

756

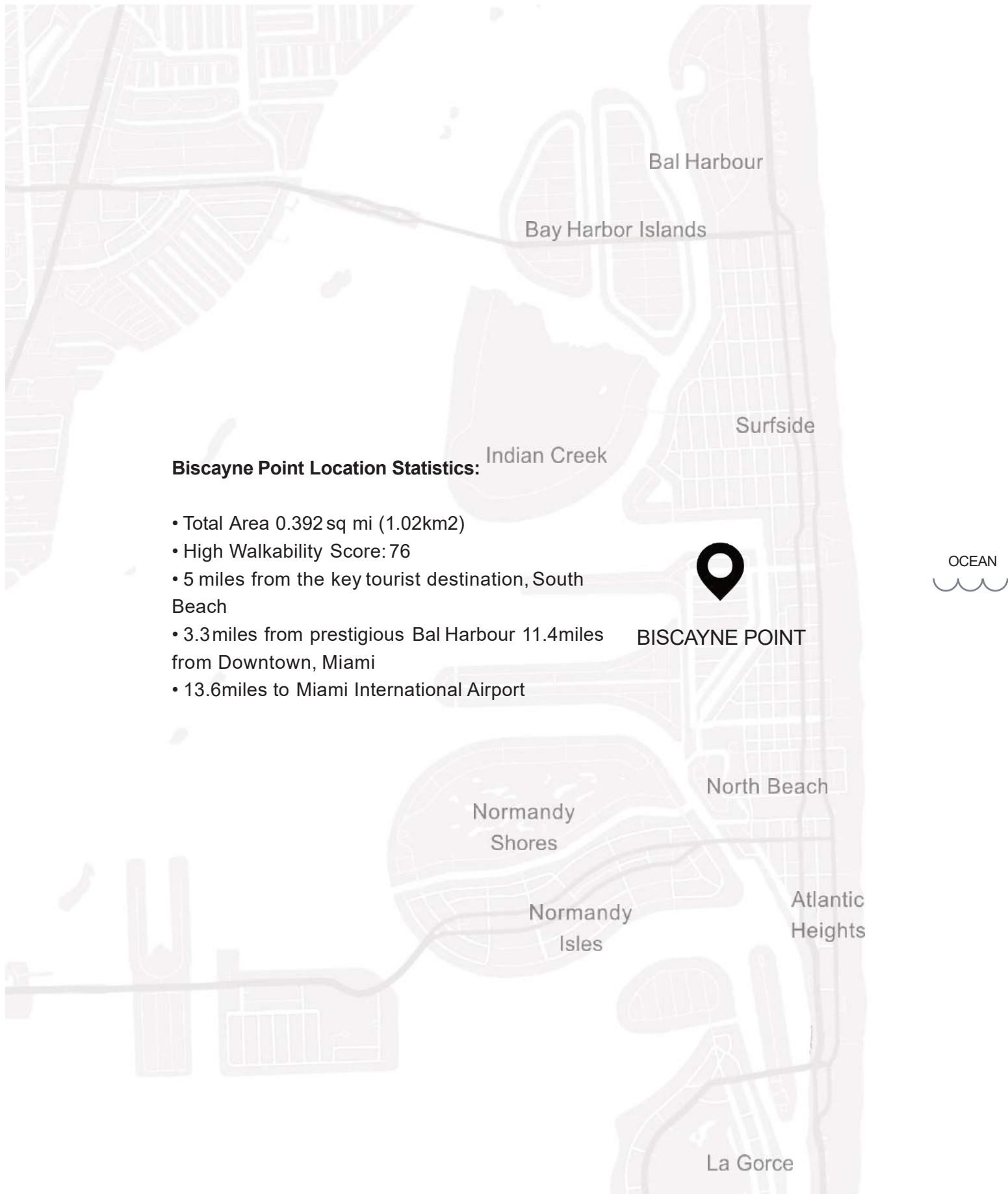
84th street
MIAMI BEACH



756

84th street
MIAMI BEACH

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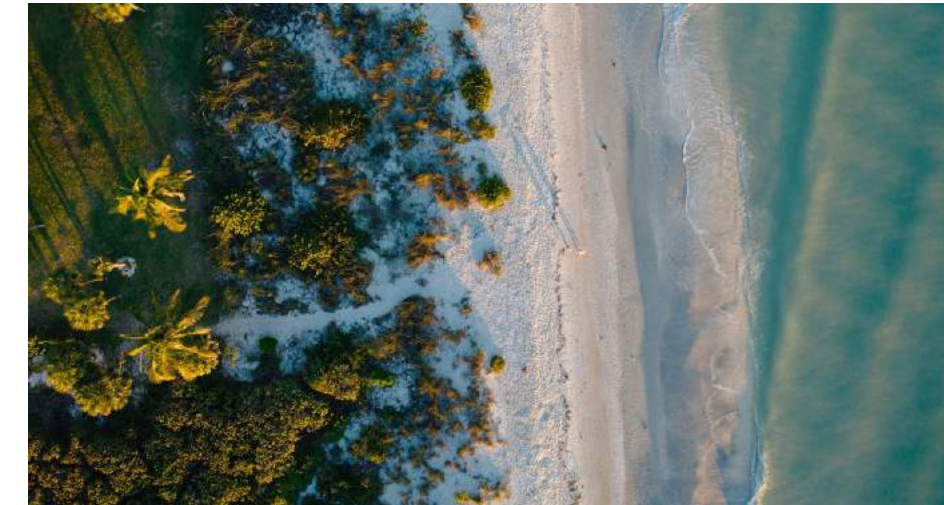


BISCAYNE POINT

Biscayne Point Island is a neighborhood of North Beach in the city of Miami Beach, FL.

It is located just west of the main island in the area of the city referred to as North Beach. Nestled at the core of the most established and fastest-growing neighborhoods in America, is attracting a more upscale demographic in line with the surrounding neighborhoods. Residents bursting with pride for North Beach give back to their neighborhood with beach clean-ups and enjoy the weekly Normandy Village Farmer's Market. Several incredible local schools, churches, restaurants and parks give residents an idyllic life.

North Beach is surrounded by the most well-established and thriving economic engines of South Florida. It is poised to become the epicenter of growth in Miami Beach for the next 20 years.



THE AREA

BAL HARBOUR SHOPS

A collection of the most sought-after boutiques and brands in the world like Versace, Valentino, Gucci, Bottega Veneta, and others attracting discerning shoppers from around the globe. With two floors of boutiques and cafes, lined with palm trees, fountains, and ponds, it's a rare destination that inspires a sense of tranquility, relaxation, and inspiration.



INDIAN CREEK COUNTRY CLUB

18 hole regulation length course. Private golf course
72 par - 6,662 yards - 130 slope - 72.1 rating



NORMANDY SHORES GOLF CLUB

18 hole regulation length course. Public golf course
71 par - 6,805 yards - 129 slope - 72.5 rating



NORTH SHORE OPEN SPACE PARK

\$6 million reinvention, which runs from 78th Street to 87th Terrace.

