

**MISSONI** baia

MIAMI RESIDENCES

# ARTE. INOVACIÓN. ALEGRÍA.

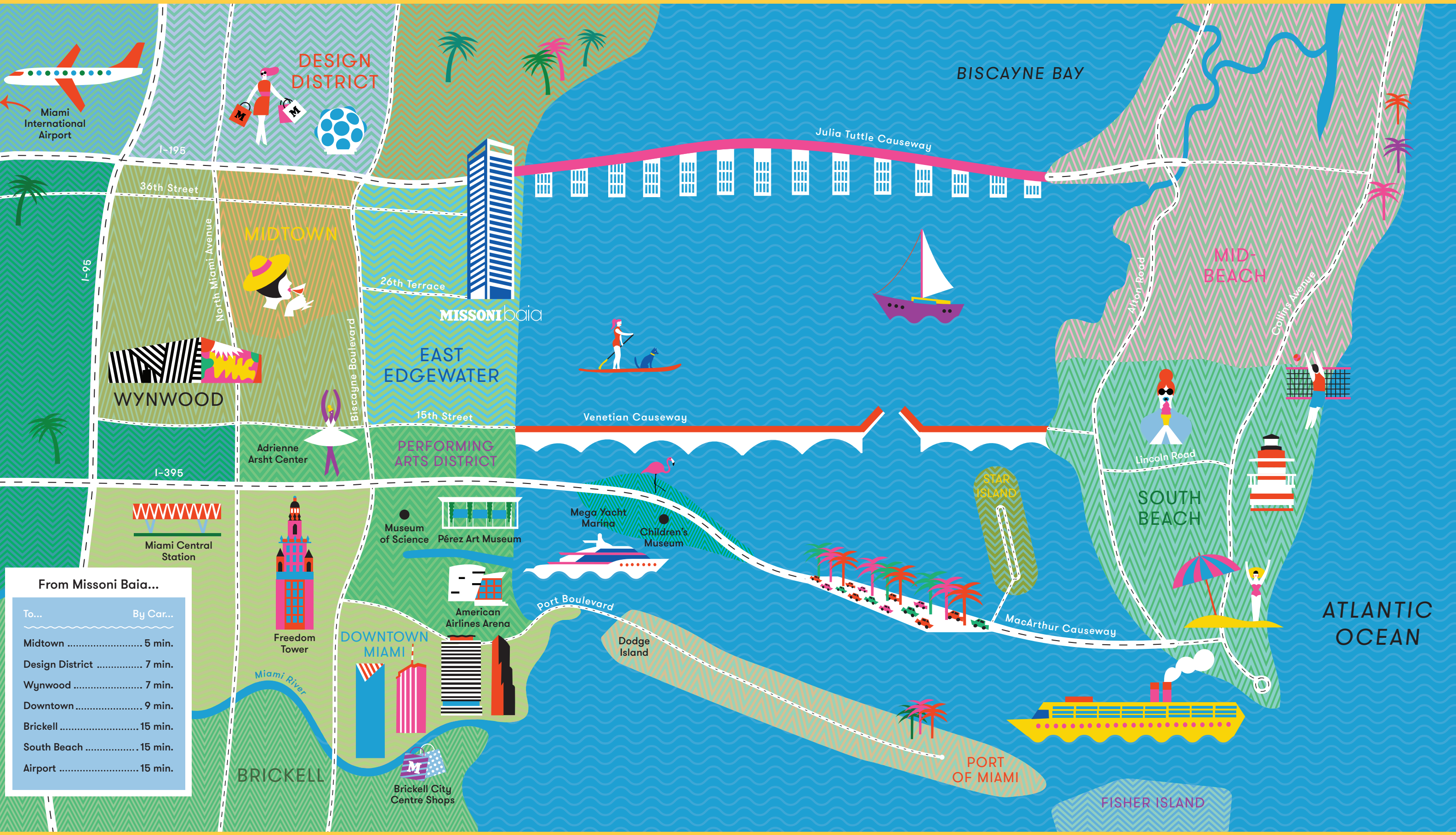
Las 249 residencias del condominio en Edgewater de Missoni Baia celebran el eterno encanto de la vida frente al agua con un estilo relajado y moderno. En el horizonte de Miami y sobre la costa de East Edgewater, se delinea una figura prominente: Missoni Baia; con una elevación de 57 pisos que abarcan una impresionante longitud de 200 pies a lo largo de Biscayne Bay.

Con un diseño vanguardista y de alto rendimiento, realizado por la prestigiosa firma internacional, Asymptote Architecture, los nuevos y lujosos condominios en Edgewater de Missoni Baia capturan el espíritu innovador y soñador de Missoni. Missoni Baia es como ninguna otra torre residencial en Miami.

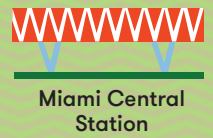




Miami International Airport



From Missoni Baia...	
To...	By Car...
Midtown .....	5 min.
Design District .....	7 min.
Wynwood .....	7 min.
Downtown .....	9 min.
Brickell .....	15 min.
South Beach .....	15 min.
Airport .....	15 min.



Miami Central Station



Freedom Tower

DOWNTOWN MIAMI



Brickell City Centre Shops

Museum of Science Pérez Art Museum



American Airlines Arena



Mega Yacht Marina Children's Museum

Port Boulevard

Dodge Island

PORT OF MIAMI

FISHER ISLAND

BISCAYNE BAY

ATLANTIC OCEAN

I-195

36th Street

MIDTOWN

26th Terrace

MISSONI baia

EAST EDGEWATER

15th Street

PERFORMING ARTS DISTRICT

Adrienne Arsht Center

WYNWOOD

I-395

North Miami Avenue

Biscayne Boulevard

Julia Tuttle Causeway

Venetian Causeway

Lincoln Road

SOUTH BEACH

MacArthur Causeway

STAR ISLAND

MID-BEACH

Collins Avenue

BRICKELL

Miami River

# OKO GROUP

Establecida por el Presidente y CEO Vladislav Doronin, la firma de desarrollo inmobiliario OKO Group se basa en la experiencia de Doronin, uno de los desarrolladores de más éxito de Europa, quien ha construido más de 75 millones de pies cuadrados de espacio comercial, minorista y residencial de lujo con clase mundial.

Como presidente de la firma de propiedades y desarrollo Capital Group, Doronin ha supervisado 71 proyectos. OKO Group trae considerable solidez financiera al mercado estadounidense, así como una pasión por trabajar con reconocidos arquitectos y diseñadores, entre ellos Jacques Grange, Skidmore, Owings & Merrill y Zaha Hadid.

[okogroup.com](http://okogroup.com)



**UNA RESIDENCES**  
MIAMI, USA



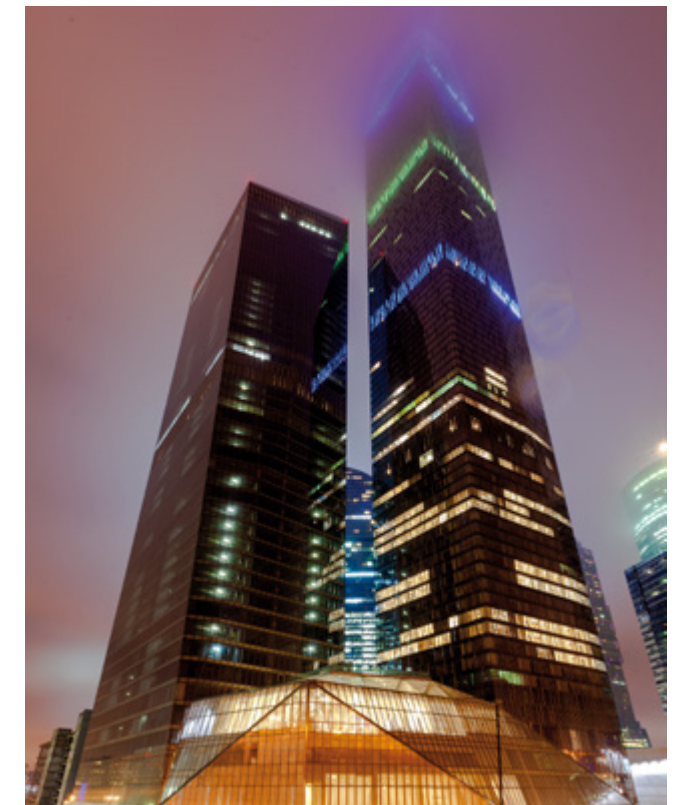
**AMAN NEW YORK**  
NUEVA YORK, USA



**830 BRICKELL**  
MIAMI, USA



**CAPITAL CITY**  
MOSCÚ, RUSIA



**OKO TOWER**  
MOSCÚ, RUSIA

# CAIN INTERNATIONAL

Cain International es una firma de inversión inmobiliaria privada que opera en Europa y Estados Unidos. Desde 2014, la empresa ha invertido más de \$ 5.8 mil millones en bonos y acciones de bienes raíces. Cain International también invierte en negocios de estilo de vida y esparcimiento que ofrecen experiencias, servicios y comodidades para el consumidor moderno.

Entre los proyectos recientes más notables se incluyen Raffles Boston, un desarrollo de 33 pisos con 146 departamentos con la marca Raffles y 147 habitaciones de hotel Beverly Hills Waldorf Astoria y The Stage, un desarrollo de uso mixto ubicado alrededor de los restos del Shakespeare's Curtain Theatre en Londres.

[cainint.com](http://cainint.com)



**THE BEVERLY HILTON  
BEVERLY HILLS, USA**



**BOSTON BACK BAY HOTEL & RESIDENCES  
BOSTON, USA**



**WALDORF ASTORIA  
BEVERLY HILLS, USA**



**THE STAGE  
LONDRES, UK**

# MISSONI

Un estilo que es absolutamente inconfundible por su mezcla de colores, tipo de punto y combinación de tonos iridiscentes. Un estilo nunca antes visto que pronto se hizo conocido en todo el mundo.

A lo largo de las décadas, Angela se ha involucrado en proyectos enfocados en reforzar la conciencia global de la marca y el crecimiento del negocio familiar. En medio de este trabajo, surge el estudio del último concepto para las boutiques Missoni alrededor del mundo. Para esto, Angela trabajó junto con la mundialmente famosa arquitecta Patricia Urquiola. Juntas, crearon un ambiente orgánico que juega con diversos tonos y texturas, para dar máxima visibilidad a la fuerte estética de todas las colecciones Missoni, elementos que finalmente se vuelven protagonistas en un espacio.

