

A L L O F

M I A M I

P E R F E C T L Y

W I T H I N

R E A C H

LOCATION

NORTH MIAMI BEACH



AVENTURA

SUNNY ISLES

FORT LAUDERADE

MIAMI

ALL OF MIAMI. PERFECTLY WITHIN REACH.

A Statement for Independent Style



ALL OF MIAMI AT YOUR DOORSTEP

Located in the heart of one of Miami's best-connected neighborhoods, this is an address that puts everything within easy reach. Luxury shopping, world-class dining, the sandy beaches of the Atlantic Ocean, marinas, business districts, international airports, professional sports venues, and premier entertainment are all just minutes away.

This residence offers an exceptional location that perfectly balances the convenience of city living with easy access to everything that makes Miami one of the world's most desirable destinations.

Start your day with the sunrise and end it with breathtaking sunset views. Spend time with family and friends or explore everything Miami has to offer. And whenever you're ready to slow down, everything you need is right at home. Thoughtfully designed residences, beautifully appointed amenity spaces, and resort-style services create a lifestyle tailored entirely to you.



WHY CHOOSE THIS RESIDENCE?

A prime location, contemporary design, and outstanding investment potential come together to make this residence a truly exceptional opportunity. Whether you're looking for a primary home, a waterfront retreat, or an investment with long-term appreciation potential, you'll find a combination of advantages that is becoming increasingly rare in Miami.

Luxury living at an exceptional value, priced below market.

Located in one of Miami's fastest-growing areas with outstanding appreciation potential.

Miami is one of the world's premier destinations for luxury real estate investment.

Strategically positioned in an area benefiting from more than \$3 billion in infrastructure investments.

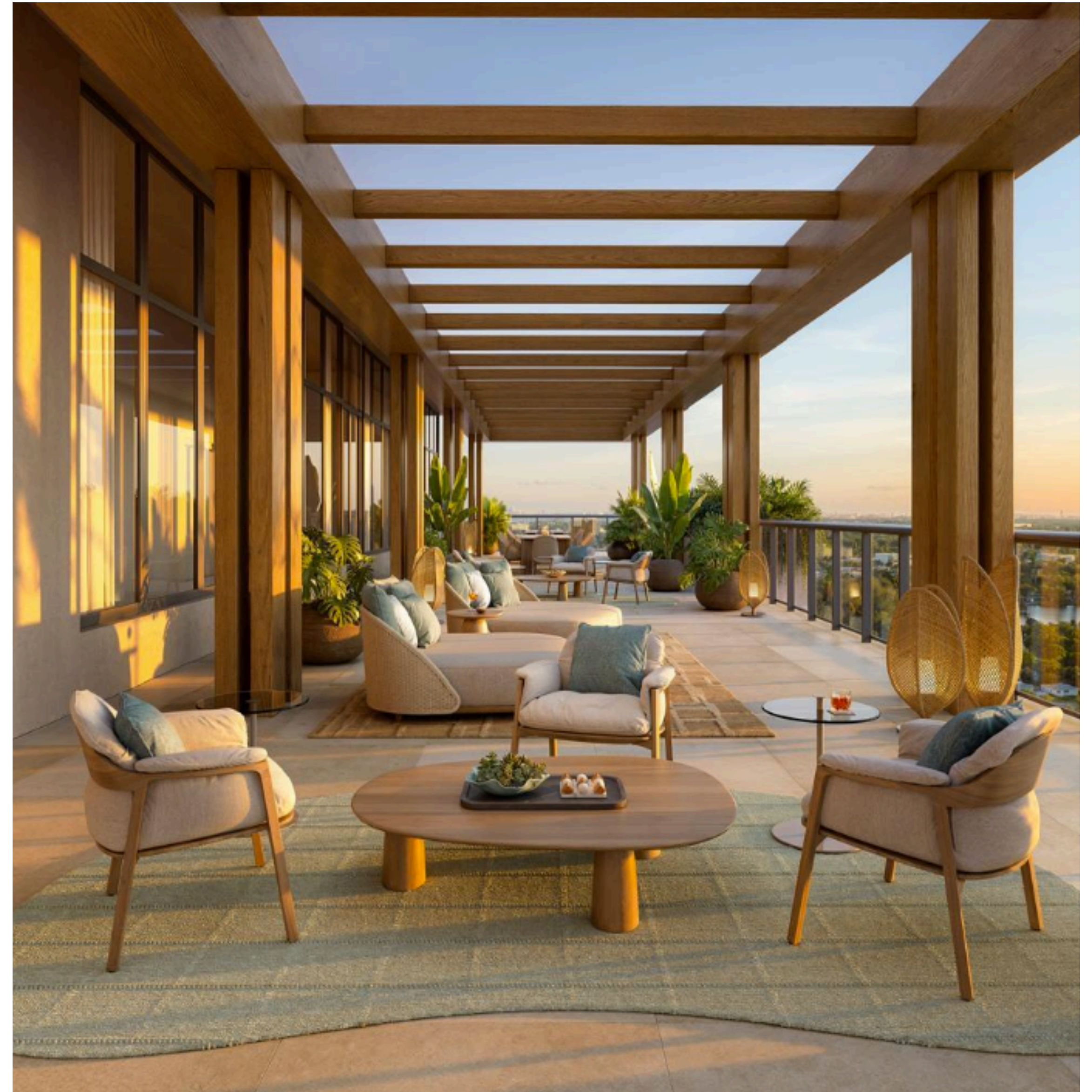
One of the best price-per-square-foot values in all of Miami.