The city of Miami Beach has commissioned WEST 8 to redesign the 35-acre North Shore Open Space Park. West 8 is an award-winning international office for urban design and landscape architecture world-win for the design of the 172-acre Governors Island Park in New York Harbor.

STATUS: under renovation

- 1.85 acres of pathways to enclose new conservation areas and provide access to the beach from Collins Ave.
- Over 400 new trees, including palms, sea grapes, and shade trees, mostly oaks
- 5.6 acres of open lawn
- New dog-run and dog park
- New play area, picnic tables, and playground equipment
- 1.8 acres of coastal grassland planting
- 1.6 acres of planted sand mounds, with sand being utilized from adjacent property development
- Over 80 new pedestrian light fixtures, and security camera infrastructure
- An increase of .79 acres of newly created habitat areas



OCEANSIDE PARK BEACH

With chilled-out beaches and inviting green spaces, it is a family-friendly beach destination. You'll find shaded walking trails, a bike path, dog park and a playground for the little ones. Best of all, the white sands and aquamarine waters of the Atlantic Ocean are right there for you.

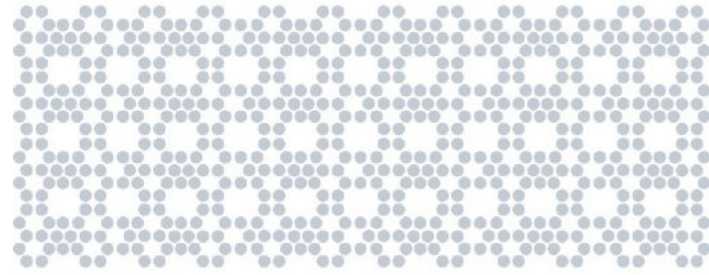
PARK & YOUTH CENTER.

The Youth Center consists of a tennis center with 12 courts and two baseball fields. The 30,000 square foot air-conditioned facility encompasses an indoor gymnasium, computer lab, teen room, and auditorium.



756

84th street
MIAMI BEACH



BEAUTIFULLY DESIGNED TO FIT THE NATURAL AND ENVIRONMENTALLY FRIENDLY LOCATION OF MIAMI BEACH.

The Building is located in Biscayne Point island on West of North Beach. The neighborhood provides a relaxed and quiet setting with a thoughtful pedestrian friendly community offering a healthy way of life.

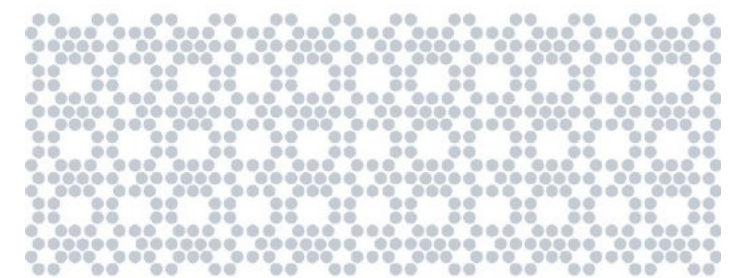
Four residences only, each consisting of two floors connected by a customizable staircase. A private keyed elevator opens directly in the residences' living room. 20-ft high ceilings in the dining & kitchen area, floor to ceiling windows with outdoor terraces and clear glass provide views of the ocean to the East and views of the bay to the North and West. Two parking spaces are available for each residence on the ground floor.

The golden façade located on the exterior of the building brings a unique and distinctive character.



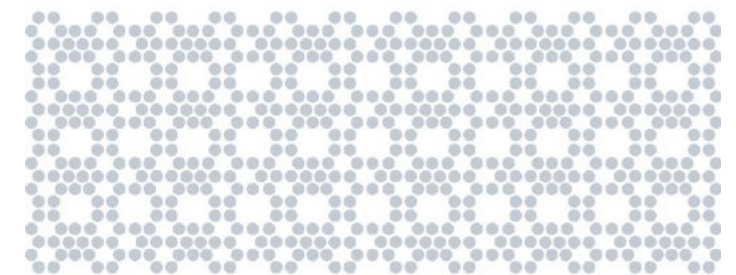


STEP INTO THE COZY
& ELEGANT ATMOSPHERE

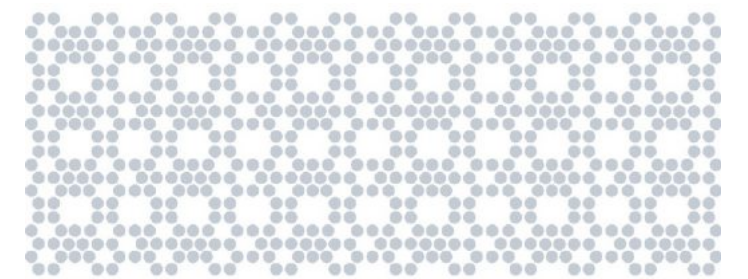


A private keyed elevator opens directly in the residences' living room, which is flooded with light from the large window opening to the first of the two private terraces.

Architectural solutions enhance the aesthetic of the project, providing a modern, sophisticated and elegant interior. Find yourself surrounded by refined Italian taste and finishes.

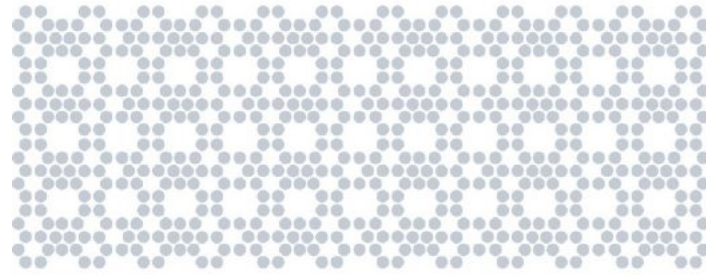


The high windows allow for excessive natural light into the dining & kitchen area, which contains 20-ft ceilings and showcases a prominent floating chandelier. A customizable staircase connects the main floor to the 9-ft high master bedroom floor.



The master bedroom, extremely private niche of love.

Enjoy the large terrace sun-exposed, master bedroom, master bathroom, and the walk-in closet on the upper level of your residence.



FOUR RESIDENCES ONLY

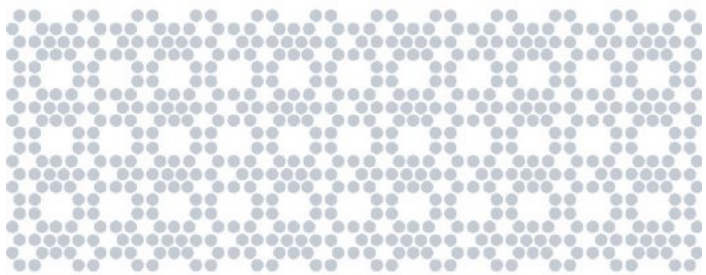
2 Bedrooms +Den, 2 Bathrooms +Powder Room.

1,765 Sq. ft. (163 Sq. mt.)