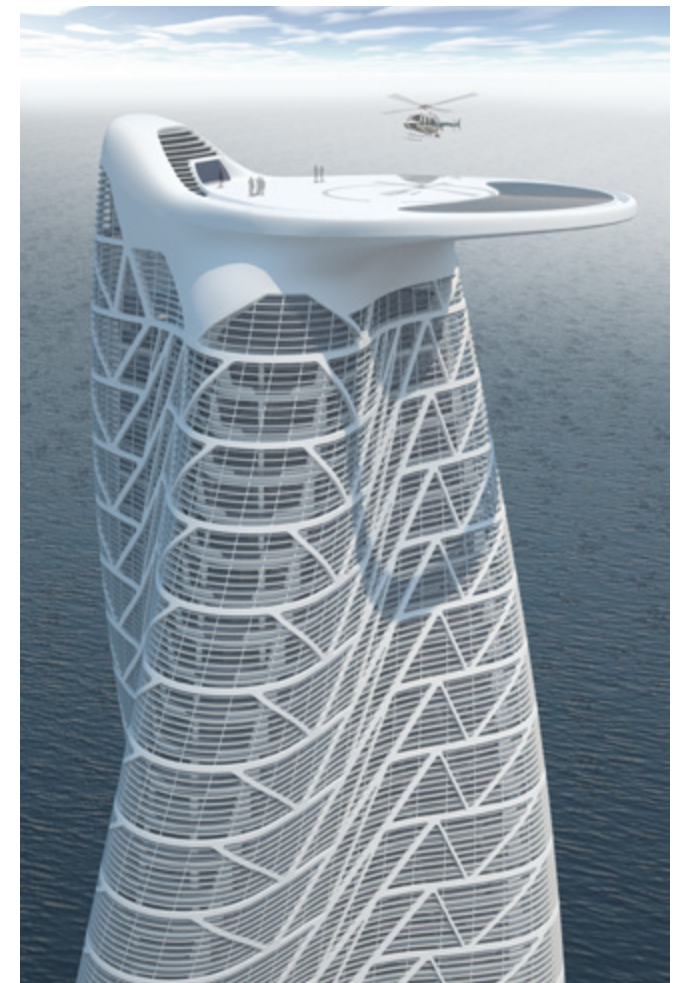


# ASYMPTOTE ARCHITECTURE

Fundada en 1989 por Hani Rashid y Lise Anne Couture, la firma neoyorquina Asymptote Architecture es una práctica internacional distinguida por diseños inteligentes y visionarios informados por tecnologías de vanguardia.

Los proyectos recientes de la firma incluyen el Yas Viceroy Hotel en Abu Dhabi, el ARC Multimedia Museum en Daegu, Corea del sur y las residencias de lujo de 166 Perry Street en Nueva York. Asymptote está diseñando actualmente el Hermitage Modern Contemporary Museum en Moscú. El trabajo de Asymptote está incluido en las colecciones del Museo de Arte Moderno, el Centro Pompidou y el Solomon R. Guggenheim Museum, entre otros.

[asymptote.net](http://asymptote.net)



# PARIS FORINO INTERIOR DESIGN

La firma neoyorquina Paris Forino Interior Design, creada en 2012 por la australiana Paris Forino, es una firma internacional de diseño de servicio completo especializada en proyectos inmobiliarios residenciales, hoteleros y restaurantes de lujo.

Forino aporta 15 años de experiencia, incluyendo tenencias con este Tihany Design y CetraRuddy Architecture, a comisiones complejas, de alta gama, que actualmente incluyen más de 40 proyectos en Estados Unidos, Canadá y Europa. Forino ha sido publicada en Elle Décor y el New York Post, que la clasificó como una de las mejores cuatro empresas que “diseñan a Nueva York” en el año 2015.

[parisforinodesign.com](http://parisforinodesign.com)





# ENEA GARDEN DESIGN

Desde que estableció su firma en 1993, el reconocido paisajista suizo Enzo Enea ha completado más de 1000 jardines de residencias privadas, hoteles, resorts, edificios residenciales y parques de todo el mundo, incluyendo proyectos en Rusia, Grecia, Francia, Italia, España, Alemania, Austria, China, Brasil, Colombia, las Bahamas y los Estados Unidos.

Establecida cerca de Zurich, la firma tiene una segunda oficina en Miami en 2005 y una tercera en Nueva York. El trabajo de Enea ha recibido numerosos premios internacionales, incluyendo honores de la American Society of Landscape Architects y del RHS Chelsea Flower Show de Londres.

[enea.ch](http://enea.ch)



# EL EDIFICIO

Misni Baia fue cuidadosamente diseñada para asegurar que cada uno de sus 249 hogares de entre 1 y 5 dormitorios, con un tamaño de 776 a 3,788 pies cuadrados (72 a 352 metros cuadrados) tengan vistas de la ciudad, la bahía, Miami Beach y el Océano Atlántico.

LLEGADA



ENTRADA



TERRAZA DE PLANTA BAJA



TERRAZA DE PLANTA BAJA



## MATERIALES DEL LOBBY



El diseño visionario de Asymptote está inspirado, en las obras de arte minimalistas y cinéticas de Josef Albers, Donald Judd, Sol Lewitt y Jesús Rafael Soto. Luminosos y coloridos cristales grabados y mármol blanco engalanan el vestíbulo de la torre.

## LOBBY



# AMENIDADES

Los condominios de lujo Missoni Baia ofrecen amplias oportunidades de llevar un estilo de vida equilibrado y saludable, que combine ejercicio y bienestar dentro de un lujoso condominio residencial.

En el quinto y el sexto piso de la torre, los servicios incluyen un espacio de descanso frente a la bahía con una piscina con vista al mar, una sala de entretenimiento, un salón de belleza, una sala de juegos para niños, un spa para mascotas, un amplio gimnasio con vista a la bahía y uno de los spas más grandes de Miami, exclusivo para los residentes. Un puente exterior que comunica el conjunto de servicios techados del sexto piso con la solana de paso de la piscina, que incluye cabanas, una piscina olímpica, piscina lounge, opciones acuáticas para los niños y una cancha de tenis.





DECK DE AMENIDADES AL AIRE LIBRE



MAPA DE AMENIDADES



PISCINA Y TERRAZA FRENTE A LA BAHÍA



PISCINA Y TERRAZA FRENTE A LA BAHÍA



CANCHA DE TENNIS



CHAPOTEADERO



GIMNASIO



## SPA

El spa de Missoni Baia no es como cualquier otro spa en Miami. Diseñado con una paleta serena y sofisticada, el spa cuenta con salas privadas para masajes, duchas y terrazas exteriores para masajes y tratamientos con una vista espectacular de Biscayne Bay y la línea del horizonte de Miami.





