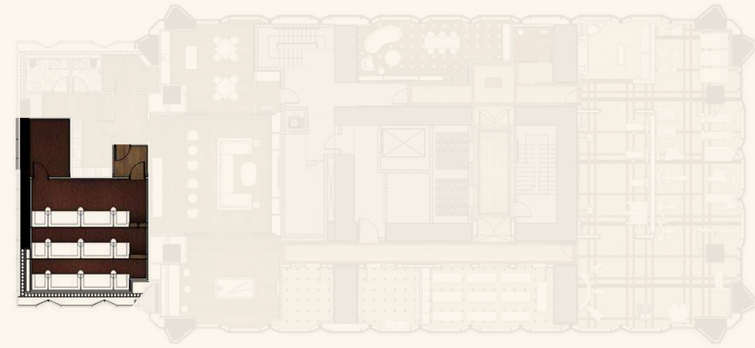


07



LEVEL 4

SCREENING ROOM





East Elevation



North Elevation

MATERIALS

01 Fabric (Wall Paneling)
02 Millwork
03 Carpet
04 Acoustic Wood Panels

01



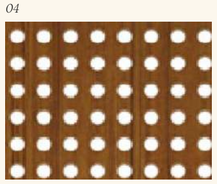
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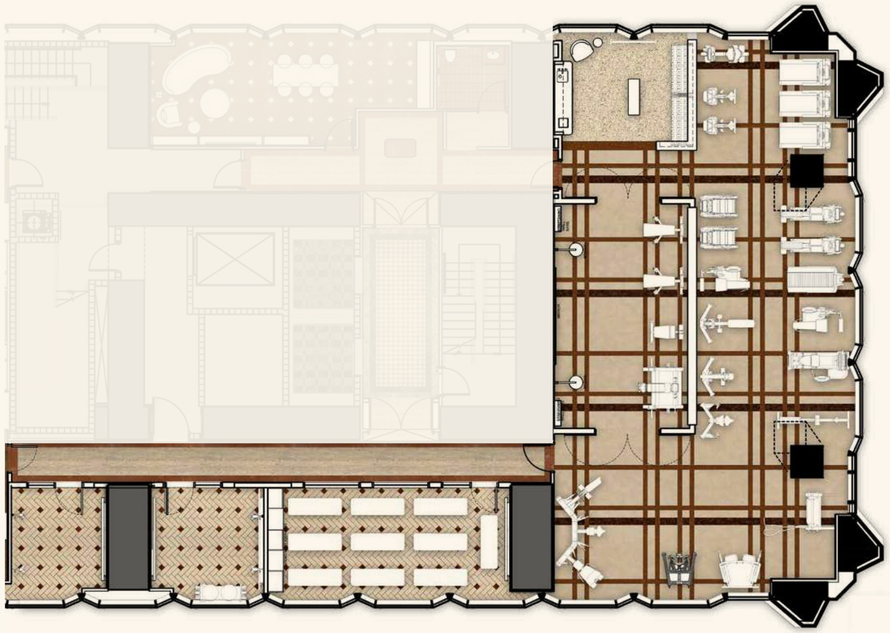


04



LEVEL 4

FITNESS CENTER



MATERIALS

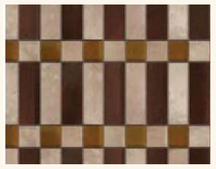
01 Wood Millwork
02 Plaster
03 Clear Glass Interior Windows
04 Antique Mirror
05 Tile
06 Pebbled Glass Privacy Doors
07 Textural Wallpaper
08 Acoustic Wood Panels (Ceiling)

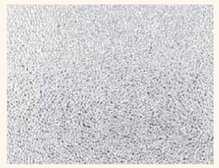
01


02

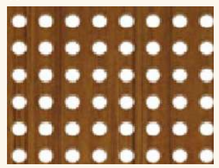
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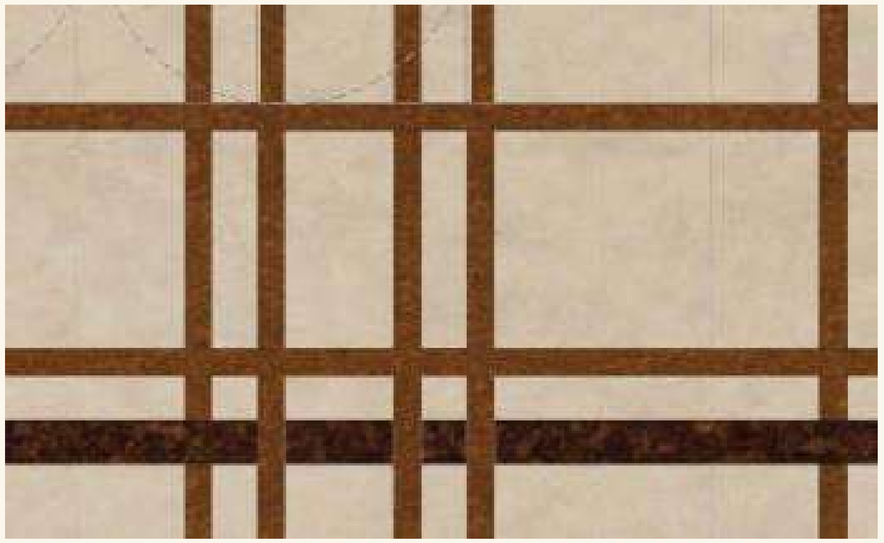

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06


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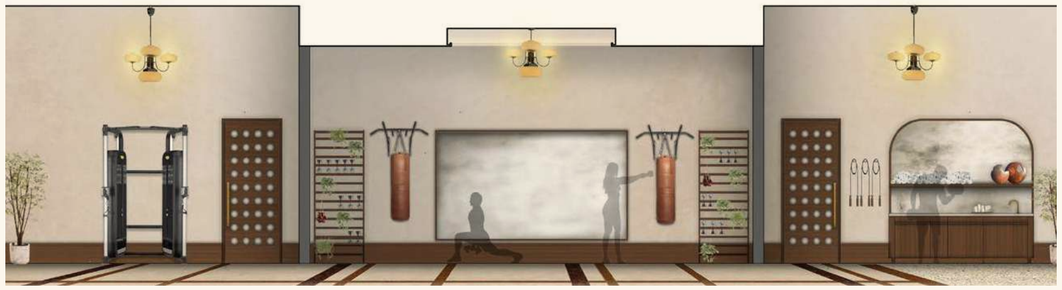

08


Lorem ipsum featuring custom in-laid marble floors by Charles and Co. Lorem marble intersects with lorem marble