More than 40,000 square feet of resort-style amenities and shared spaces across two levels.

A selection of studios, one-bedroom, and two-bedroom residences.

One reserved parking space included with every residence.

Opportunity to apply for U.S. permanent residency (a Green Card) through a qualifying EB-5 investment.



26

FLOORS

374

APARTMENTS

This residence offers an exceptional lifestyle
where the vibrant rhythm of Miami meets the tranquility of nature.

This iconic building with a contemporary design offers
a home full of experiences through modern amenities.

LIVE LIFE YOUR WAY. MAKE TIME FOR WHAT MATTERS MOST. SURROUND YOURSELF WITH THE PEOPLE YOU LOVE. EVERYTHING ELSE HAS ALREADY BEEN TAKEN CARE OF.

This residence was thoughtfully designed to combine contemporary architecture, everyday comfort, and resort-style amenities. Every detail, from the shared spaces to the private residences, has been carefully crafted to create an environment where you can feel completely at home, without compromise.

A 26-story residential tower featuring **374 thoughtfully designed residences**

Timeless architecture by renowned architect **Carlos Ott**, in collaboration with **Behar Font & Partners**

Two full levels of exclusive amenities and over **40,000 square feet** of indoor and outdoor amenity space

Beautifully landscaped green spaces designed to create a peaceful retreat

24-hour valet parking

Elegant lobby with an exceptional gallery-style entrance

Modern artwork throughout the common areas

High-speed Wi-Fi throughout all amenity spaces

Smart package management system for secure deliveries

Seven levels of secure parking with electric vehicle charging stations

Pet-friendly amenities, including a rooftop dog park

Concierge services

24/7 staffed security



A PLACE WHERE EVERY MOMENT IS EXCEPTIONAL

More than **40,000 square feet** of thoughtfully designed amenity space across two levels transforms everyday living into an exceptional experience. Start your morning with a workout, spend the afternoon relaxing by the pool, and end the day watching the sunset from the rooftop terrace or gathering with family and friends. Everything you need for both an active lifestyle and peaceful moments is right at home.





RESORT-STYLE LIVING MEETS
MIAMI'S MOST CONNECTED
ADDRESS. WHERE HOME BECOMES
YOUR FAVORITE. DESTINATION.
WELLNESS, WORK, AND PLAY IN
PERFECT BALANCE.

9TH FLOOR LIFESTYLE AMENITIES

- Resort-style pool and sun deck
- Alfresco dining station with BBQ/summer kitchen
- Outdoor bar and terrace lounge
- Firepit lounge
- Clubroom
- Fitness center
- Yoga Studio
- Outdoor training & recovery zone
- Spa treatment rooms available for private booking
- Locker rooms
- Co-working lounge, terrace and library
- Indoor lounge and café station
- Self-serve market
- Interactive kids playroom and playground

26TH FLOOR ROOFTOP RETREAT

- Sunset lounge
- Pickleball court
- Courtside lounge and games room
- Coral Lounge and indoor bar
- Pet run
- Pet grooming station
- Alfresco dining station with BBQ/summer kitchen