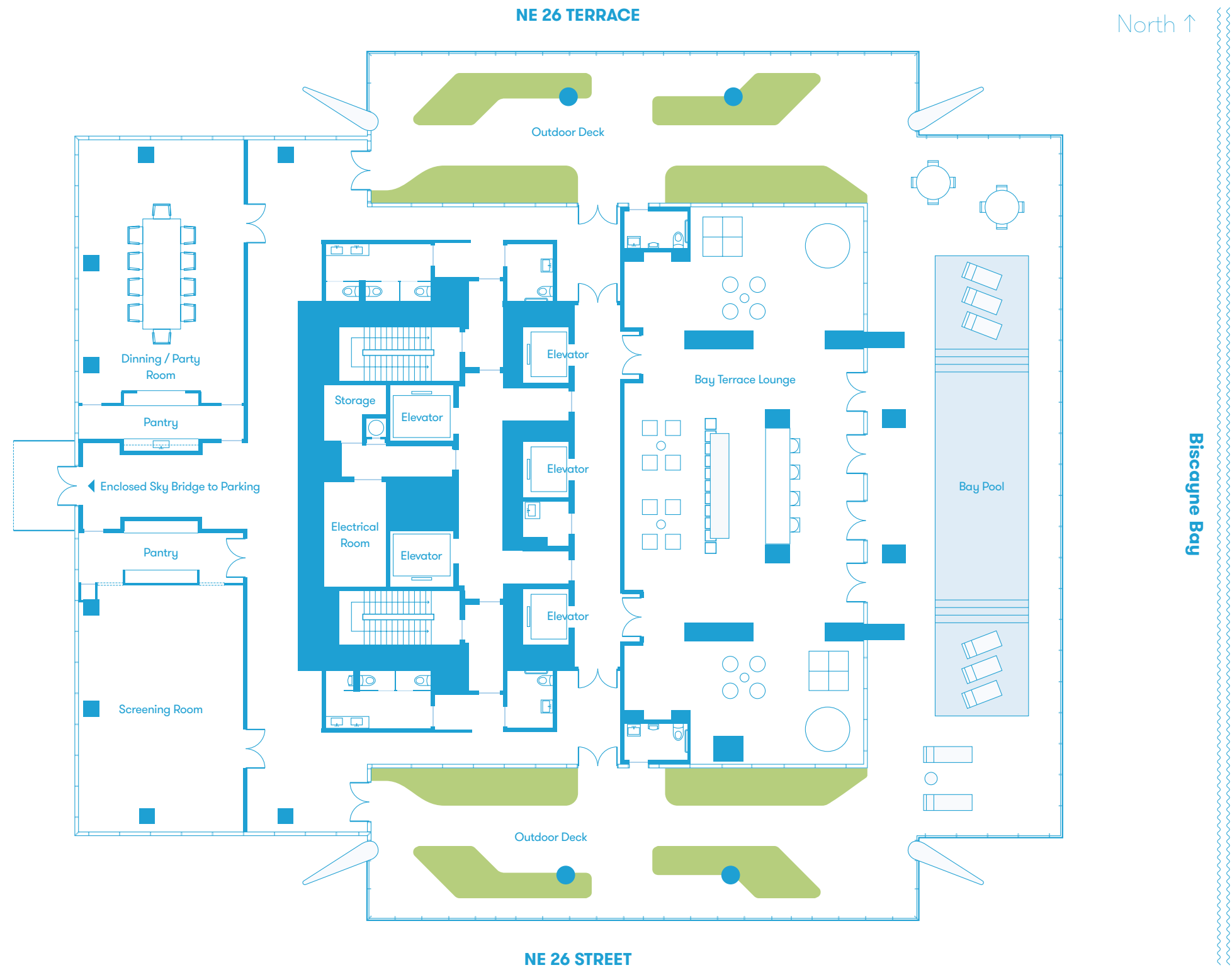




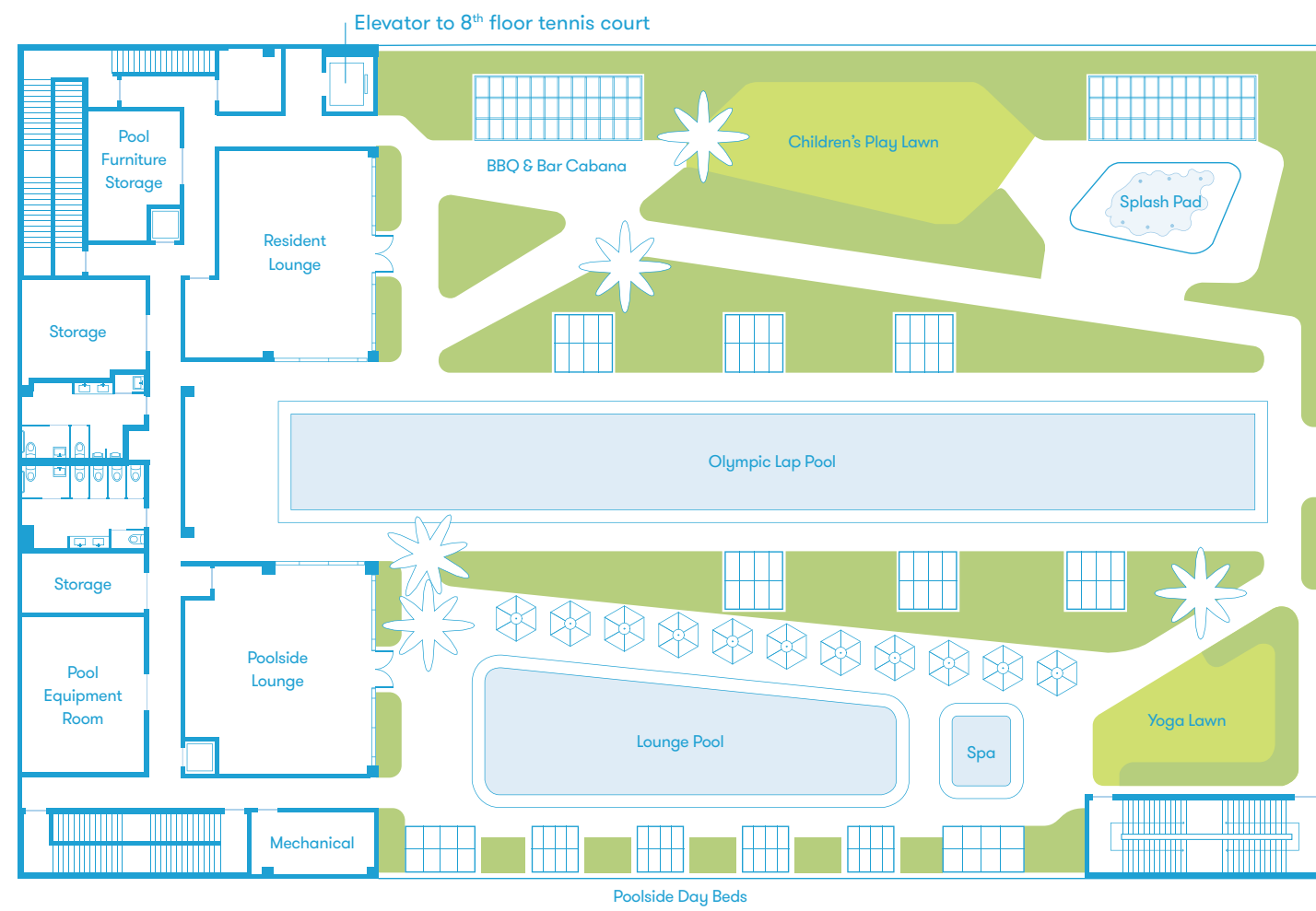
PISO 5 DE AMENIDADES



PISO 6 DE AMENIDADES



PISO 7 DE AMENIDADES



NE 26 TERRACE

North ↑

Sky Bridge

NE 26 STREET

Biscayne Bay



# RESIDENCIAS

Misni Baia fue cuidadosamente diseñada para asegurar que cada uno de sus 249 hogares de entre 1 y 5 dormitorios, con un tamaño de 776 a 3,788 pies cuadrados (72 a 352 metros cuadrados) tengan vistas de la ciudad, la bahía, Miami Beach y el Océano Atlántico.

La vista panorámica desde Misni Baia se extiende hacia todas direcciones mostrando Biscayne Bay, Downtown Miami, Miami Beach y el Océano Atlántico.