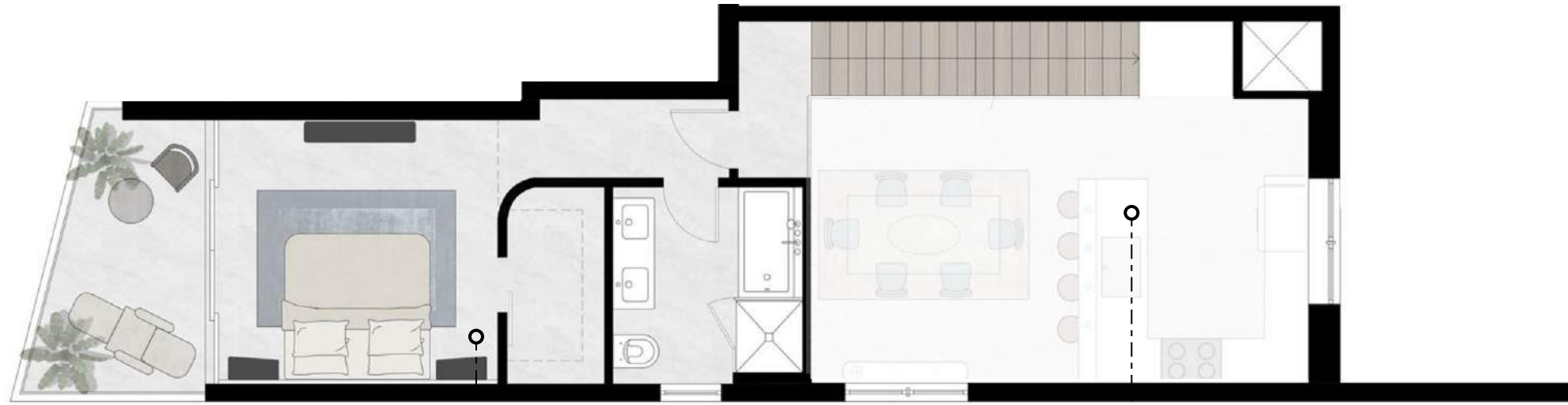
1,505 Sq. ft. NET INTERIOR

260 Sq. ft. EXTERIOR TERRACES

of harmony between light and design. In each residence, the main floor consists of an 11-ft high living area and a 20-ft high open slab dining & kitchen area. The large main floor terrace opens with views to the North. Upstairs contains the 9-ft high master bedroom area with a master bathroom and private terrace.



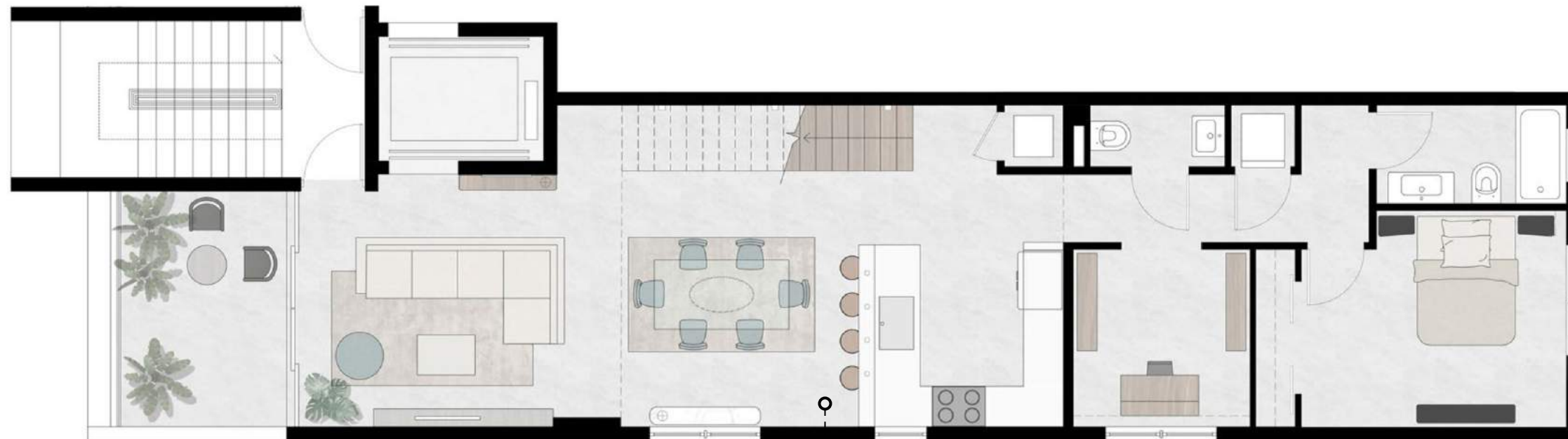
MASTERBEDROOM floor plan



Height floor/ceiling: 9 feet
 Interior Area: 380 Sq. ft.
 Balcony: 95 Sq. ft.

Open slab double
 ceiling above
 dining & kitchen

MAIN floor plan



Height floor/ceiling: 11feet +open slab above dining
 & kitchen area: 20 feet
 Interior Area: 1,125Sq. ft.
 Terrace: 165 Sq. ft.

Residence
 spread over two floors
 2 Bedrooms +Den
 2 Bathrooms +Pow. R.
 Interior area: 1,505 Sq. ft.
 Exterior area: 260 Sq. ft.
 Total: 1,765Sq. ft.
 163 Sq. mt.

84th street



PRE-CONSTRUCTION CHOICES

Furnished by FLORIM, choice your tile for the flooring or Custom Your Residence with our interior designer Firm



large tile
BRECCIA

size inches
31 1/2" x 31 1/2 "

size centimeter
80 x 80 cm



large tile
BURL GRAY

size inches
23 5/8" x 23 5/8"

size centimeter
60 x 60 cm



large tile
TERRAZZO

size inches
31 1/2" x 31 1/2 "

size centimeter
80 x 80 cm



INTERIOR DESIGN

We make your dreams come true.

We offer customizable interiors and finishes with Italian craftsmanship, designed by the Italian firm: OVREDesign

ovre.
DESIGN



CUSTOM YOUR OWN

Residence A

spread over two floors

2 Bedrooms +Den
2 Bathrooms +Pow. R.

Interior area: 1,505 Sq. ft.
Exterior area: 260 Sq. ft.

Total: 1,765 Sq. ft.
163 Sq. mt.