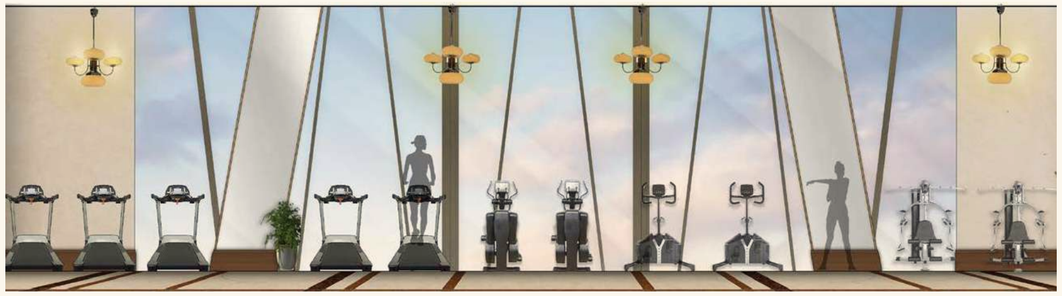




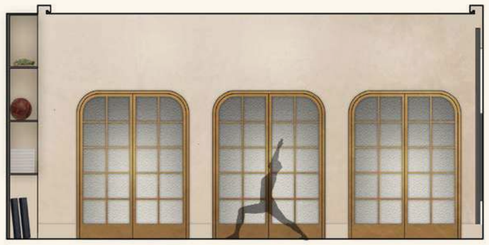
West Elevation



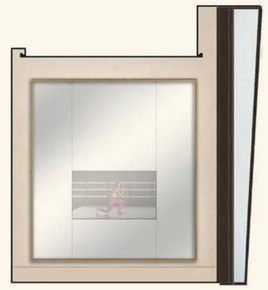
West Elevation



East Elevation



North Elevation



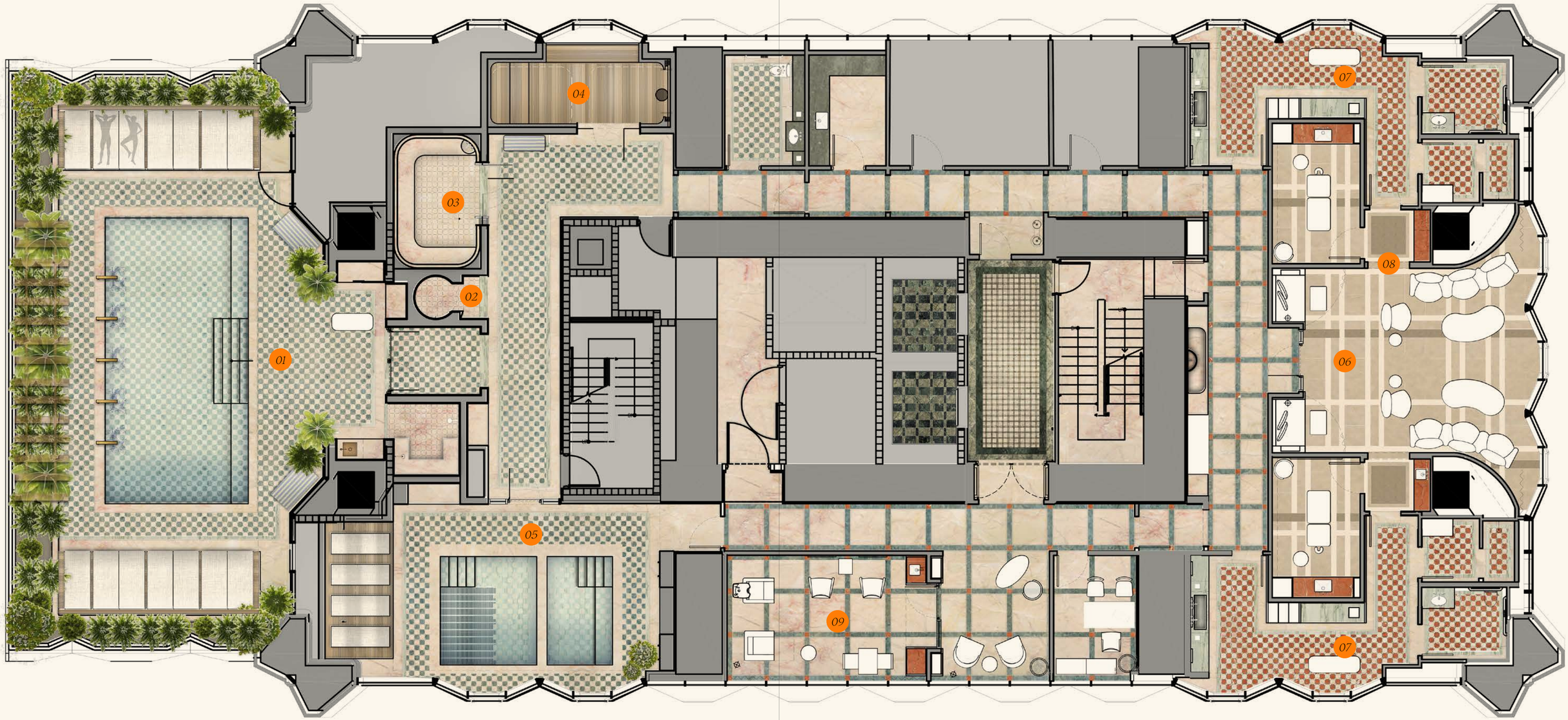
East Elevation



West Elevation



South Elevation



LEVEL 5

POOL & SPA

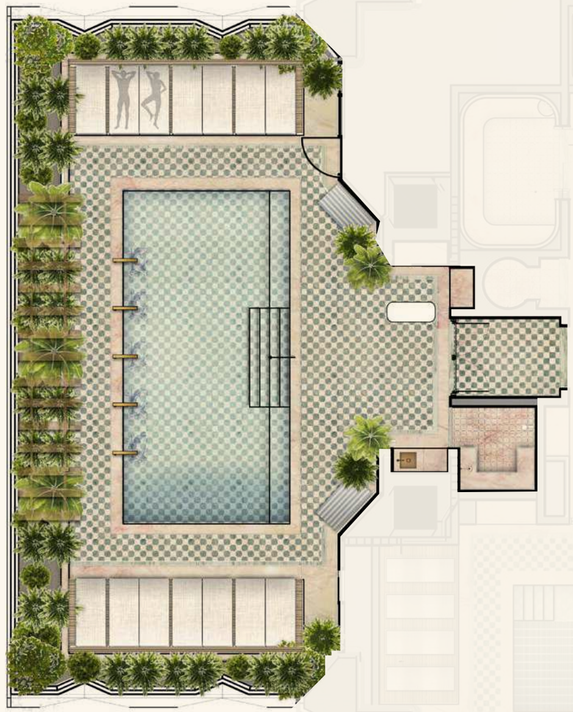
The art of leisure, perfected: catch rays, socialize or seek solitude on Villa Miami's pool deck. Fully serviced and outfitted with a variety of lounge options, this perfectly appointed space creates a sense of refined indulgence whether swimming, soaking, or sunbathing. Inspired by thermal spas on the Italian island of Ischia, the spa offers the ultimate in wellness: a stunning relaxation lounge, opulent plunge pools, complemented by saunas, steam rooms, and a variety of treatment rooms.