TOWN HOUSE



PENTHOUSE





SALA PRINCIPAL RESIDENCIA TORRE NORTE



SALA DE ESTAR DE LAS RESIDENCIAS ESTE



SALA DE ESTAR DE LAS RESIDENCIAS TORRE SUR



CUARTO DE ESTUDIO



RECÁMARA



RECÁMARA PRINCIPAL



MATERIALES DE COCINA



COCINA



MATERIALES DE BAÑO PRINCIPAL



MATERIALES SECUNDARIOS DE TOCADOR Y BAÑO





BAÑO PRINCIPAL



VISTA PANORAMICA HACIA EL NORTE



VISTA PANORAMICA HACIA EL ESTE



VISTA PANORAMICA HACIA EL SUR



VISTA PANORAMICA HASTA EL OESTE

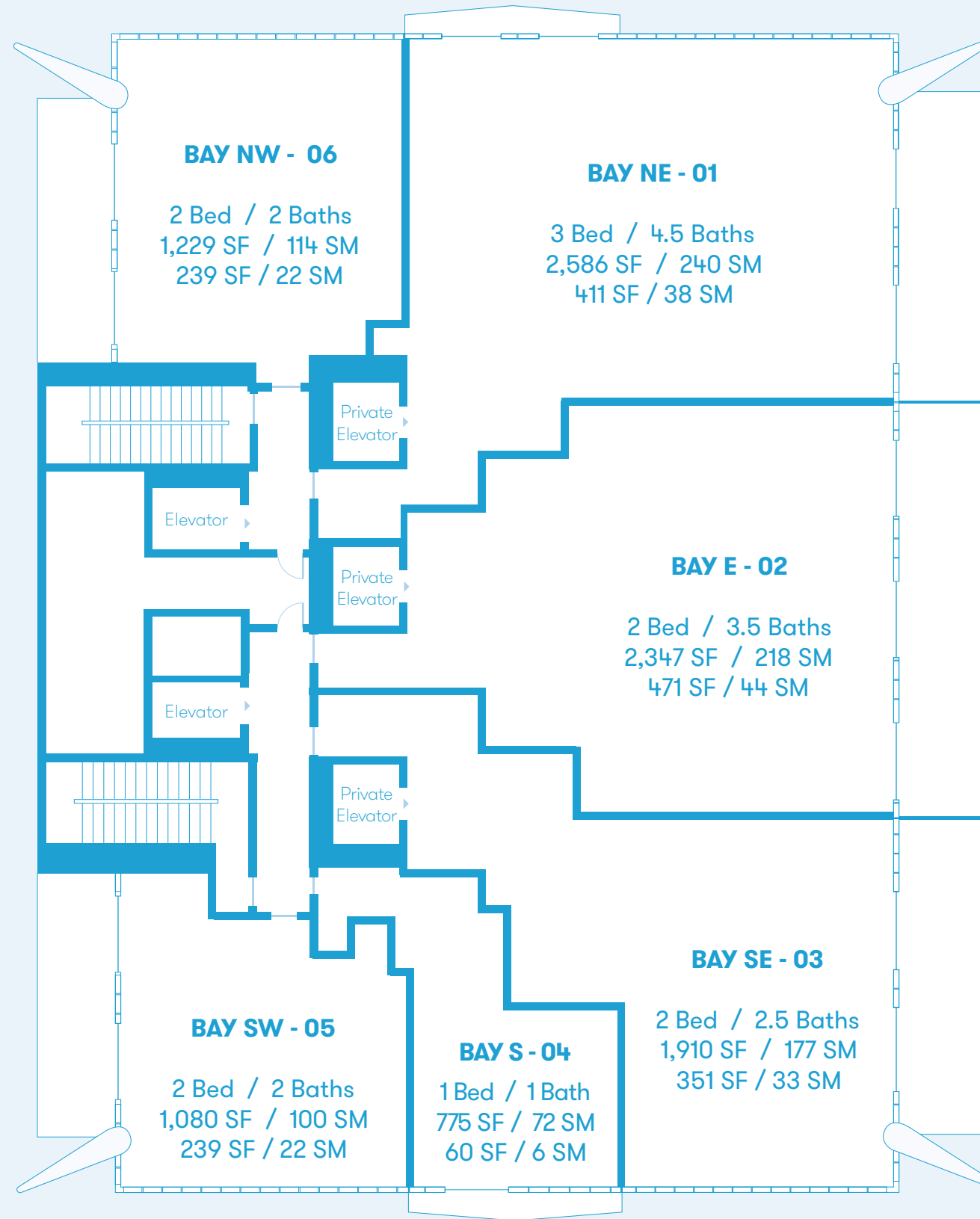


**Bay Residences Keyplan**

Floors 8 - 36

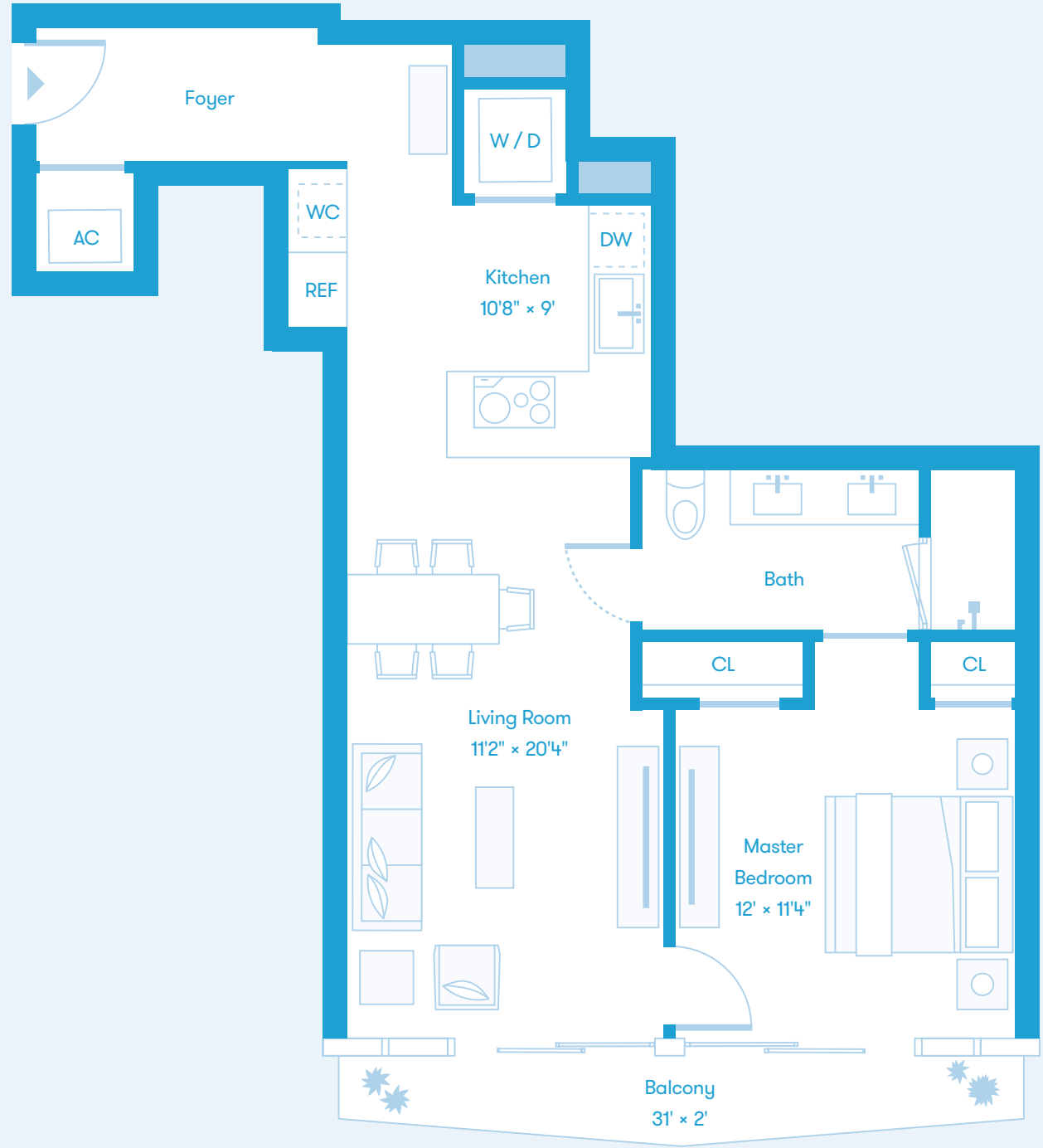
NE 26 TERRACE

North ↑



Biscayne Bay

NE 26 STREET

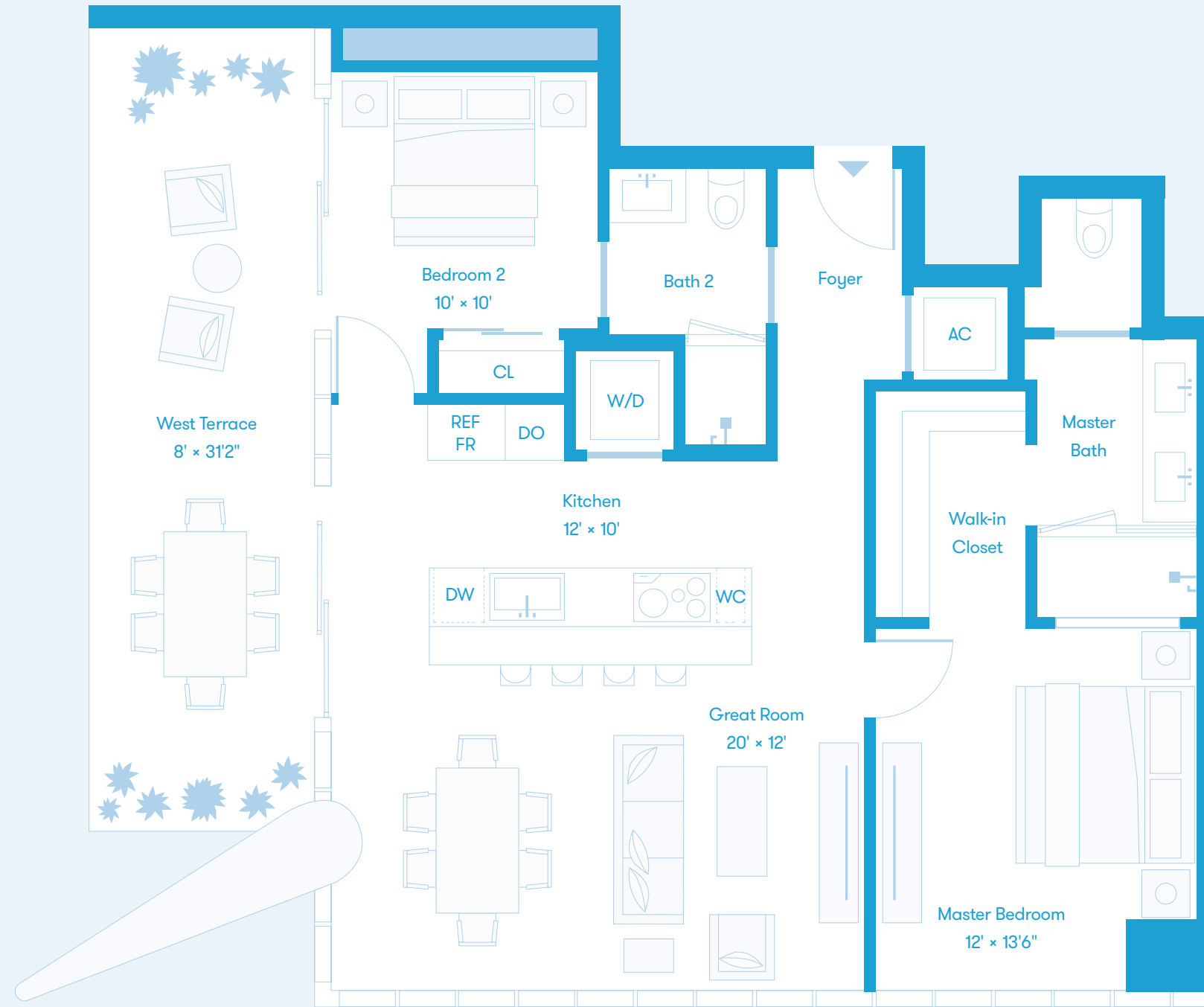


Biscayne Bay

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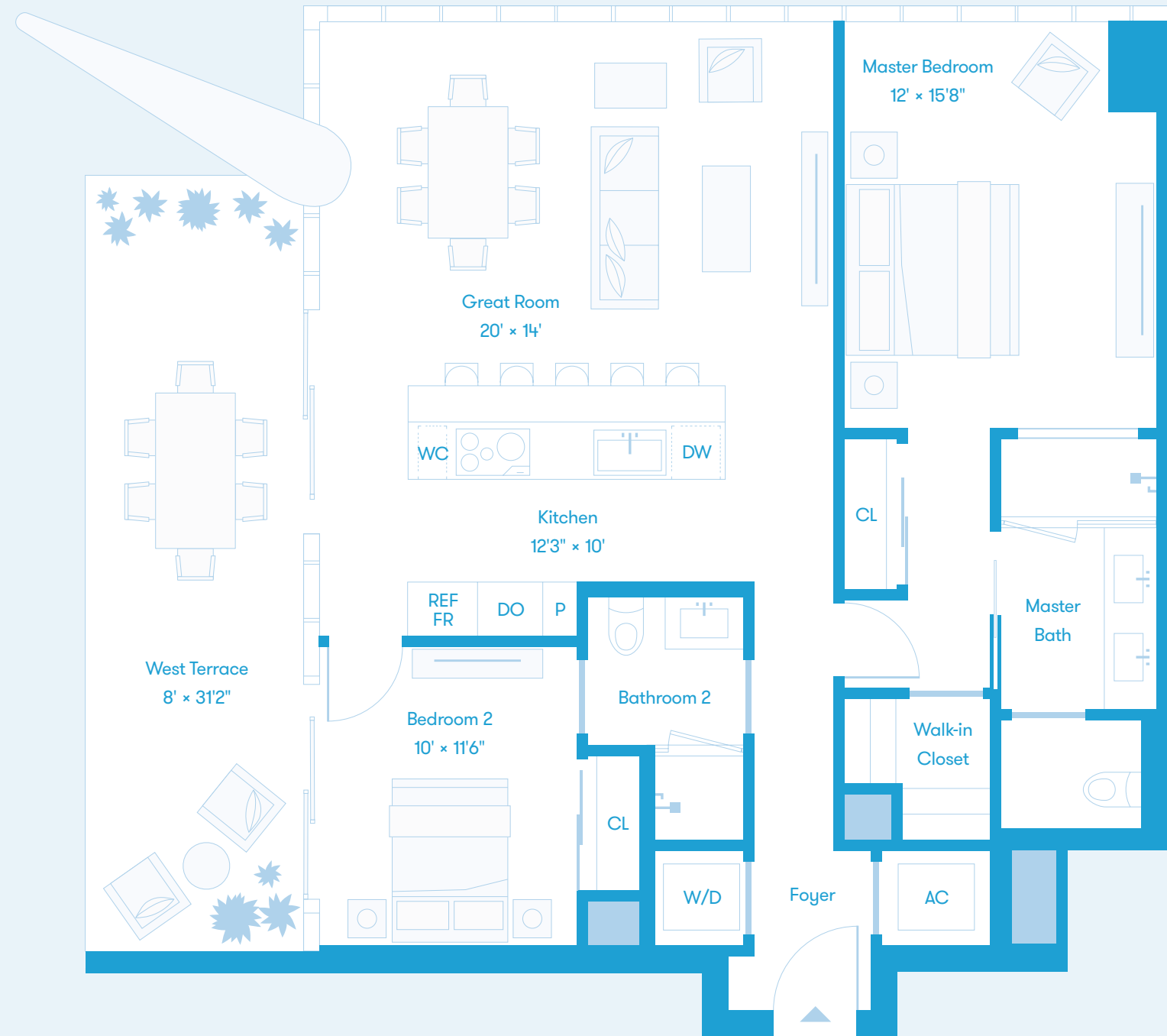
\* Level 8 has an extended balcony totaling 1,312 Sq Ft / 122 Sq M.



Biscayne Bay



\* Level 8 has an extended balcony totaling 1,312 Sq Ft / 122 Sq M.



Biscayne Bay

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\* Level 8 has a larger exterior 386 Sq Ft / 36 Sq M.



Biscayne Bay





\* On level 8 & 9 the column in bedroom 2 is slightly larger. Level 8 has a larger exterior 518 Sq Ft / 48 Sq M.