2nd floor : MAIN floor

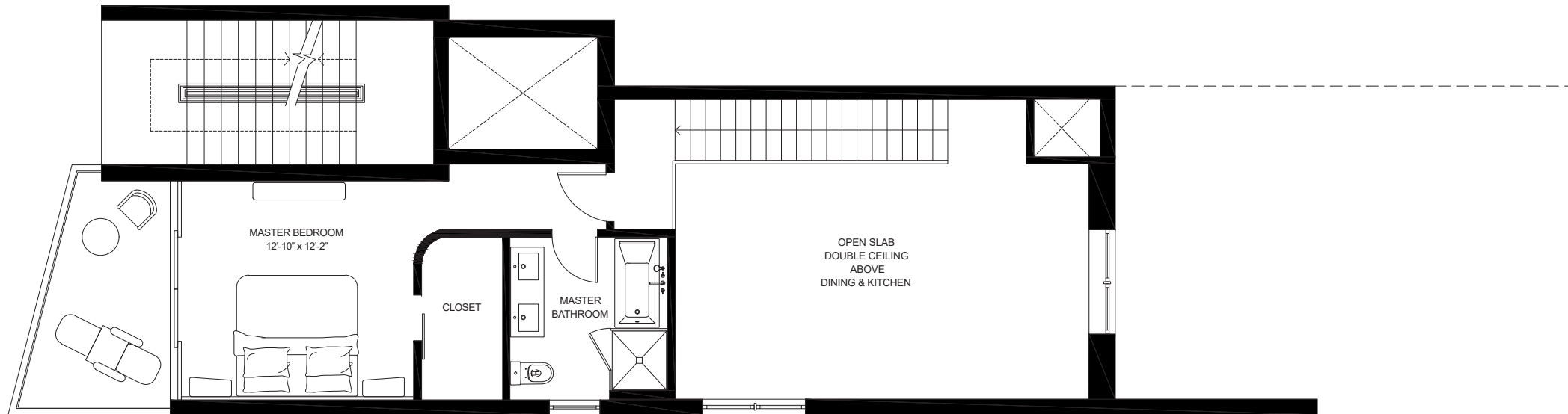
Living area with terrace - Dining area
Kitchen-Powder Room
guest Bedroom - guest Bathroom
Den-closets- washer and dryer

3rd floor: MASTER BEDROOM floor

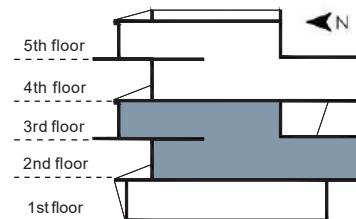
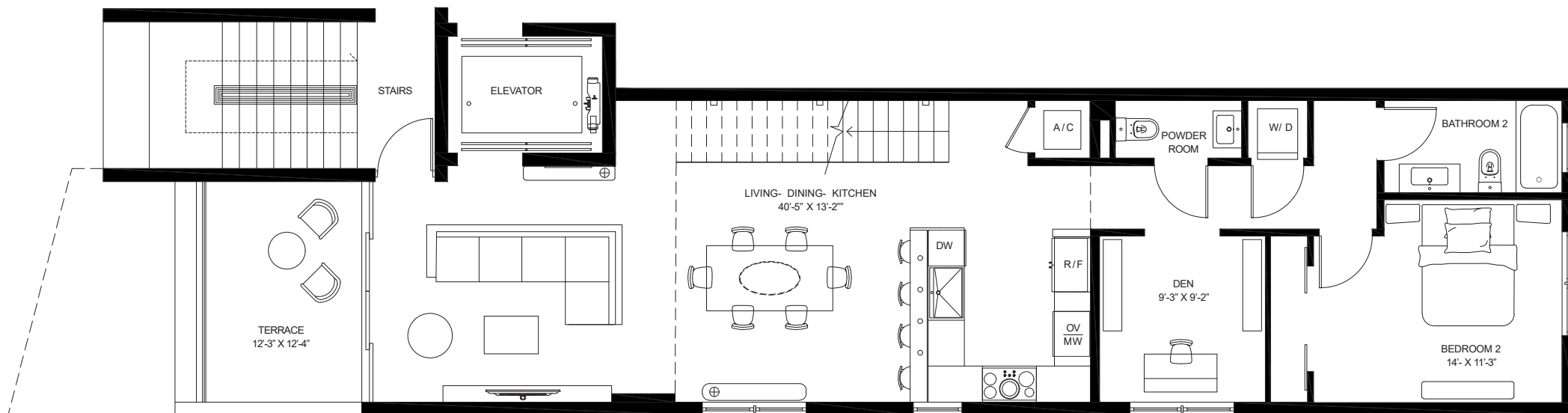
master Bedroom with balcony
master Bathroom - walk-in closet

a private keyed elevator opens directly on the Unit
two parking spaces available for each Unit

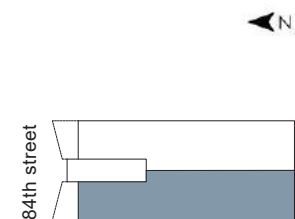
MASTERBEDROOM floor plan



MAIN floor plan



section view - Unit position



aerial view - Unit position



frontal view - Unit position

84th street

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756

84th street
MIAMI BEACH

Residence B

spread over two floors

2 Bedrooms +Den
2 Bathrooms +Pow. R.

Interior area: 1,505 Sq. ft.
Exterior area: 260 Sq. ft.

Total: 1,765 Sq. ft.
163 Sq. mt.

2nd floor : MAIN floor

Living area with terrace - Dining area
Kitchen-Powder Room
guest Bedroom - guest Bathroom
Den-closets- washer and dryer

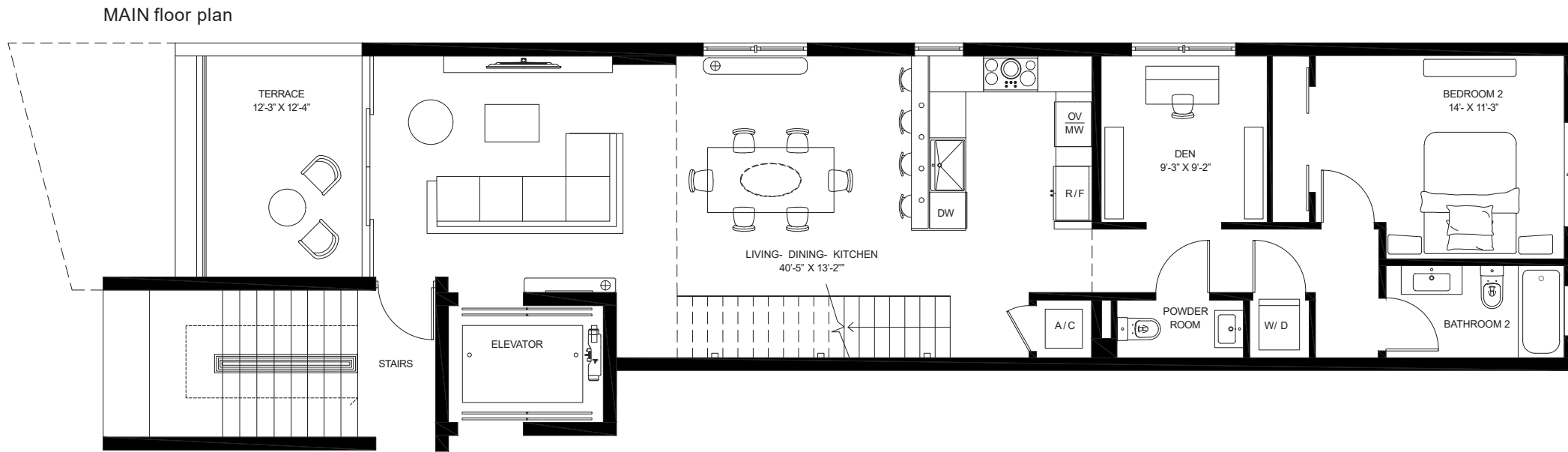
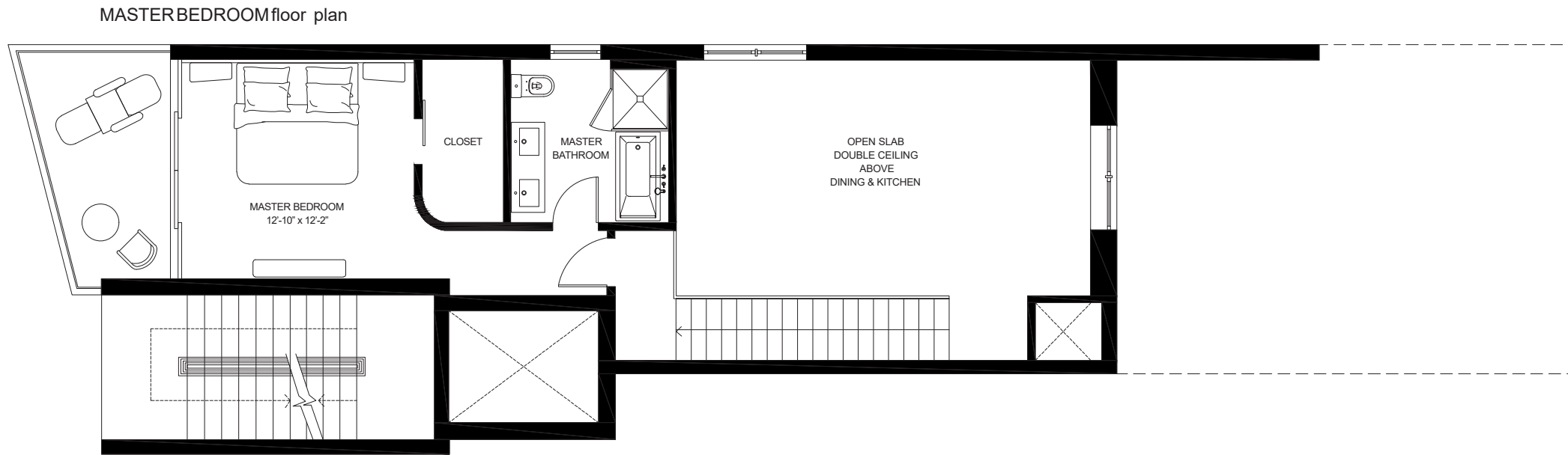
3rd floor: MASTER BEDROOM floor