KEY

01 Outdoor Pool & Deck
02 Sensory Chromotherapy Shower
03 Herbal Steam Room
04 Sauna
05 Hot & Cold Plunge
06 Relaxation Room
07 Locker Rooms
08 Spa
09 Salon

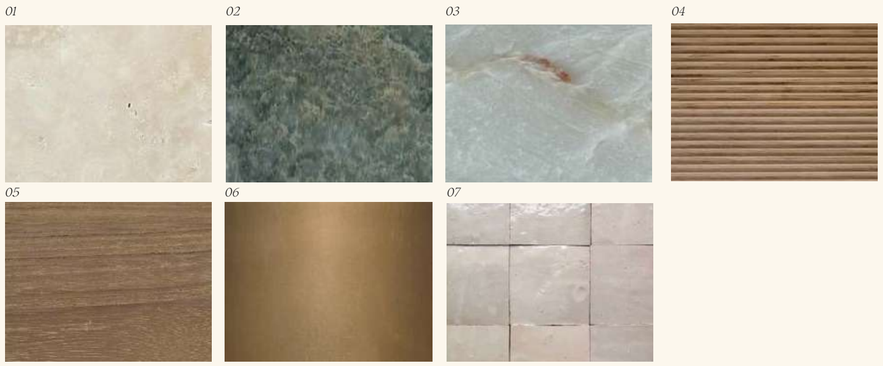
LEVEL 5

POOL

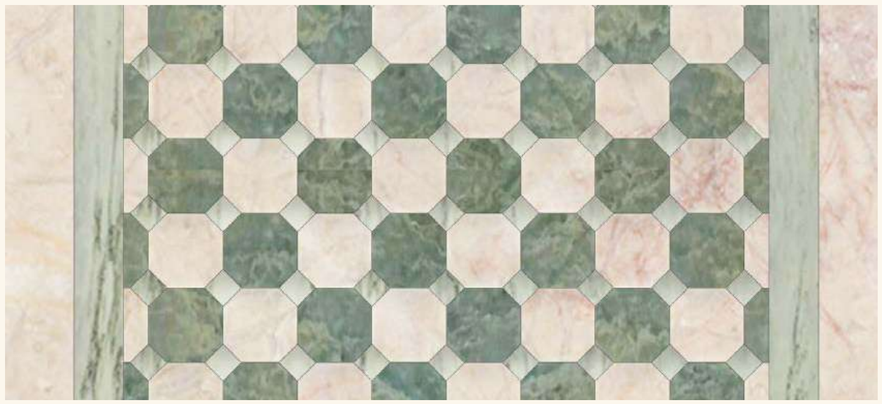


MATERIALS

01 Flooring & Walls
02 Flooring
03 Flooring
04 Wood Loungers
05 Wood Pergola
06 Brass Detailing
07 Stone Tile in Corridor

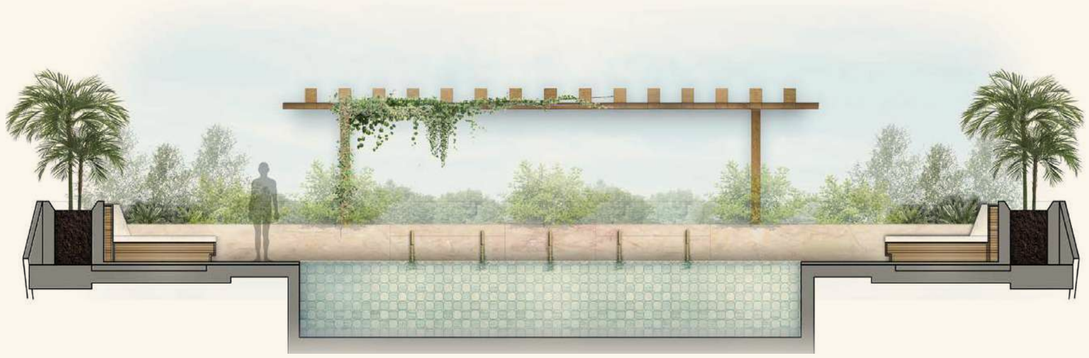


Lorem ipsum featuring custom in-laid marble floors by Charles and Co. Lorem marble intersects with lorem marble

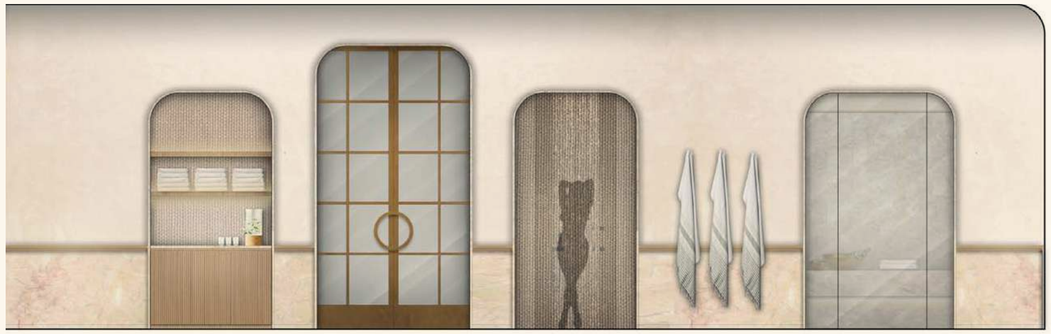




South Elevation



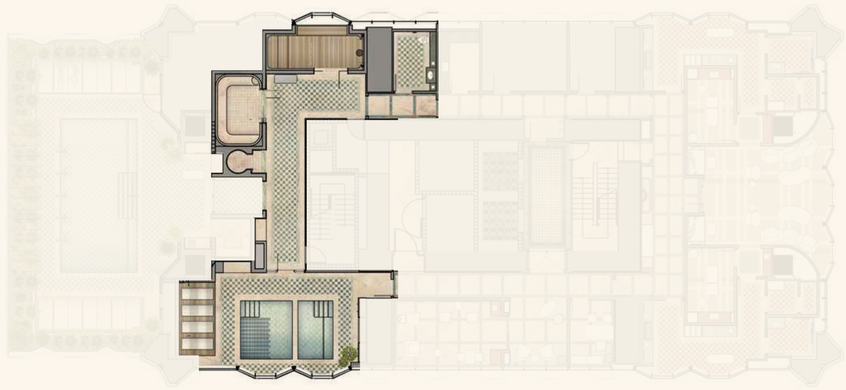
South Elevation



South Elevation

LEVEL 5

WELLNESS SPACES



STEAM ROOM



North Elevation

SAUNA



North Elevation

HOT/COLD PLUNGE



North Elevation



West Elevation

MATERIALS

01 Stone Wainscot & Flooring
02 Clear Glass Doors
03 Plaster
04 Flooring (Stone Two)
05 Flooring (Stone Three)
06 Wooden Loungers