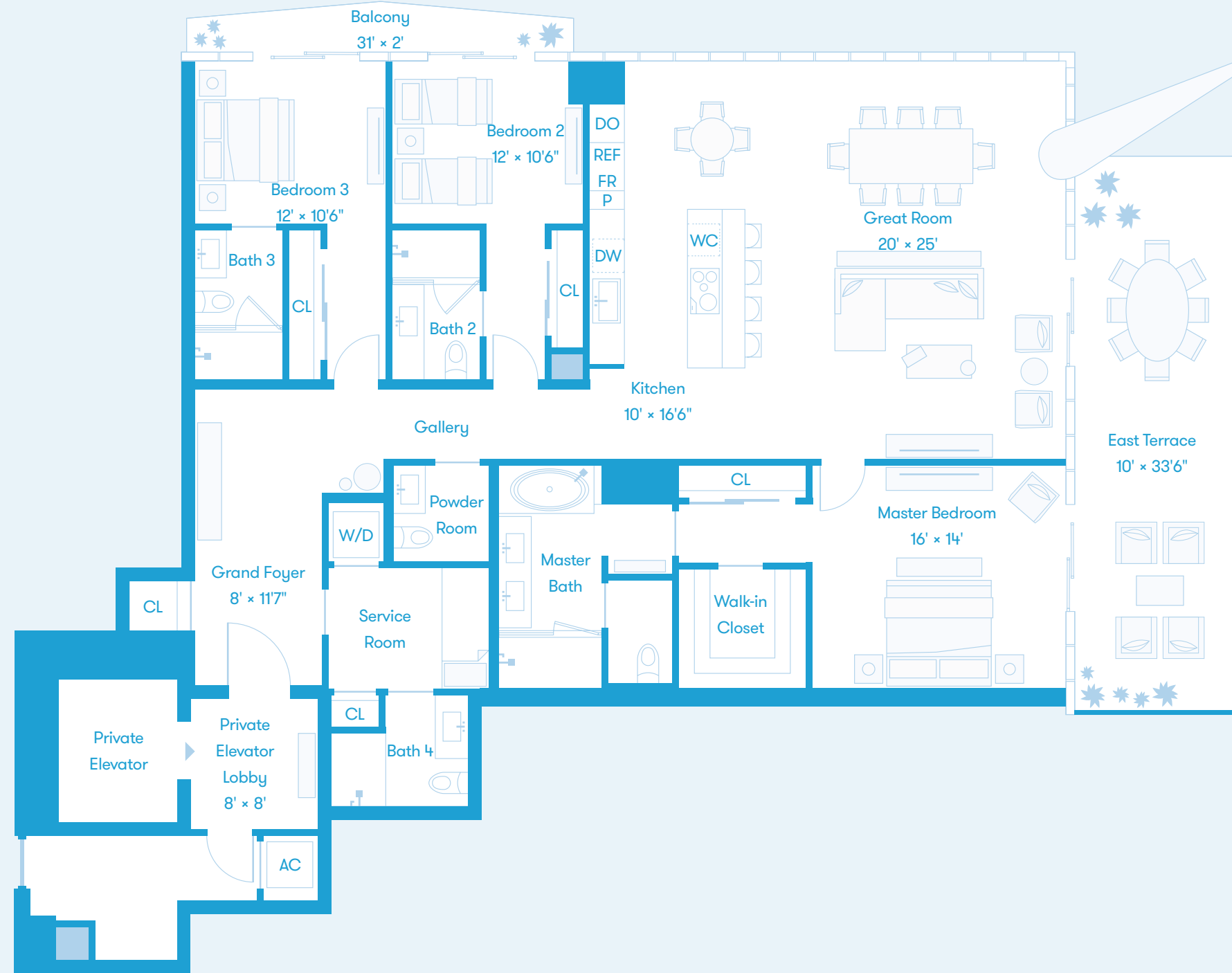
Biscayne Bay

Bay Residence NE Floors 8 - 36 3 Bedrooms 4.5 Baths 2,586 Sq Ft / 240 Sq M Interior 411 Sq Ft / 38 Sq M Exterior

North ↑



\* Level 8 has a larger exterior 446 Sq Ft / 41 Sq M.



Biscayne Bay

DEVELOPED BY OKO GROUP Cain International OB GROUP

EXCLUSIVE MARKETING AND SALES BY FORTUNE DEVELOPMENT SALES

MISSONI baia MIAMI RESIDENCES

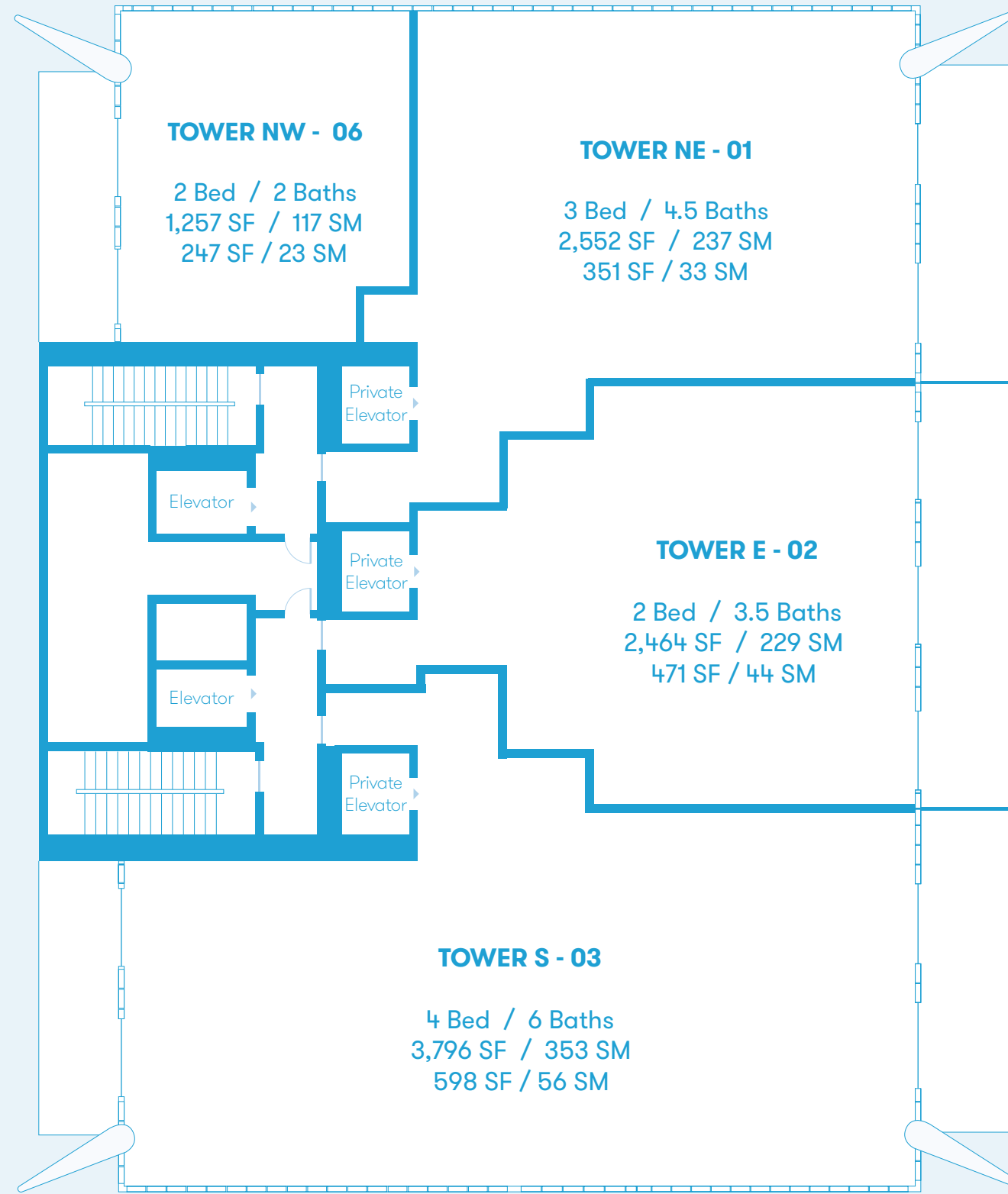
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**Tower Residences Keyplan**

Floors 38 - 56

NE 26 TERRACE

North ↑



Biscayne Bay

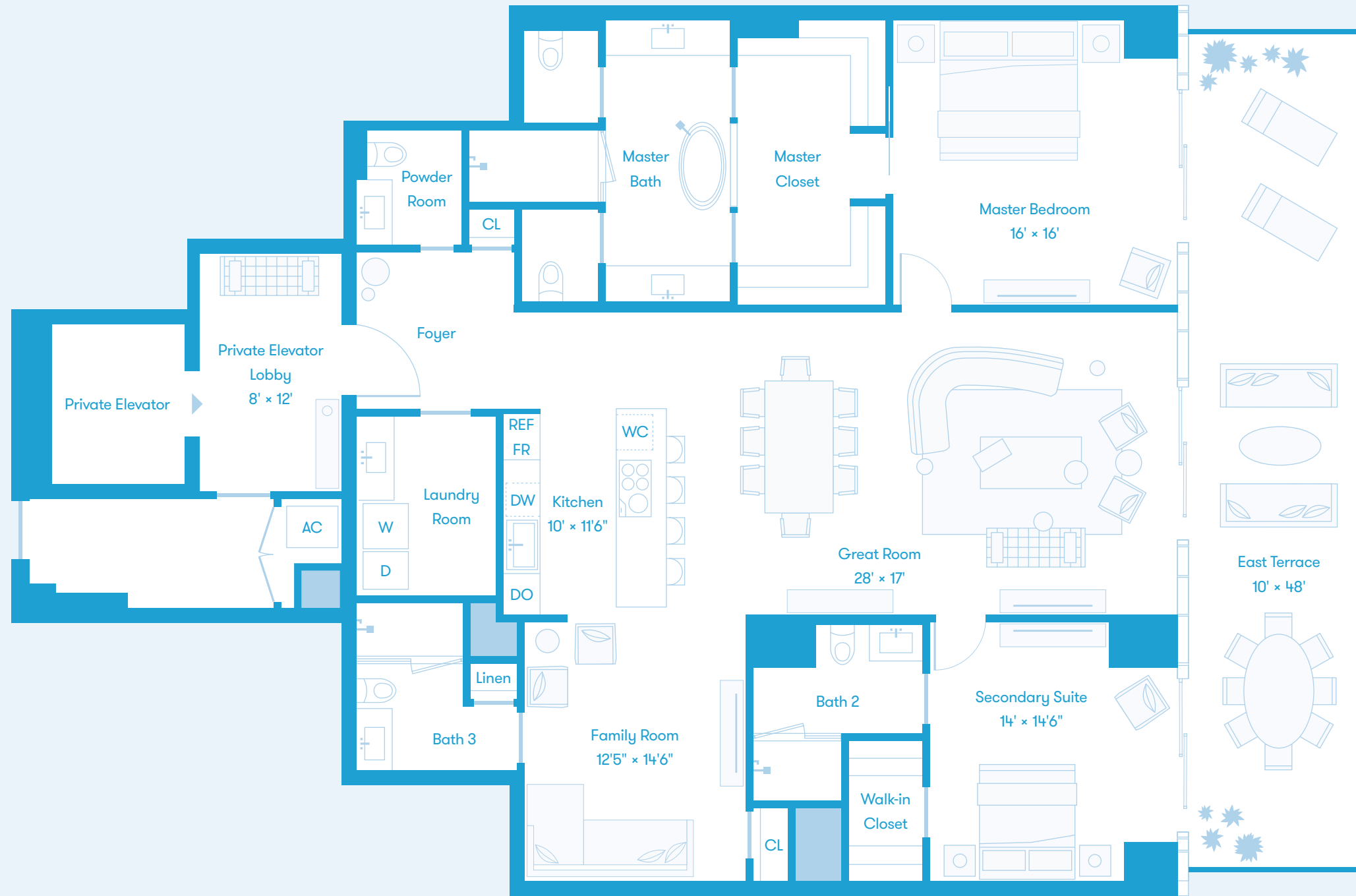
NE 26 STREET



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Tower Residence E Floors 38 - 56 2 Bedrooms + Family 3.5 Baths 2,464 Sq Ft / 229 Sq M Interior 471 Sq Ft / 44 Sq M Exterior North ↑