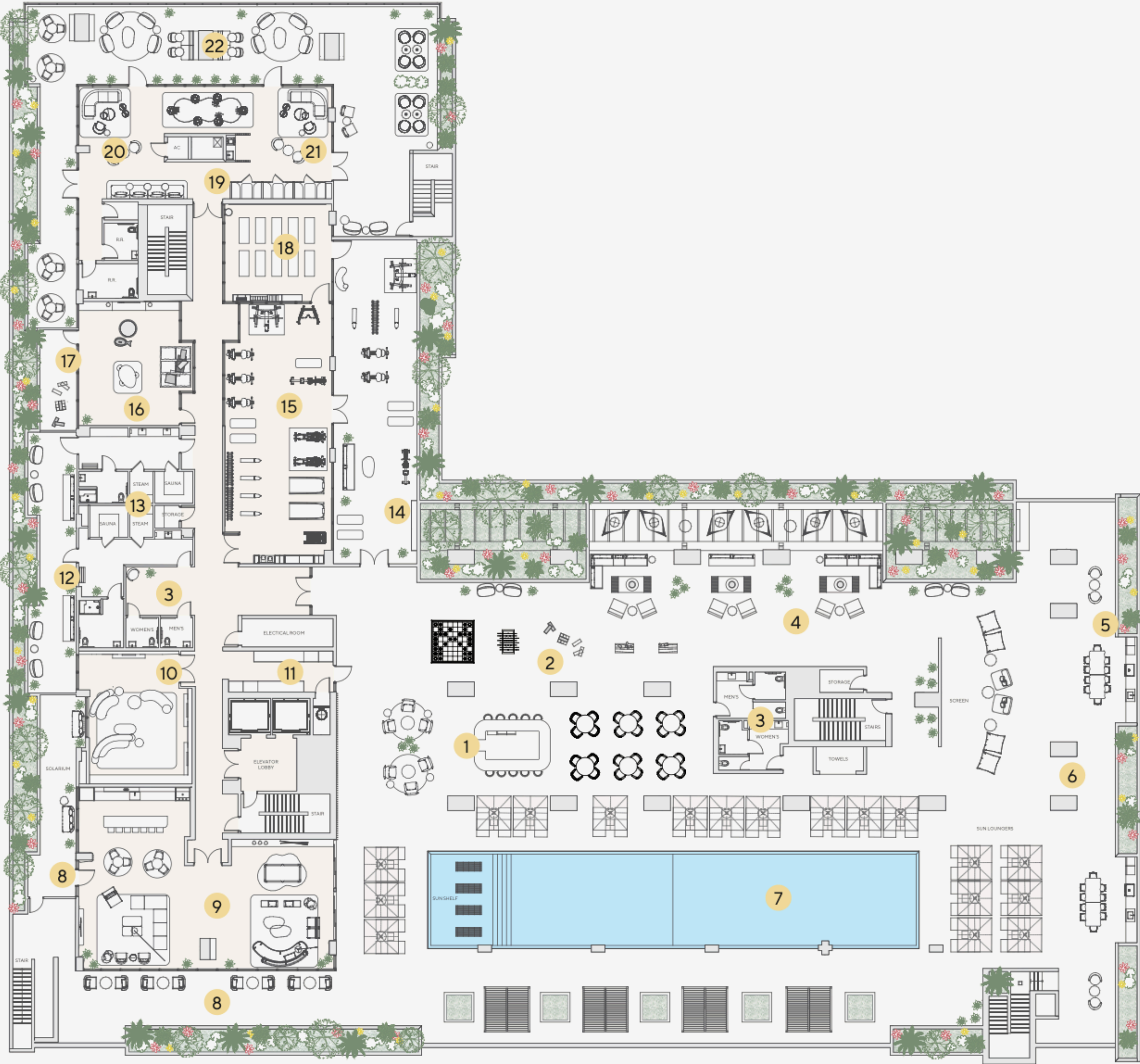
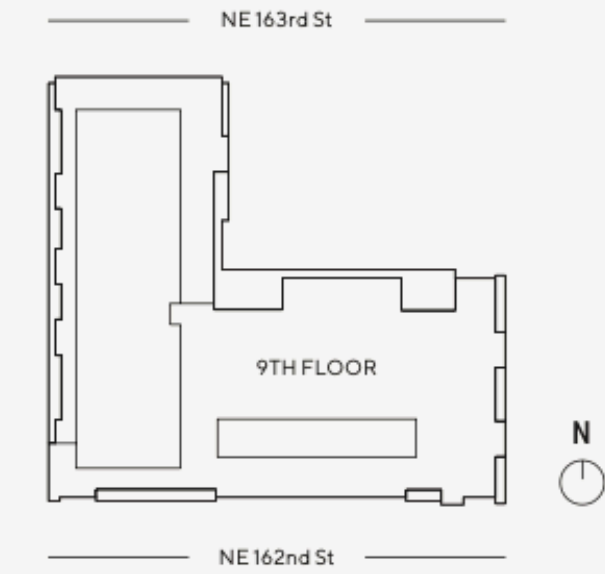
LIFESTYLE AMENITIES