01



02

03



04



05



06



LEVEL 5

SALON





West Elevation



East Elevation



North Elevation



East Elevation

MATERIALS

01 Stone
02 Plaster
03 Wooden Millwork
04 Floor Pattern
05 Stone
06 Clear Glass Doors

01



02

03



04



05



06

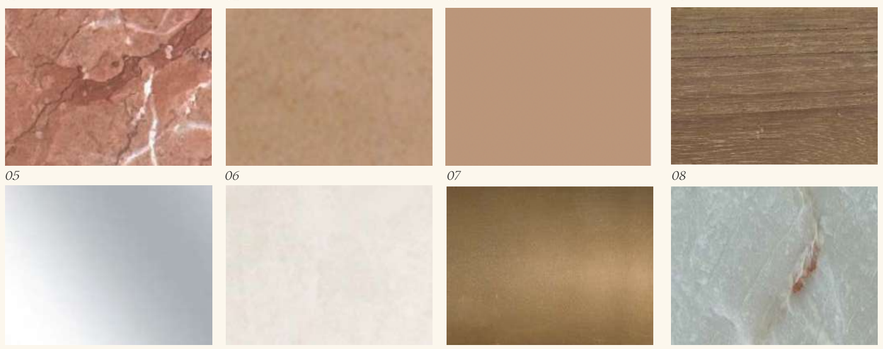
LEVEL 5

SPA



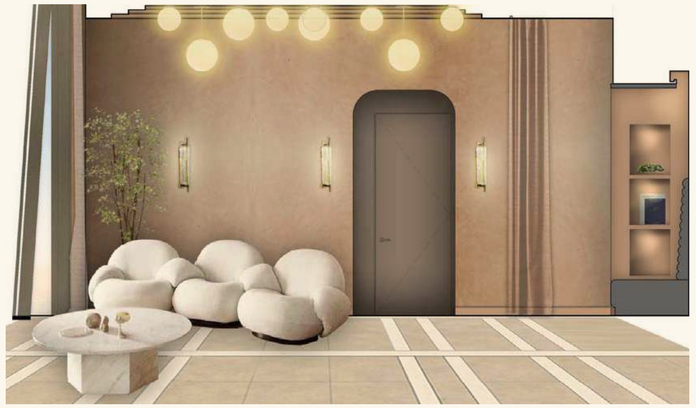
MATERIALS

01 *Stone Counter*
02 *Plaster*
03 *Painted Millwork*
04 *Wooden Millwork*
05 *Mirror*
06 *Plaster*
07 *Brass*
08 *Stone Counter & Trim*



Lorem ipsum featuring custom inlaid marble floors by Charles and Co. Lorem marble intersects with lorem marble





South Elevation



North Elevation



West Elevation



Steam Room

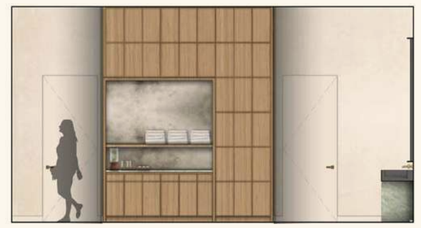
LOCKER ROOM



Locker Room West Elevation



Locker Room West Elevation



Locker Room South Elevation

04

THE RESIDENCES

OLD-WORLD ELEGANCE WITH EVERY MODERN CONVENIENCE

AIRY, ITALIANATE LIVING IN THE HEART OF MIAMI

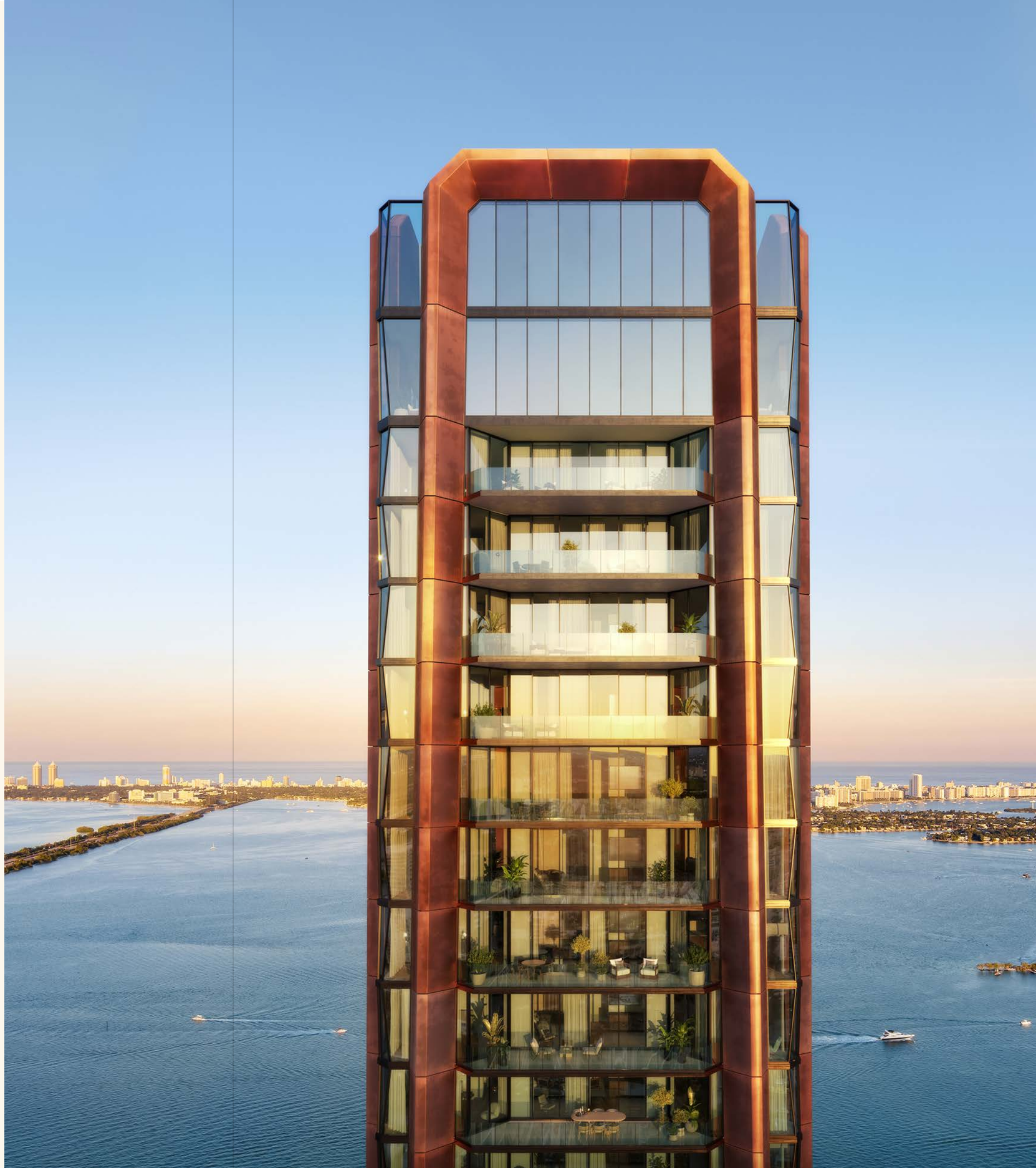
New York design studio Charles & Co developed Villa Miami's interiors by marrying a sophisticated European sensibility with a focus on warmth, romance, and the waterfront.