Biscayne Bay

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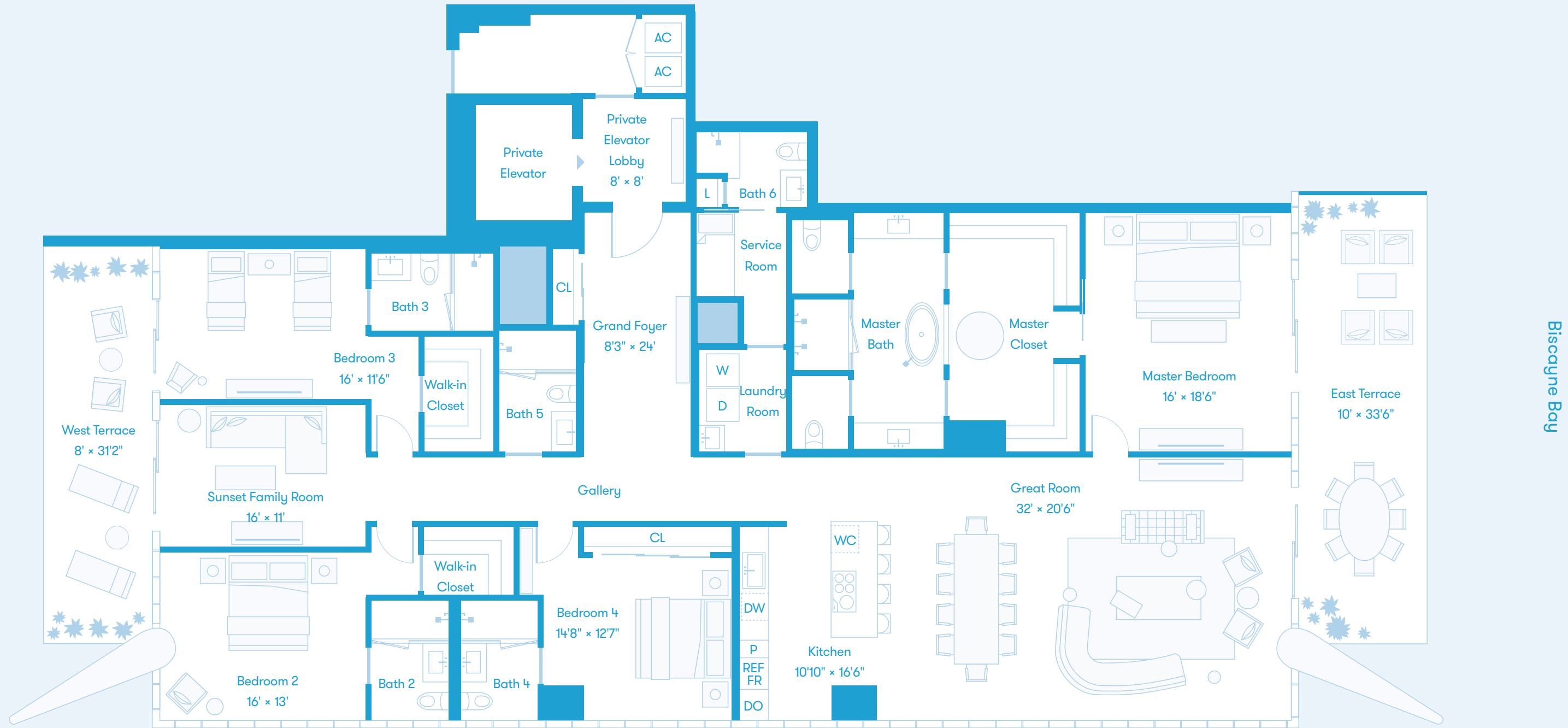
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MISSONI baia MIAMI RESIDENCES

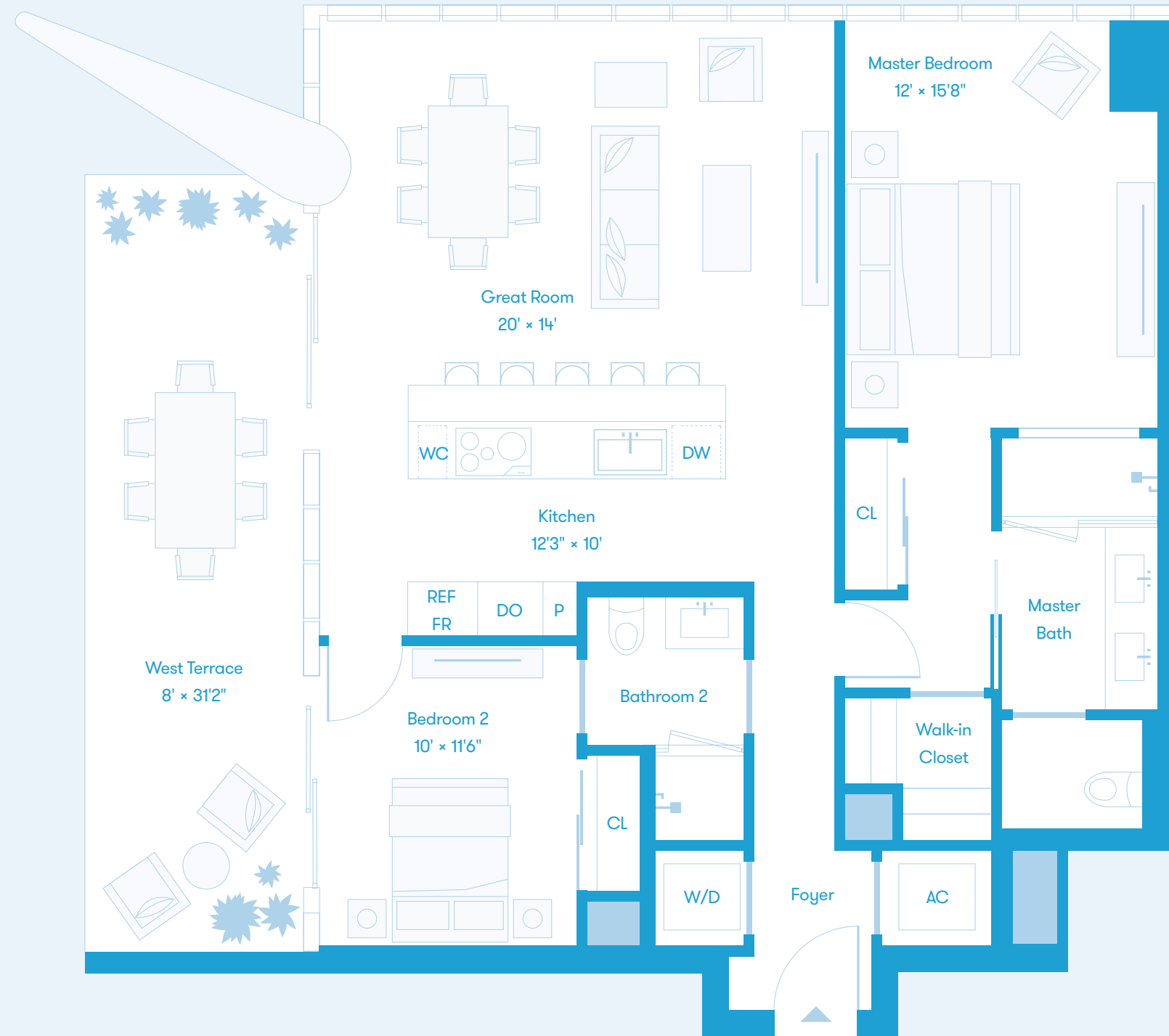
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\* On level 38, Bath 2 & 4 have slightly modified configurations, affecting the width of Bedrooms 2 & 4.



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**North Duplex Floors 04 - 05** 4 Bedrooms + Study + Service 6.5 Baths

Lower Level Interior 2,877 Sq Ft / 267 Sq M Upper Level Interior 2,074 Sq Ft / 193 Sq M Total Interior 4,951 Sq Ft / 460 Sq M