FLOOR PLAN

9th FLOOR

AMENITY PLAN

- 1 Outdoor Bar
- 2 Game Area
- 3 Restroom
- 4 Terrace Lounge with Firepits
- 5 Alfresco Dining Area with BBQ
- 6 Summer Kitchen
- 7 Resort Style Edgeless Pool
- 8 Club Terrace
- 9 Club Room
- 10 Library
- 11 Self-serve Market
- 12 Outdoor Recovery Zone
- 13 Spa Treatment Rooms (Private Booking)
- 14 Outdoor Training
- 15 Fitness Center
- 16 Kids' Playroom
- 17 Kids' Playground
- 18 Yoga Studio
- 19 Lounge
- 20 Café Lounge
- 21 Co-working Lounge
- 22 Co-working Terrace



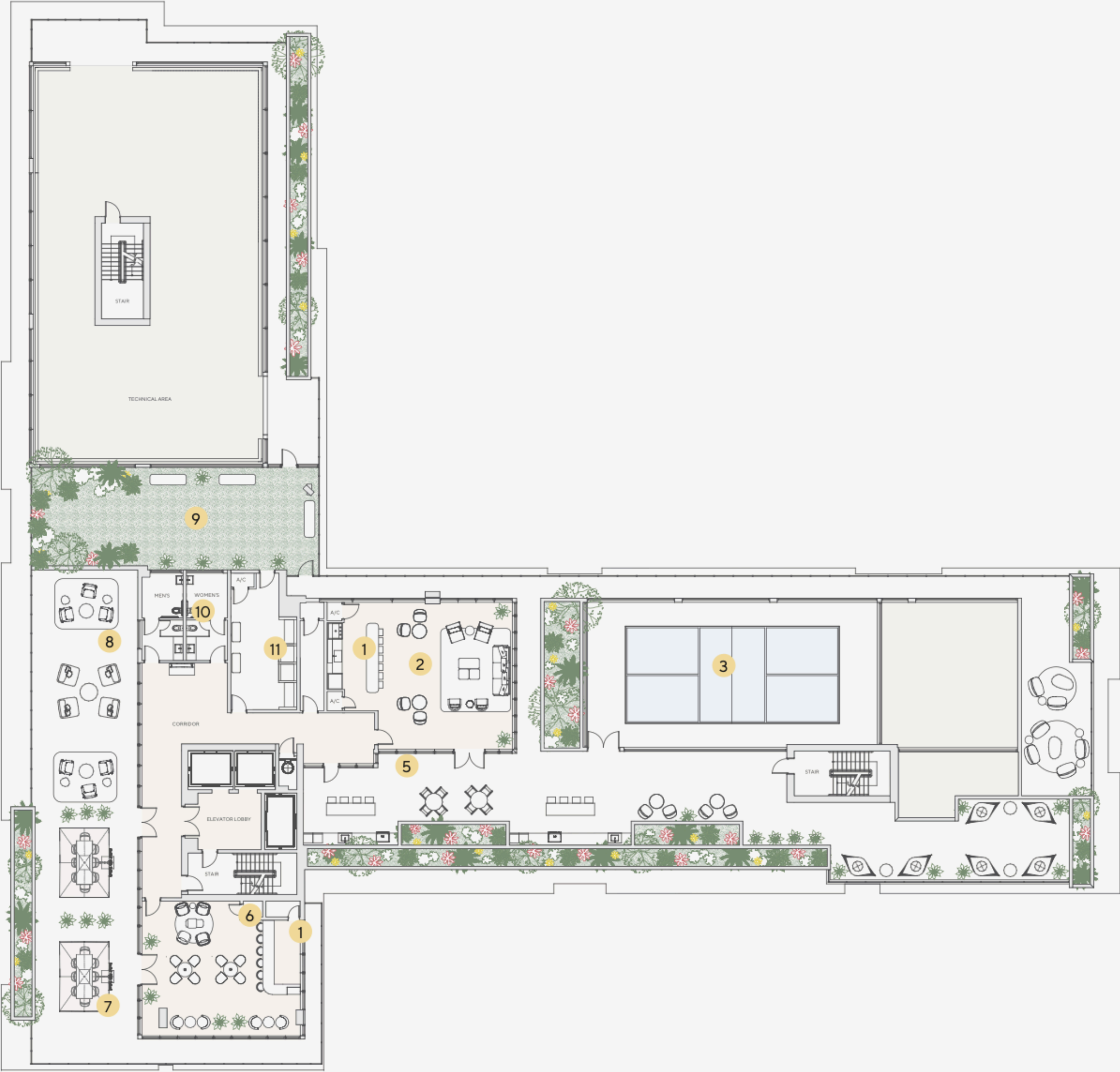
ROOFTOP RETREAT

FLOOR PLAN

26th FLOOR

AMENITY PLAN

- 1 Lounge Bar
- 2 Clubroom
- 3 Pickleball Court
- 4 Exterior Lounge
- 5 Summer Kitchen and Alfresco Dining Area
- 6 Coral Lounge
- 7 Exterior Party Area
- 8 Sunset Lounge and Hammock Grove
- 9 Pet Run
- 10 Restroom
- 11 Pet Wash





POOL & SUN DECK

The resort-style pool and sun deck create an escape without leaving home, where morning coffee by the water gives way to afternoon gatherings and evening conversations that stretch long into the Miami night.



OUTDOOR BAR & POOL

Vacation without the travel. The poolside bar anchors lazy weekend afternoons and spontaneous after-work escapes. Order a drink, claim a lounge, and let the Miami sun remind you why you chose to live here. This is resort-style living, every single day.



FIRE-PIT LOUNGE

Where afternoons drift into unforgettable evenings. The outdoor bar serves as your social anchor while firepit seating creates intimate circles for conversation. Hammocks beckon for quieter moments, and lush landscaping softens the boundary between built and natural.



MULTI-PURPOSE CLUBROOM

A space that adapts to the moment. The multi-purpose clubroom moves effortlessly from morning coffee to game night, from casual conversation to celebration. Multiple seating zones accommodate groups of every size, while the integrated bar makes entertaining feel effortless.



CO-WORKING LOUNGE & LIBRARY

Leave your apartment but stay home. The co-working lounge blends professional workspace with inspiring views. Private working booths handle focused calls, communal tables welcome creative sessions, and the terrace offers fresh air when new ideas need room to breathe.