master Bedroom with balcony
master Bathroom - walk-in closet

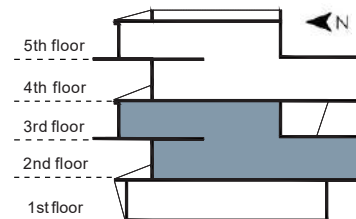
a private keyed elevator opens directly on the Unit
two parking spaces available for each Unit



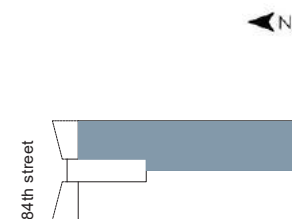
frontal view - Unit position



84th street



section view - Unit position



aerial view - Unit position

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Residence C

spread over two floors

2 Bedrooms +Den
2 Bathrooms +Pow. R.

Interior area: 1,505 Sq. ft.
Exterior area: 260 Sq. ft.

Total: 1,765 Sq. ft.
163 Sq. mt.

4th floor : MAIN floor

Living area with terrace - Dining area
Kitchen-Powder Room
guest Bedroom - guest Bathroom
Den-closets- washer and dryer

5th floor: MASTER BEDROOM floor

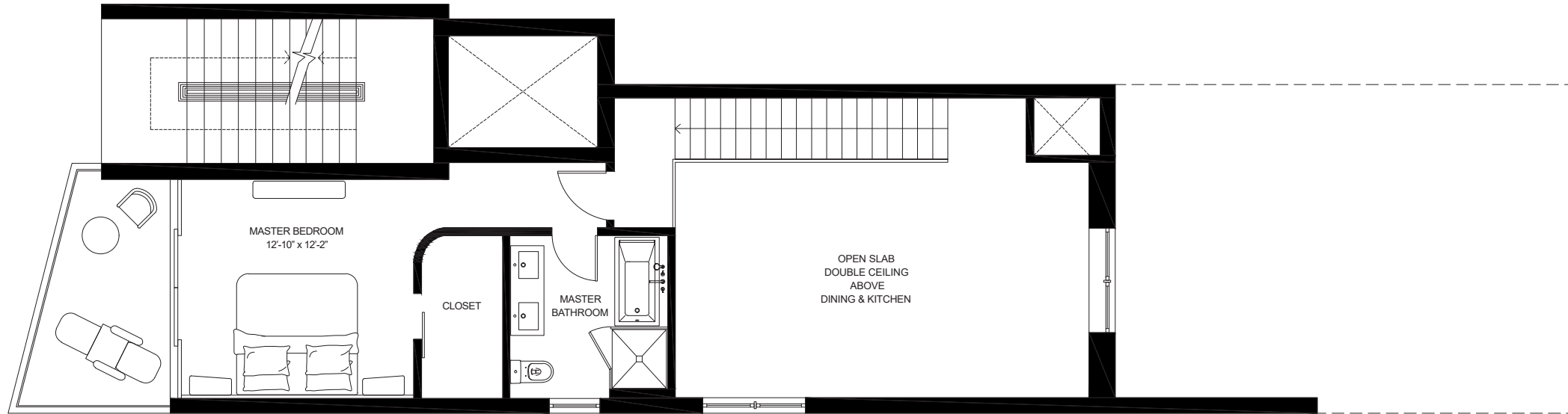
master Bedroom with balcony
master Bathroom - walk-in closet

a private keyed elevator opens directly on the Unit
two parking spaces available for each Unit

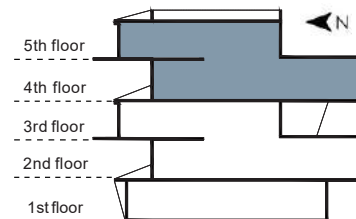
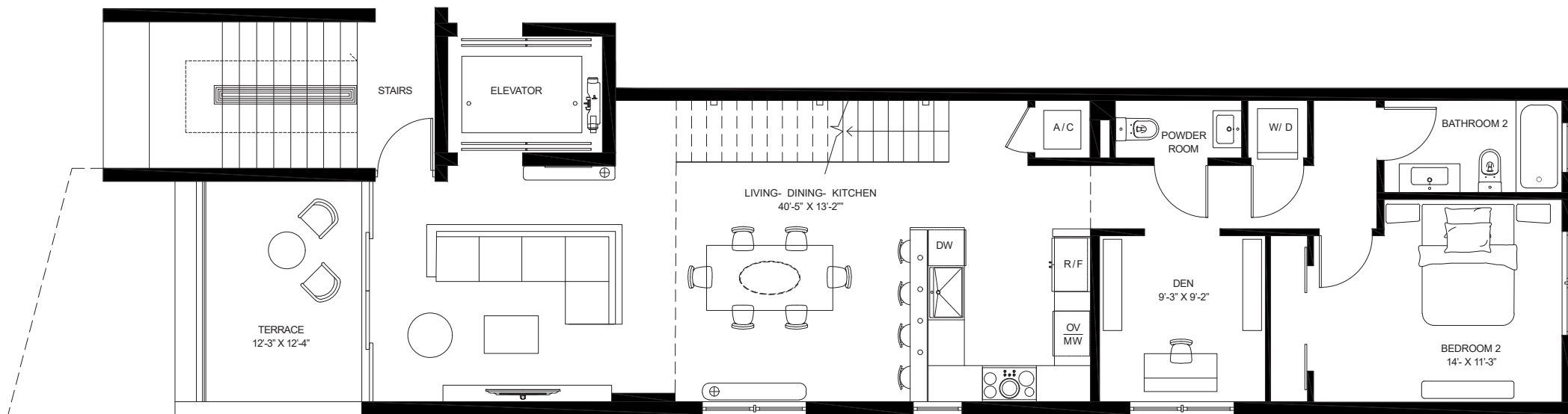