Each full floor, estate-style residence overlooks the water, while sitting high in the sky. Noble materials are used throughout, with travertine marble, wood flooring, and soft lighting setting the tone.

THE RESIDENCES

FROM SUNRISE TO SUNSET, A LIFE DESIGNED AROUND THE HORIZON

Homes with a private, 360° view of Biscayne Bay, the lights of Miami, and the far-stretching beaches beyond. Sunlight at every hour. Wake to the morning light rising over the Atlantic, and take aperitivo on the back veranda while the sun sets.











“GOOD DESIGN IS A REPRESENTATION OF A GOOD LIFE. WE CREATE SPACES THAT ARE NOT MERELY PHOTO READY BUT LIVING READY”

VICKY CHARLES



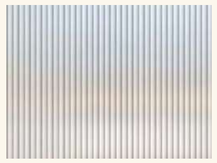


KITCHEN LAYOUT

The kitchen is the heart of the home, so residences are equipped with chef's kitchens, designed by Mario Carbone of Major Food Group. CornuFé series ovens and stovetops from La Cornue, Wolf appliances, and pasta sinks marry a traditional culinary ethos with state-of-the-art standards. This is where your family unwinds, where your friends gather, and where you perfect your agnolotti.

- Designed by MFG's Mario Carbone
- Chef's style kitchen featuring pasta tanks and convection steam ovens
- Italian cabinetry and wine fridge
- Cornue Fe, Sub Zero and Wolf appliances
- Grocery stocking options available

01



02



03



04



05



06

07



KITCHEN MATERIALS

01 Fluted Glass Uppers
02 Brass Hardware & Details
03 Taj Mahal Counters
04 Wood Floorings
05 Green or Cream Lacquer Cabinets
06 White Painted Walls
07 Stainless Steel Details







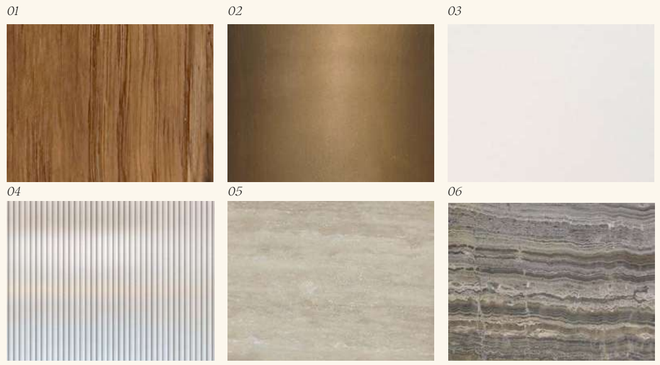




BATHROOM LAYOUTS

Opulence is in every detail in the bathrooms, which are essentially an extension of the hydrotherapy amenities downstairs. Curved, deep-soaking tubs and soft marble, brass, and fluted glass finishes throughout create a sense of embrace.

- *Full bathrooms in every bedroom with oversized soaking tub in the primary bathroom*
- *Dornbracht and Duravit fixtures and trim*
- *Primary bathrooms feature travertine porcelain floors and Greige Onyx Porcelain walls*



BATH MATERIALS

01 Wood Vanity
02 Brass Detailing
03 Cream Paint
04 Glass Doors
05 Travertine Porcelain Floor
06 Greige Onyx Porcelain Walls and Counter

05

NEIGHBORHOOD

YOU CAN GET ANYWHERE IN MINUTES, BUT YOU WON’T WANT TO LEAVE

THE NEW HEART OF MIAMI

The 1980s saw the rise of Miami Beach, filled with characters from the fashion and entertainment worlds. The aughts witnessed the birth of Miami’s Art Basel as a mecca for art.

Now, the next cultural renaissance in Miami is happening in Edgewater, where a new interpretation of waterfront living is emerging, built for a certain kind of global citizen who just happens to call Miami home.