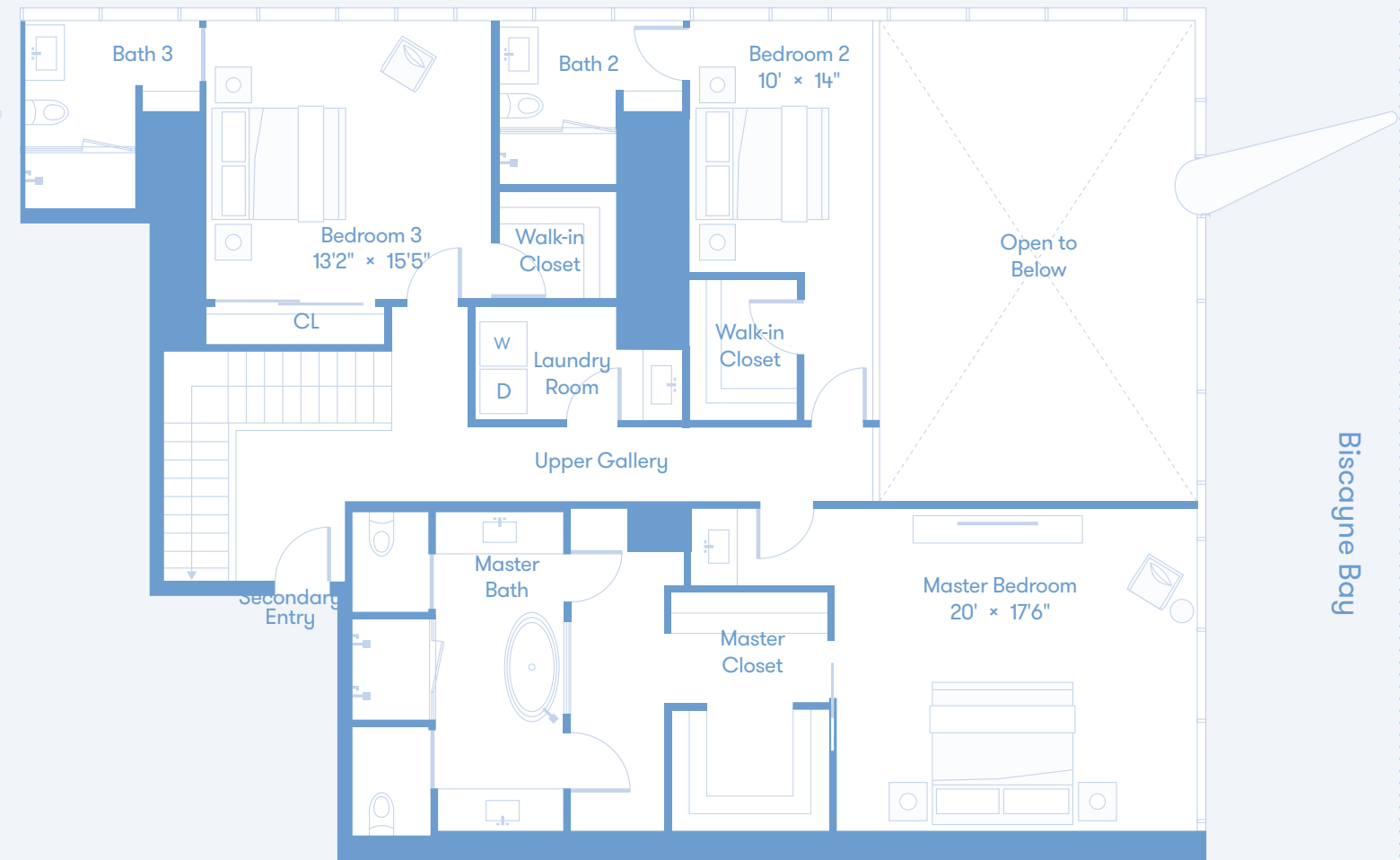
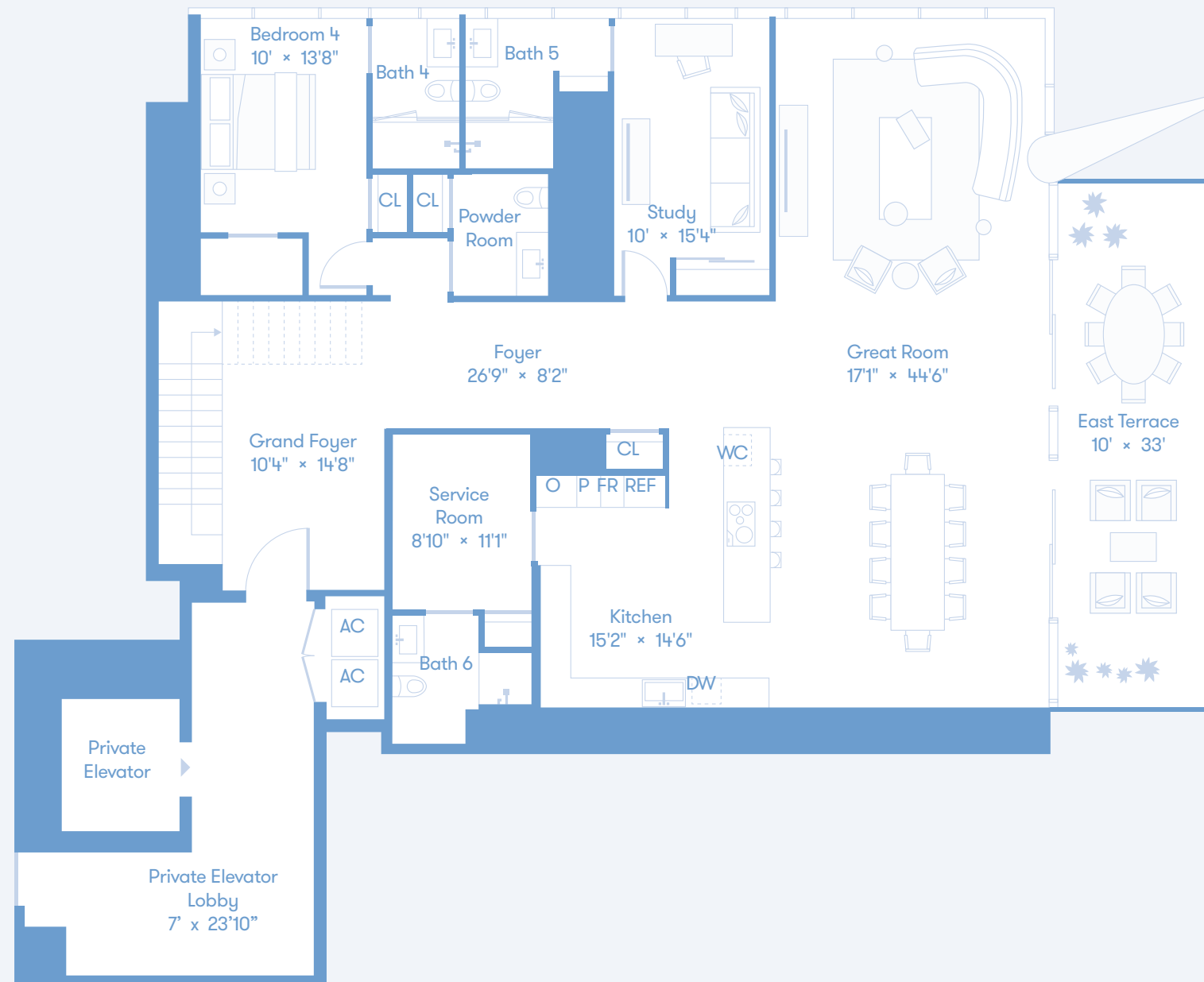
Total Exterior 344 Sq Ft / 32 Sq M

North ↑



**Lower Level**

**Upper Level**



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EXCLUSIVE MARKETING AND SALES BY FORTUNE DEVELOPMENT SALES

**MISONI**baia  
MIAMI RESIDENCES

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**East Duplex Floors 04 - 05** 3 Bedrooms + Study + Gym + Service 6.5 Baths  
 Lower Level Interior 2,452 Sq Ft / 228 Sq M Upper Level Interior 1,893 Sq Ft / 176 Sq M Total Interior 4,345 Sq Ft / 404 Sq M  
 Total Exterior 461 Sq Ft / 43 Sq M

North ↑



**Lower Level**



**Upper Level**



Biscayne Bay

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**South Duplex Floors 04 - 05** 4 Bedrooms + Study + Service 6.5 Baths  
 Lower Level Interior 2,827 Sq Ft / 263 Sq M Upper Level Interior 2,068 Sq Ft / 192 Sq M Total Interior 4,895 Sq Ft / 455 Sq M  
 Total Exterior 344 Sq Ft / 32 Sq M

North ↑



Lower Level



Upper Level



Biscayne Bay

DEVELOPED BY OKO GROUP Cain International OB GROUP

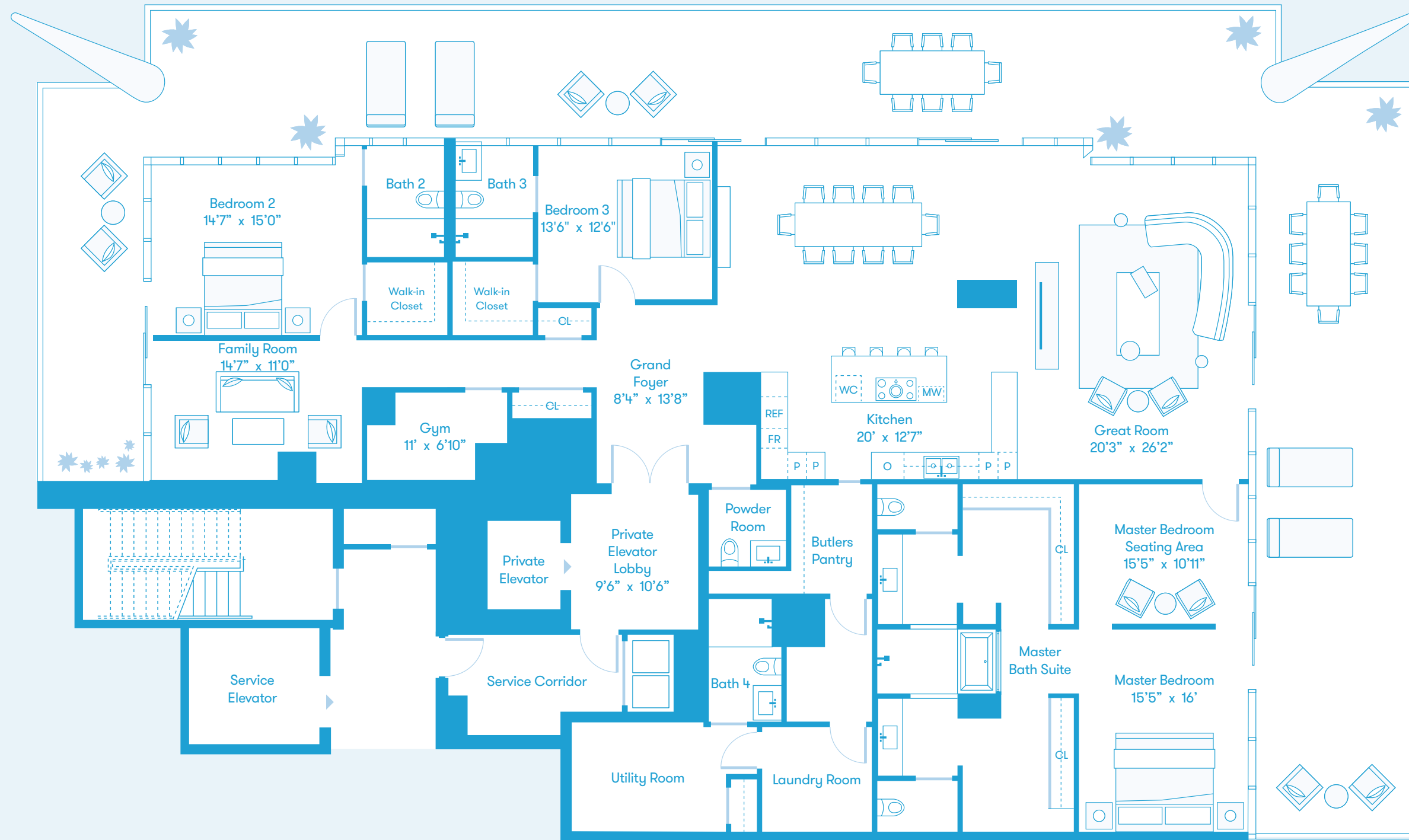
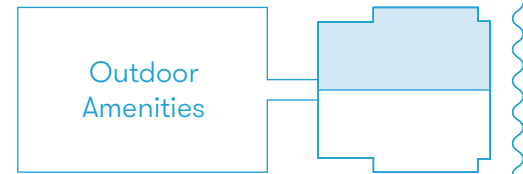
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North Penthouse Floor 57 3 Bedrooms + Family Room + Great Room + Service 6 Baths  
 Unit Interior 3,587 Sq Ft / 333 Sq M Total Exterior 2,122 Sq Ft / 197 Sq M