frontal view - Unit position

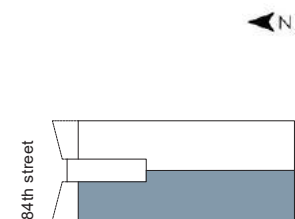
MASTERBEDROOM floor plan



MAIN floor plan



section view - Unit position



aerial view - Unit position

84th street

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Residence D

spread over two floors

2 Bedrooms +Den
2 Bathrooms +Pow. R.

Interior area: 1,505 Sq. ft.
Exterior area: 260 Sq. ft.

Total: 1,765 Sq. ft.
163 Sq. mt.

4th floor : MAIN floor

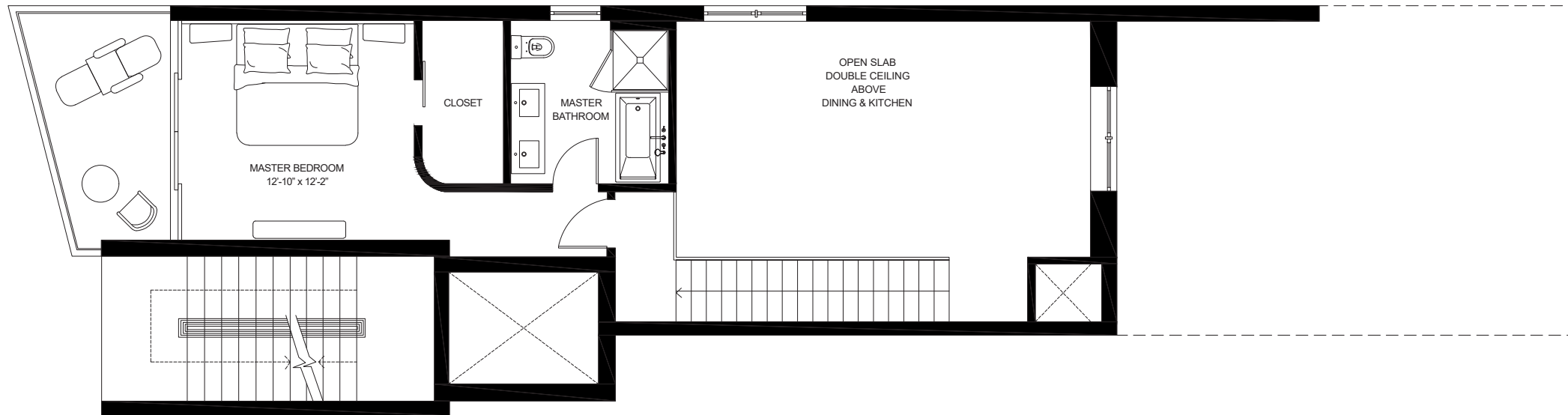
Living area with terrace - Dining area
Kitchen-Powder Room
guest Bedroom - guest Bathroom
Den-closets- washer and dryer

5th floor: MASTER BEDROOM floor

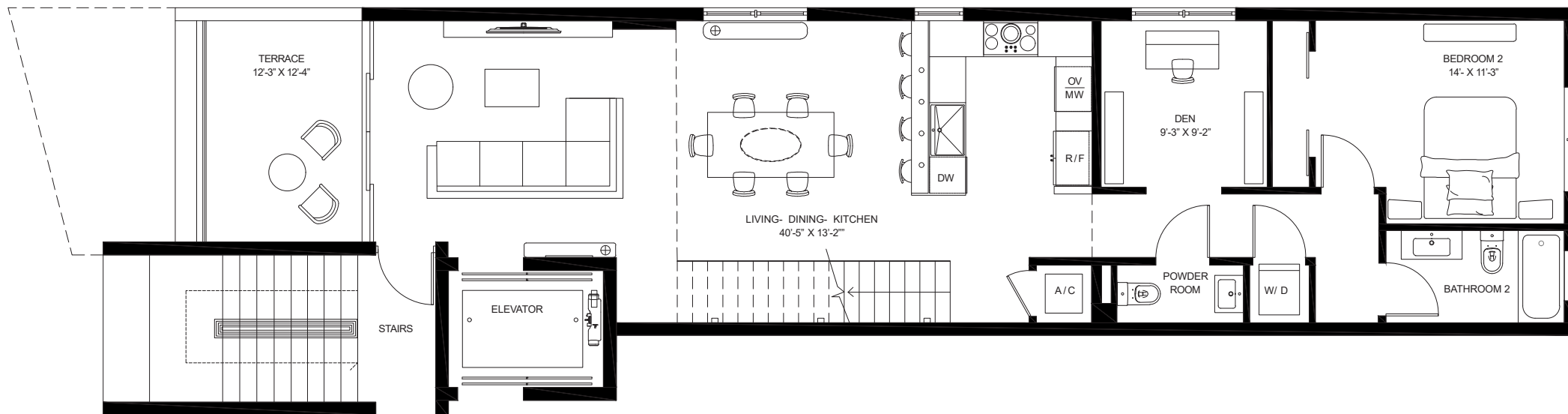
master Bedroom with balcony
master Bathroom - walk-in closet

a private keyed elevator opens directly on the Unit
two parking spaces available for each Unit

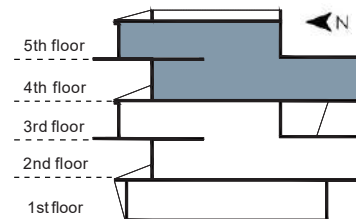
MASTERBEDROOM floor plan



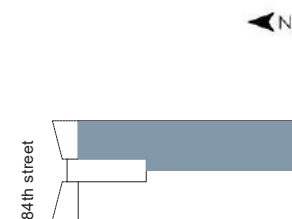
MAIN floor plan



84th street



section view - Unit position



aerial view - Unit position



frontal view - Unit position

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ECONOMICAL LANDSCAPE



Miami



Florida markets lead U.S. for economic momentum.

Florida's economy is booming and has become the 17th largest economy in the world. Of the 10 cities with the most economic momentum, five are in Florida. From growing populations that support strong economic and commercial real estate fundamentals, to the lack of state income taxes in the state, the dynamics in these markets create a more favorable environment for development and investment.