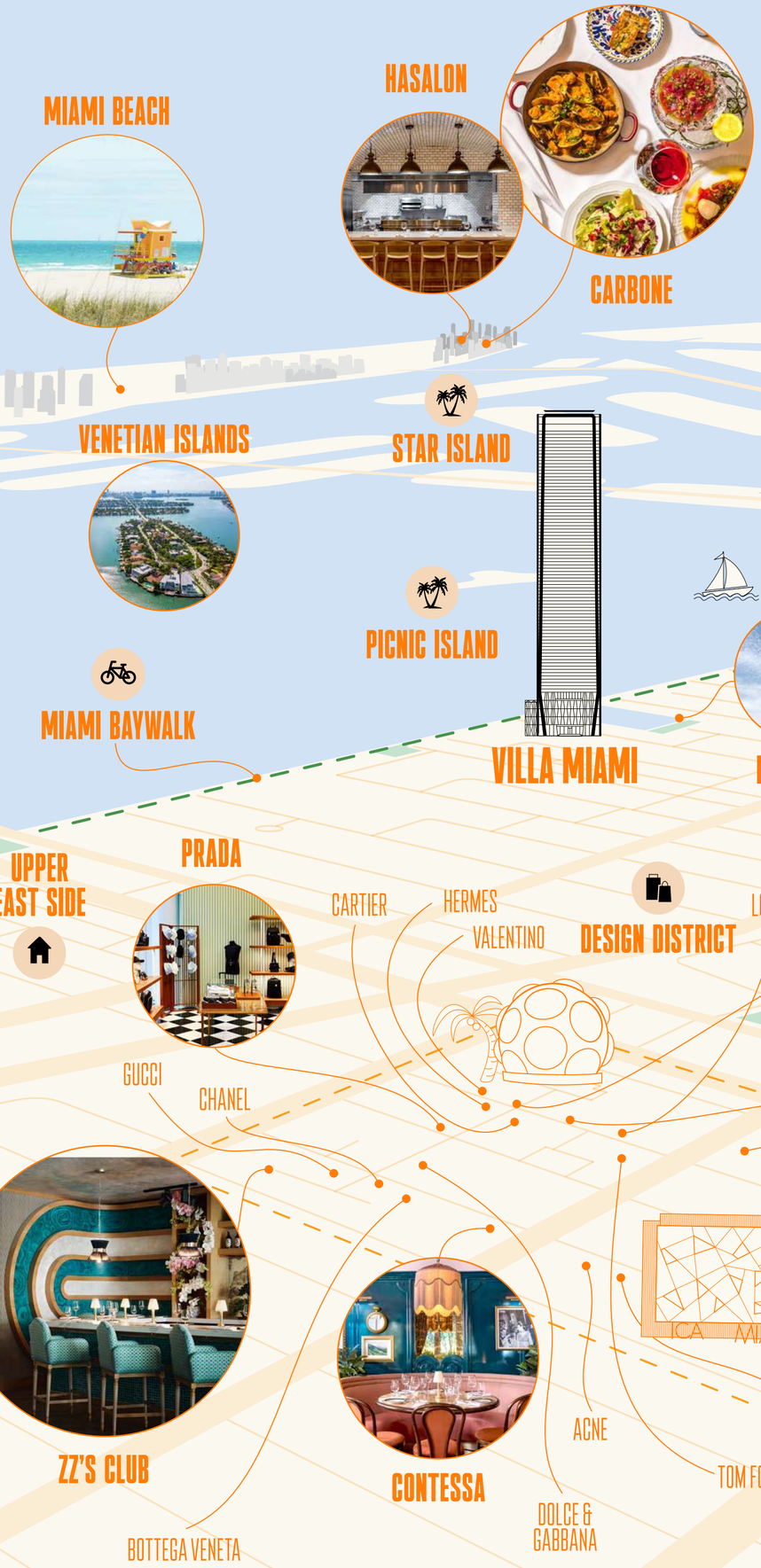
EDGEWATER

THE RESIDENTIAL NEIGHBORHOOD OF THE DESIGN DISTRICT, AND EASILY CONNECTED TO ALL THE REST

Edgewater is connected to the best of Miami, situated just five blocks from the Design District and across the Venetian Causeway from Miami Beach.

Within easy reach to all the best of Miami, Edgewater represents the future of the city and the increasingly global populace of people who call it home. The arrival of Villa Miami means the next chapter of Edgewater has begun.

Accessible to some of Miami's most tempting areas, Edgewater is also in and of itself the best of contemporary Miami: on the waterfront, with sunset views of the Bay and the Venetian Islands; home to some of the city's most exciting restaurants, as well as the revitalized Margaret Pace Park and culture like the Institute of Contemporary Art Miami.





STROLL ALONG THE PROMENADE IN THE MORNING, DIP INTO A MUSEUM MIDDAY, SIP WINE FROM PIEDMONT AND DINE ON PASTA ALLE VONGOLE IN THE EVENING