North ↑



DEVELOPED BY OKO GROUP Cain International OB GROUP

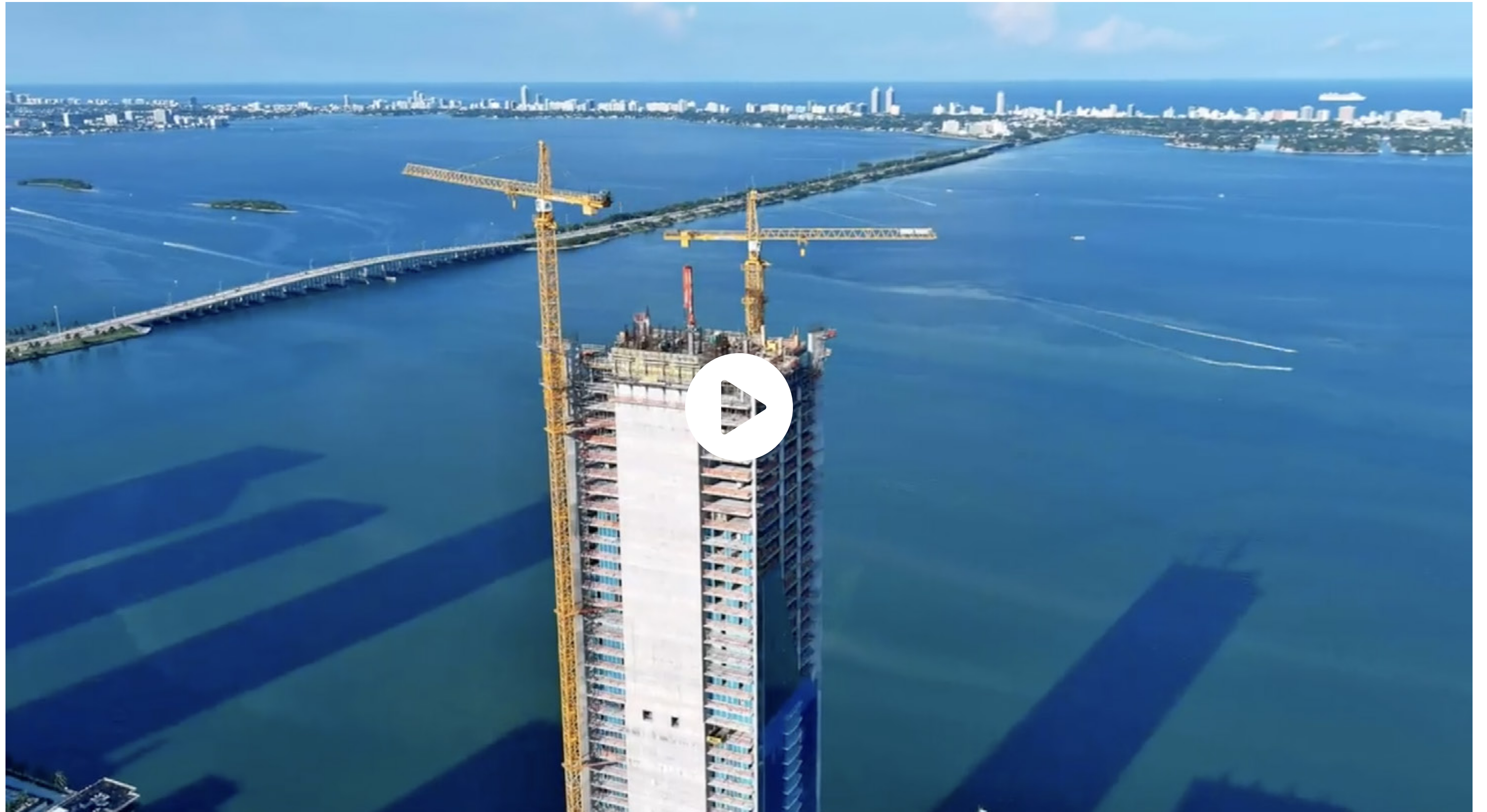
EXCLUSIVE MARKETING AND SALES BY FORTUNE DEVELOPMENT SALES

MISSONI baia MIAMI RESIDENCES

All depictions of matters of detail shown hereon, including, without limitation, items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Unit. For a correct representation of the items included in the Unit, see the Purchase Agreement. Stated dimensions shown hereon are approximate and are measured to the exterior face of exterior walls and to the center line of demising walls. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction.

AHORA EN  
CONSTRUCCIÓN



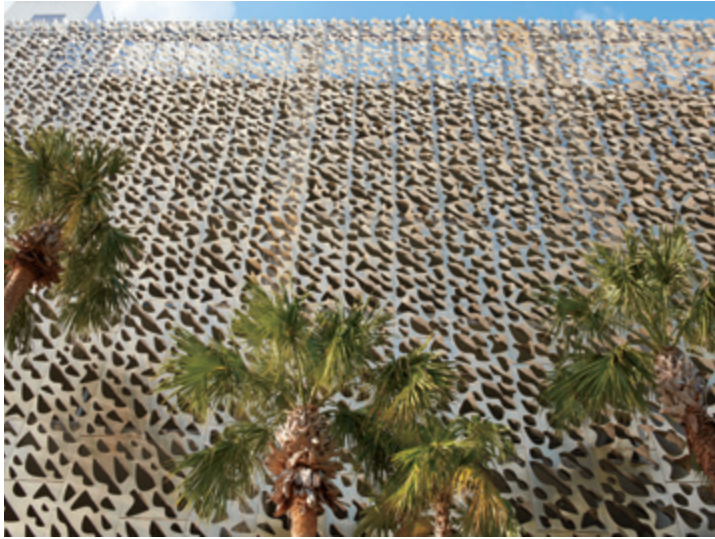


# EAST EDGEWATER

Ubicado en donde convergen los vecindarios más creativos y culturalmente ricos de la ciudad, East Edgewater habla de la pasión por el arte y el gusto por la buena vida, casual, lujosa y desenfadada, que son el alma de la filosofía Missoni. Los lujosos departamentos de Missoni Baia se anidan entre Biscayne Bay y el dinámico Design District, haciendo que su ubicación sea el centro de todo lo que uno necesita.

East Edgewater: el lugar en donde se mezclan galerías de arte con lujosas tiendas de moda. También se encuentra cerca del Centro de Artes Escénicas Adrienne Arsht, el Museo de Arte Pérez, el Museo de Ciencias Patricia y Phillip Frost, la Colección de la familia Rubell, la Fundación de Arte Cisneros Fontanals, la Colección Margulies y los edificios emblemáticos de Downtown Miami.







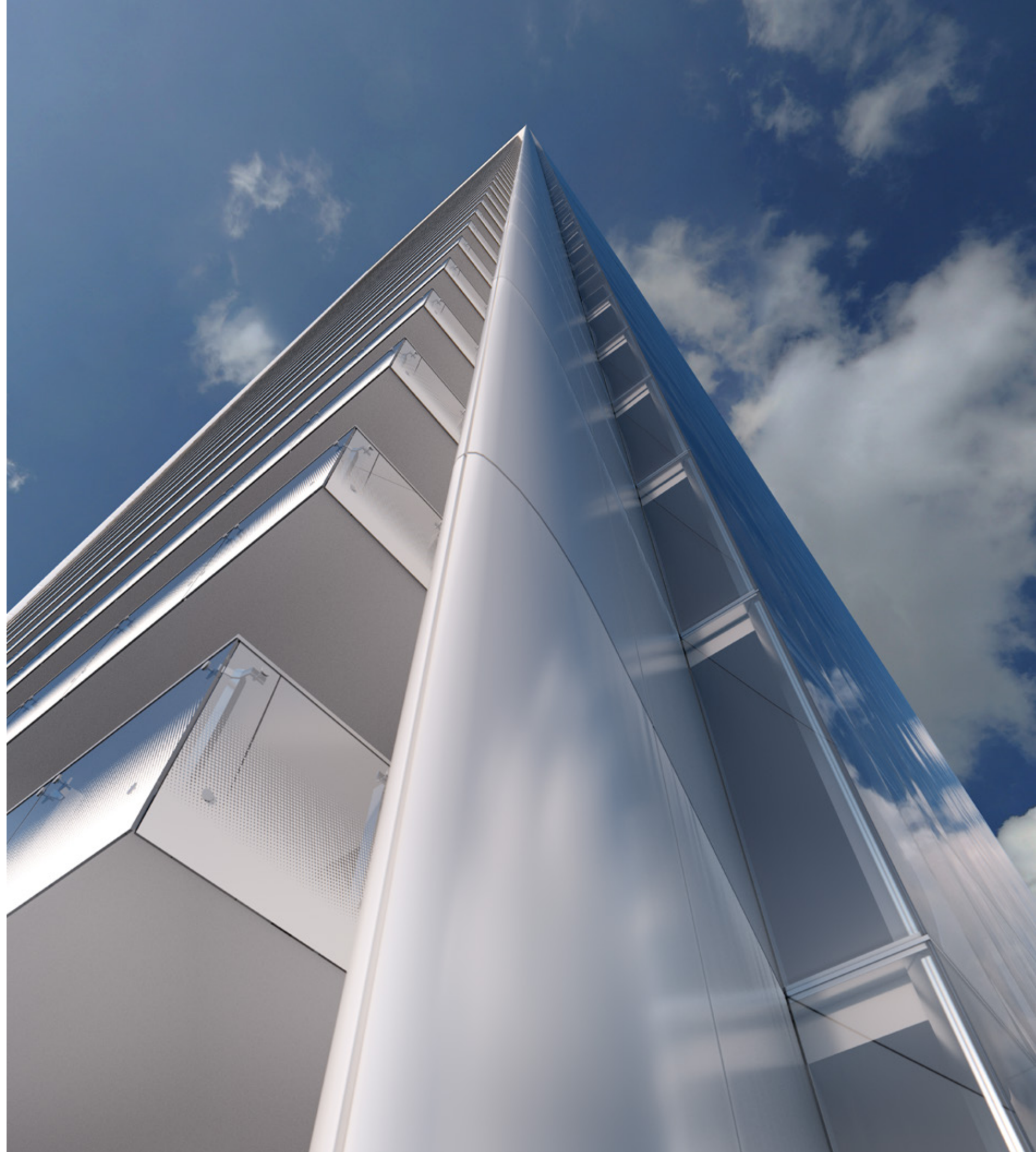


# CALENDARIO DE DEPÓSITOS DEL COMPRADOR

**20%** AL FIRMAR CONTRATO

**20%** 90 DÍAS DESPUÉS

**60%** CIERRE DE CONTRATO



# EQUIPO

DESARROLLO

OKO Group

DISEÑO DE ARQUITECTURA

Asymptote Architecture

DESARROLLO

Cain International

DISEÑO DE INTERIORES

Paris Forino Interior Design

DESARROLLO

OB Group

ARQUITECTO PAISAJISTA

Enea Garden Design

ARQUITECTO EJECUTIVO

Revuelta Architecture International



Tome el tour de nuestra Sala de Ventas.



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**MISSONI** baia  
MIAMI RESIDENCES