New opportunity zone program for investors: "The program could become the most impactful federal incentive for equity capital investment in low-income and distressed communities ever."

Studies of the new federal Opportunity Zone Program are naming South Florida one of the most desirable destinations for these types of investments.

Because Miami boasts a growing population, no state tax, and a strong real estate market, investors can take advantage of delaying capital gains taxes by investing in economically distressed communities. Referred to as "The Gateway to the Americas," Miami has long been a crucial market for companies seeking an international foothold, especially within Latin America. Global corporations are drawn to the city's low taxes, connectivity, multi-cultural population and desirable quality of life. From flourishing startups to the thriving tech scene, South Florida's also become a magnet for talented professionals.

Sources:
ISGWorld - South Florida Business Journal - The Next Miami - Tax Foundation 2019 State Business Tax Climate Index - WalletHub - Bisnow

FORBES

"8 of the top 15 fastest-growing cities by population, employment and wages are in Florida".

THE WALL STREET JOURNAL

"Florida's economy is thriving, expanding at a record pace."

Florida's population growth is the second-fastest in the country, resulting in an ever-increasing demand for real estate.

ARTS & CULTURE

Miami loves art and art loves Miami.

Over 16 million global attendees annually.

A recent study by Americans for the Arts, the nation's leading nonprofit organization for advancing the arts and arts education, found that Miami-Dade's arts and the cultural sector generate a whopping \$1.43 billion in economic activity annually.

CONTINUING SUPPORT OF THE MIAMI ART SCENE

Knight Foundation invests an additional \$37 million in Miami arts.

This latest investment of \$37 million brings the total arts funding that the Foundation has contributed to

the city since 2005 to \$165 million, which supports the growth of Miami as a force for arts and culture.

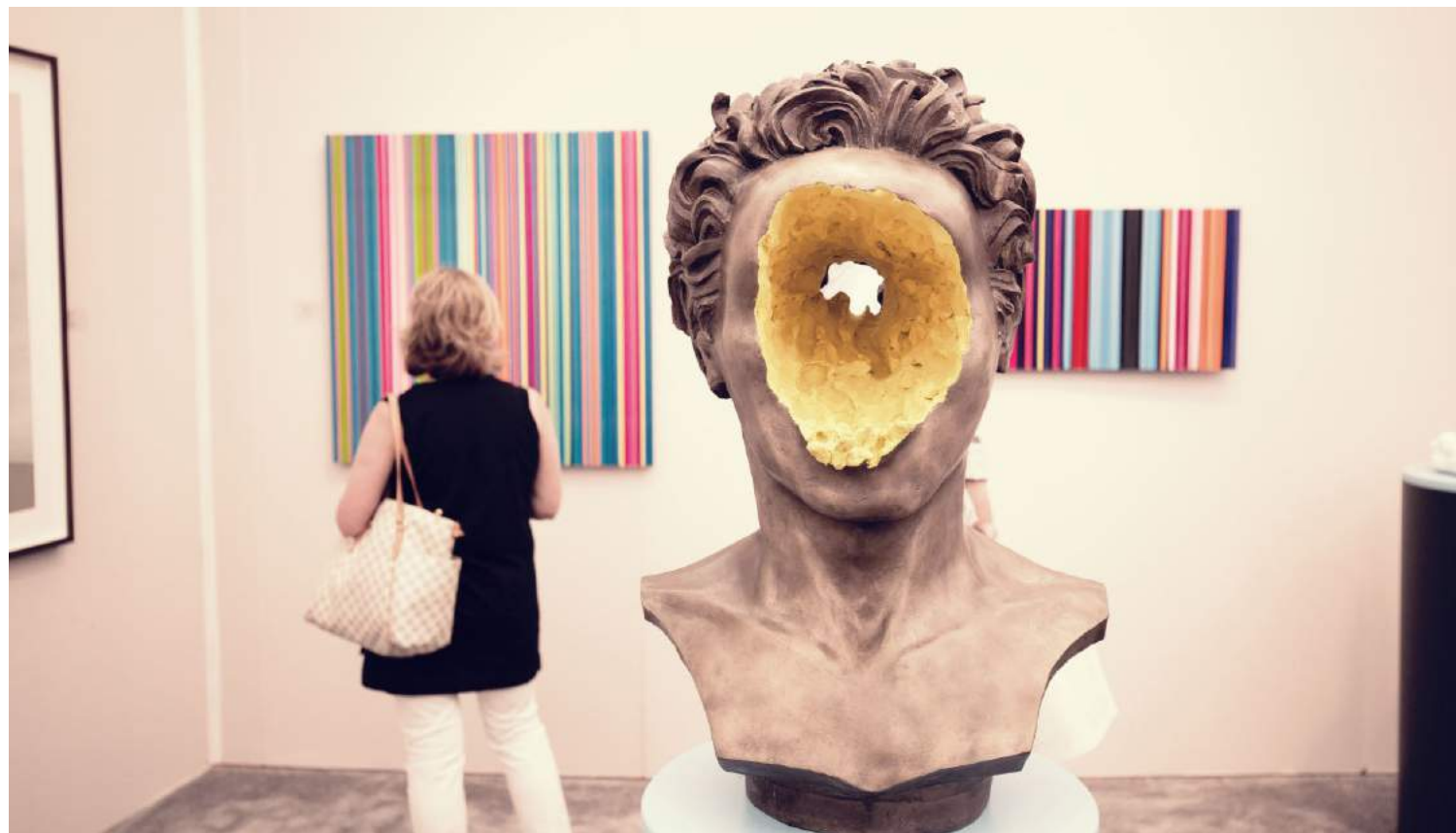
Art Center/South Florida - Miami art scene's new \$100 million player.

Nonprofit ArtCenter/South Florida has accumulated \$100 million, more than any other South Florida visual arts organization, to help grow Miami's art infrastructure and provide career support for emerging artists. In a move from South Beach to Little Haiti, the ArtCenter will build a new \$30 million facility planned opening in Spring 2022.