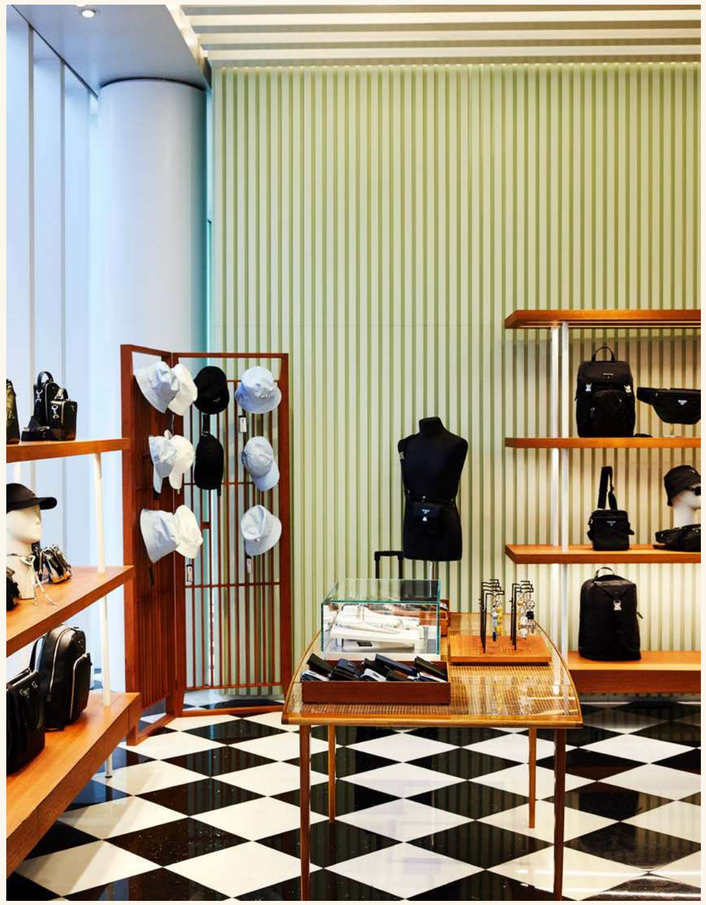


MINUTES AWAY FROM THE DESIGN DISTRICT & THE BEST SHOPPING MIAMI HAS TO OFFER



01





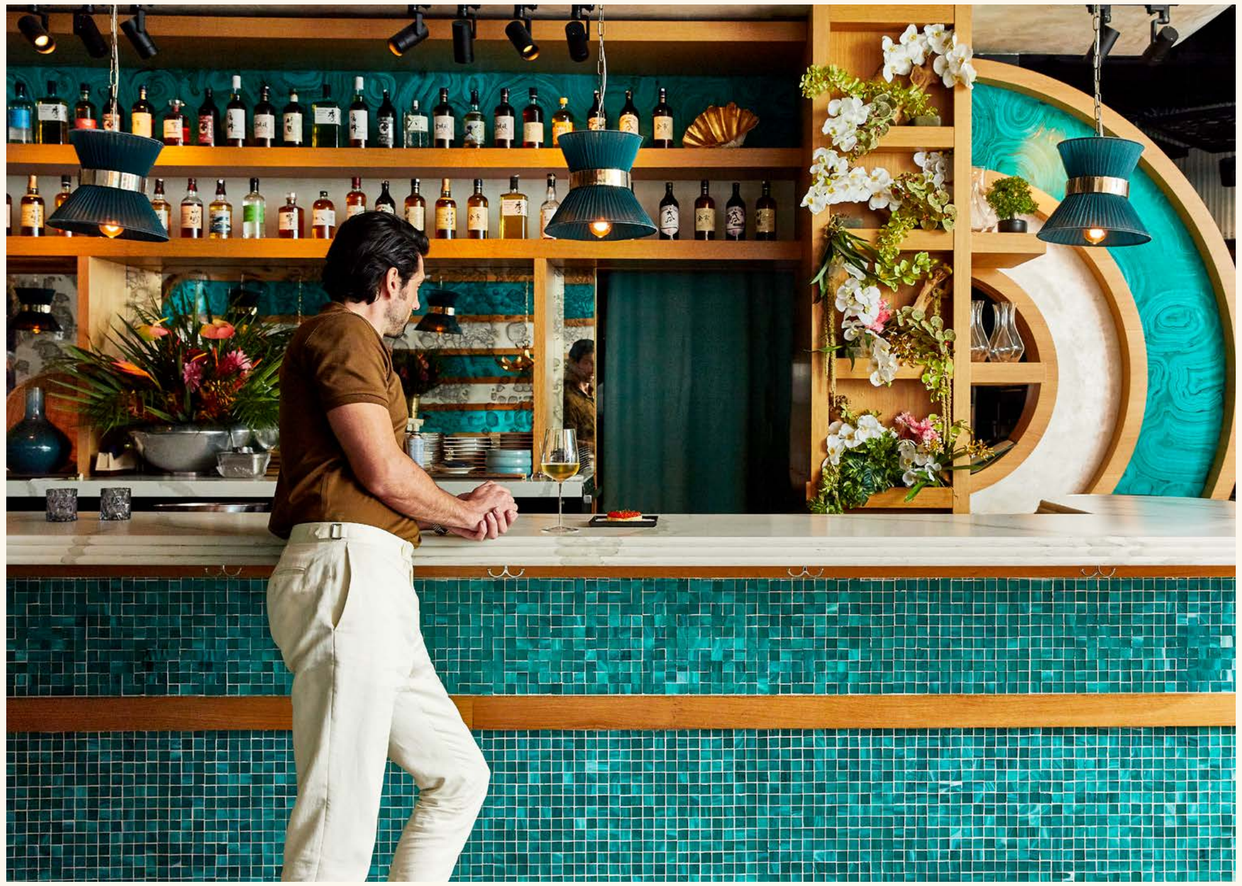
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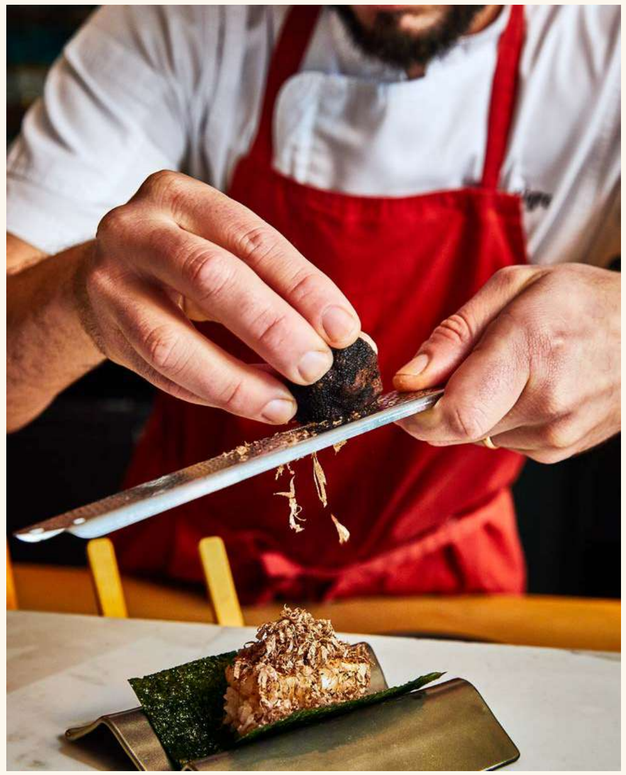


The rich environment of the Design District is minutes away from Edgewater. Spend the day shopping, dining or simply admiring the visuals at this iconic Miami destination.

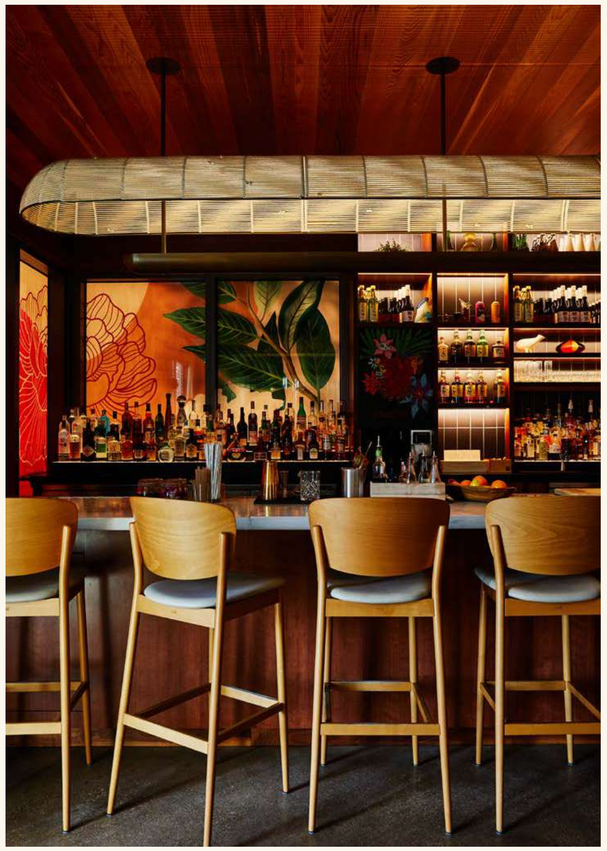
01. Alexis
02. Prada
03. Dior



IMMEDIATE ACCESS TO THE COUNTRY'S MOST VIBRANT DINING SCENE



Each dish at MFG's ZZ's Club is crafted with incredible precision and skill from the talented and highly trained team of chefs.



Uchi Miami is known for its boundary-pushing Japanese cuisine in both taste and presentation.



A WATERFRONT COMMUNITY ALIVE WITH CULTURE AND CONNECTIVITY

01



02



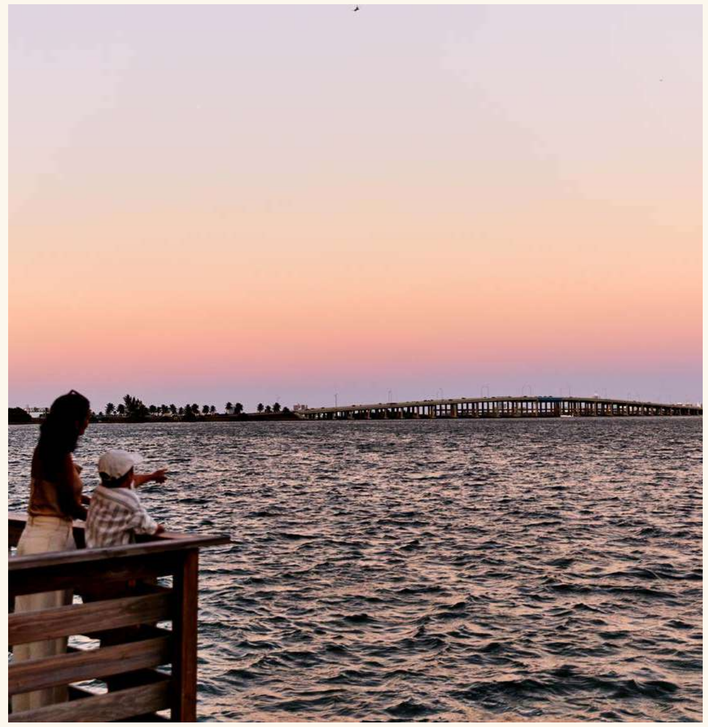
From pristine coast to the incomparable culture, Edgewater is a neighborhood that embodies the best of Miami.