◇ **\$1.43 Bil Arts and cultural economic impact**

◇ **16 Mil + annual visitors to Miami-Dade cultural events and venues**

◇ **\$158 Mil Local and state revenue** ◇



◇ **\$1.38 Bil invested in South Flori startup**

◇ **Tech job growth 40% (projected to grow an additional 11% by 2023)**

◇ **\$25 Mil+ investment in co-working spaces, accelerators, and events**



TECH GROWTH

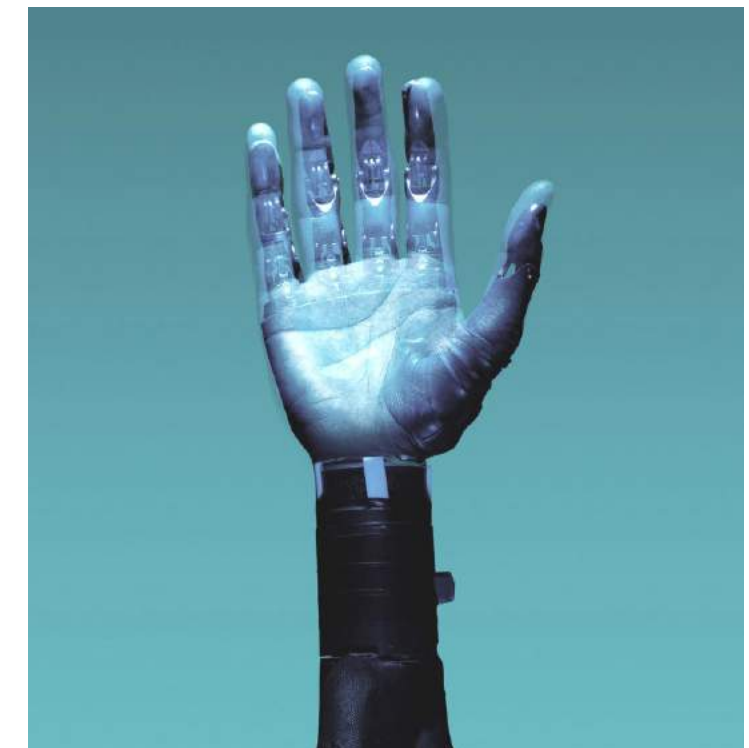
A Transformative Tech Scene

Miami #1 in the U.S. for startups.

Rapid job growth in Miami's tech sector has made the city one of the most attractive for technology professionals. According to a recent report from RentCafe, from 2014–2017, the Miami metro area had the fifth-fastest rate of tech job growth in the U.S., higher than that of San Francisco, and growing by more than 20 percent.

The VentureCity brings Google Launchpad to Miami

Miami-based tech startup accelerator and consultancy The VentureCity partnered with Google Launchpad, a global acceleration program created by Google for developers, to bring the tech-focused workshop to Miami, making it the first city to host the program in the U.S. outside of Silicon Valley.



Source:
ISGWorld - The Next Miami - miamiherald.com - e-Merge Insights Report
- prnewswire.com - GMCVB 2018 Visitor Industry Overview - STR - South
Florida Business Journal

EDUCATION

Year after year, Miami continues to top itself in terms of the quality and quantity of its educational offerings



Source:
ISGWorld - The Next Miami - miamiherald.com - STR- South Florida Business Journal - KnightFoundation.org - The New York Times - Miami-Dade - County Department of Cultural Affairs - Florida Department of Education - South Florida Business Journal

Florida ranked #1 in U.S. for total number of magnet schools

U.S. News & World report recently ranked Florida the #1 state for higher education for the second year in a row.

The private schools are top-notch, the magnet schools have been ranked among the best in the U.S. and Florida International University, the city's public research university, is breaking records for growth and performance. The schools are seeing a big increase in applications from families from New York, New Jersey, Chicago, Boston and California

New Schools Coming to Miami's Urban Core

- ◇ Southside Elementary K-8 expansion to be completed by 2021
- ◇ Mater Brickell Preparatory Academy New facility to be completed by 2021

Avenues

The World School Manhattan-based private academy to open Miami location in 2022

Miami tops country in certified national magnet schools

Miami-Dade County Public Schools is now home to 21 certified magnet schools, more than any other district in the U.S. Seven of those schools have earned the bonus "Demonstration" designation for exceeding the criteria outlined in the Magnet Schools of America (MSA) Standards of Excellence.

FIU second behind UF in new performance score.

New performance scores from the Florida Board of Governors of the state's public universities ranked Florida International University (FIU) second in the state, just behind the University of Florida (UF) in Gainesville. FIU's increase in these key performance measures resulted in additional funding for the school.

TRANSPORTATION



RICHARD BRANSON

"Brightline is at the forefront of innovation in this market, and the ideal partner for Virgin to work with to alter perceptions and traveling habits across the United States."

Interstate 395 Redesign - connecting Miami \$800 Mil

Interstate 395, which connects Miami Beach to downtown Miami, is currently undergoing an \$800 million restructuring. The project includes a design-focused statement bridge, as well as plans to add 30 acres of urban parkland and revitalize parts of the historic community of Overtown.



Virgin Trains

The future must look a lot like Virgin Trains USA, the gleaming, luxurious high-speed passenger train system that knits metropolitan South Florida into a single, wildly diverse destination.

Thanks to a new partnership with Richard Branson's Virgin Group, the train system will utilize the international company's brand.

Stops: Miami - Fort Lauderdale - West Palm Beach.

Virgin has filed plans and secured funding of \$1.75 billion for its expansion to Orlando.
Next stop: Orlando



Port Miami • #1 Leading cruise port in North America.

The busiest cruise port in the world once again won Porthole Cruise Magazine's Editor-in-Chief Award for Best U.S. Port in recognition for its customer service, quality operations, and all around excellence.

New \$300 million Royal Caribbean HQ "Crown of Miami" cruise terminal, the largest in the U.S., is expected to be completed by the end of 2020. On the heels of the completion of Royal Caribbean's "Crown of Miami," comes Norwegian Cruise Line's "Pearl" of Miami. The new terminal welcomes the Norwegian Encore, the newest ship in the cruise line's Breakaway Plus class.

Welcomes Virgin Voyages: Virgin Group's bold, new cruise line, Virgin Voyages, is now in business. Its first ship, Scarlet Lady, will set sail from Virgin's new PortMiami terminal in April 2020.



By Air

Miami International Airport & Fort Lauderdale-Hollywood International Airport 80 Mil Passengers. Both Miami International Airport and Fort Lauderdale-Hollywood International Airport are among the busiest in the U.S. in terms of international passengers and flight options.



Real estate development company based in Miami, FL.

Our vision, our commitment and our skills aim to facilitate investments in properties of the highest level. Our process is the basis of our standards using only high-quality materials. We prefer always the result of carefully designed solutions that help our future residents enjoy the best housing experience.

We combine efficiency and sustainability as we work for the 21st century.



Atelier Construction is a general construction firm, managed to date by all architects and general constructors. The team is composed of builders and architects with specific skills to accompany you from the first plans to the final touches of the project. Atelier Construction gives a great experience in luxury residential construction in South Florida. It manages projects at every step of the construction process to deliver superior results to our clients. The aim is to make the construction project as simple as possible and to allow developers to make choices on the proposals that will suit you.



Architecture and Planning

CDS is committed to the innovative praxis of architecture and urban planning.

The firm approaches each new project through a conscientious analysis of its context, and undertakes the design of buildings and master plans in awareness of rooted traditions in place, while seeking for creative solutions that unleash new possibilities for space and use.

CDS is the design architect and Atelier International LLC (Hernan Santarcangelo) is the architect during the construction process.



Italian interior design firm, operating worldwide, specialized in hospitality and high-end residential projects. Every design is treated as a unique piece with a deep awareness of spaces, shapes, light and finishes that makes them proud ambassadors of the Italian taste and design.



Michael Thiel, Landscape Architects and Designer "landscaping is a vital element in the overall appearance of your life".

Plantaysia is actively involved in projects from inception to completion, ensuring that the design is carefully executed and installed. Awards: Gold Award Luxe Magazine.

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