01. State of Kid
02. Mandolin
03. Contessa
04. Villa Miami waterfront
05. Institute of Contemporary Art Museum

03



04





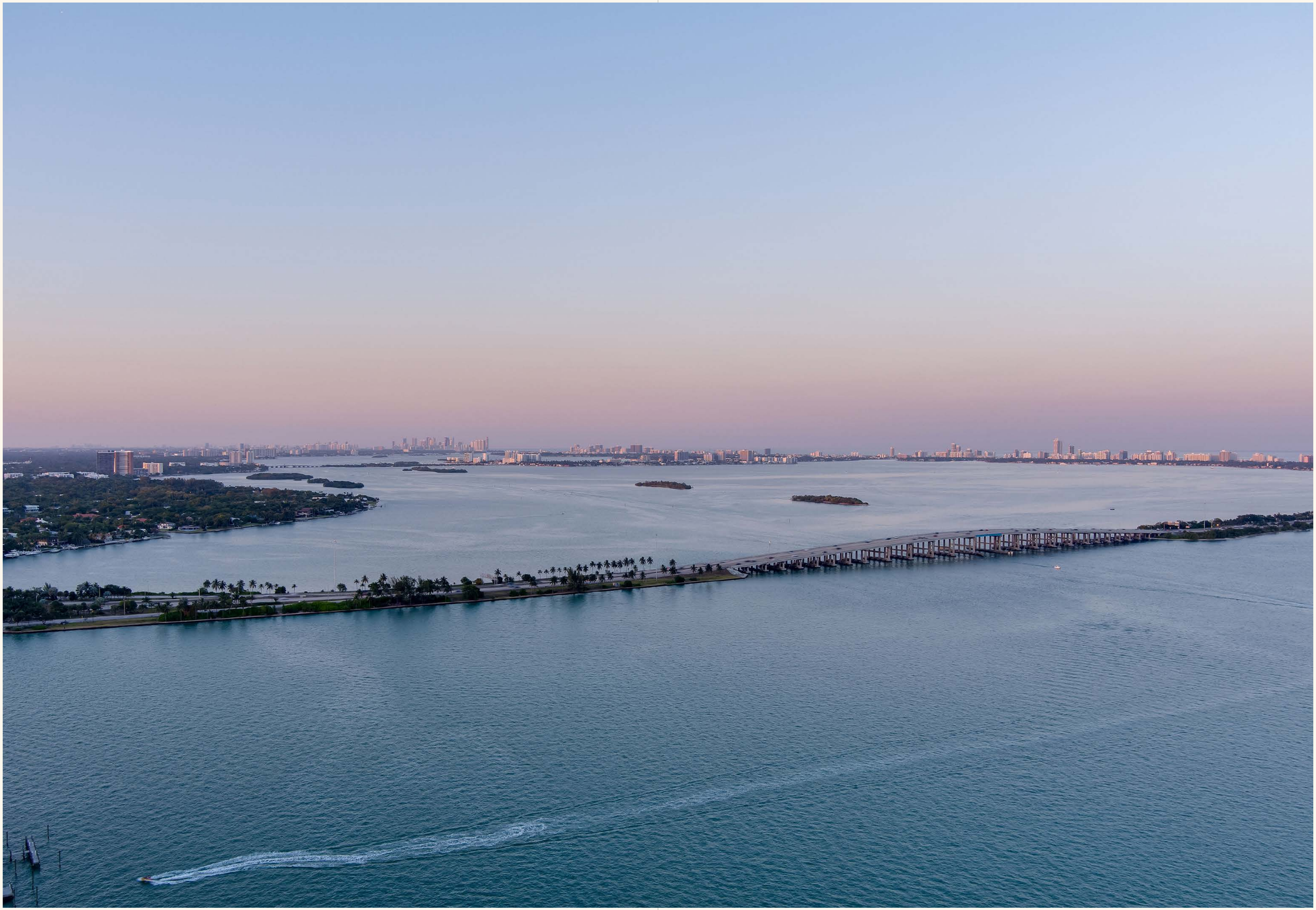
05



MFG's Contessa in the Design District matches superb food with dreamy, rich interiors and exemplary service.

"AT WATER'S EDGE, WITH THE BEST OF MIAMI AT YOUR DOORSTEP"

JEFF ZALAZNICK



305 503 0471
INFO@VILLAMIAMI.COM

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The images are examples and do not reflect the design or décor of the completed Condominium. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, views, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. Consult only the Developer's Prospectus for the Condominium to learn terms, conditions, specifications, estimated costs, and to learn what is included with a Unit purchase and how to calculate the Unit size. The balconies depicted are conceptual and the size will vary based on final permitting and completed construction. Restaurants, culinary experiences, and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, culinary experiences and/or other businesses and/or operators within the Condominium may be relied upon. Restaurants, culinary experiences and/or other business establishments are anticipated to be operated from the commercial components of the Condominium which will be offered for sale to third parties. Determination regarding use of the commercial components will be in the discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein.The private dock and vessel are subject to obtaining applicable permits and approvals, which have not yet been obtained. There is no guarantee that the project will include a private dock and/or vessel. Use and operation of any helipad is conditioned upon obtaining FAA and other governmental approvals. Approval has not yet been obtained and there is no assurance that the project will include a Helipad. Additionally, since the Helipad, to the extent approved, is anticipated to be operated from a commercial component of the Condominium which will be offered for sale to third parties, there is no assurance that it will be operated as such. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. Consult the Developer's prospectus and the Agreement for a description of those features/items which are to be included in the units. All dimensions and ceiling heights are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Additionally, Ceiling heights are measured from top of slab to top of slab and exclude areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. The floorplan designs, fixtures, furnishings, finishes, and décor depicted include creations and selections which may not be included with the purchase of a Unit. There may be finishes are available to purchase as an upgrade to your Unit. Consult the Prospectus for the developer of the tower in which you are purchasing for information regarding the Unit designs and to learn what is included with your Unit purchase and what upgrades may be available at additional cost. The Condominium views will vary depending on the Unit purchased. No view, water or otherwise, is guaranteed. The beach club referenced in this brochure is not located onsite at the Condominium. It is to be located off-site and is anticipated to be provided through a separate agreement with a third party and may be for a limited term.

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