FITNESS CENTER

Our Fitness Center is designed to be your ultimate sanctuary for health and high performance, featuring state-of-the-art cardio, strength, and free weight equipment in a light-filled space where sweeping bay views become part of your routine.



PICKLEBALL COURT AND COURTSIDE GAMES ROOM

Watch the action from courtside or shift to board games and conversation—the gathering space where rooftop community naturally happens.



INTERACTIVE KIDS PLAYROOM AND PLAYGROUND

A world designed just for them. The interactive kids playroom sparks imagination with creative play zones, climbing features, and space to be wonderfully loud. When energy needs an outlet, the adjacent playground offers fresh air and age-appropriate equipment, all while parents stay comfortably close.



SUNSET LOUNGE

Comfortable lounge seating facilitates spontaneous gatherings, providing the perfect backdrop for afternoons that drift into unforgettable evenings.



CORAL LOUNGE

Reserve it for the moments that matter. The Coral Lounge offers a private, climate-controlled retreat for birthdays, anniversaries, family gatherings, or any celebration that deserves its own dedicated space. The indoor bar and flexible seating ensure every event feels perfectly yours.

A close-up, slightly angled view of the American flag. The focus is on the blue field with white stars. Several stars are visible, with one in the center being particularly prominent. The stripes of the flag, including a red stripe in the bottom right corner, are also visible. The lighting is soft, highlighting the texture of the fabric.

EB-5 INVESTMENT PROGRAM

NORTH MIAMI
BEACH

GET YOUR GREEN CARD

THROUGH AN INVESTMENT IN OUR RESIDENCE

Get Your Green Card Through an EB-5 Investment

By investing in our EB-5 qualifying development, you may become eligible to apply for lawful permanent residency in the United States (a Green Card).

Under the EB-5 Immigrant Investor Program, the principal investor, their spouse, and each unmarried child under the age of 21 may qualify to receive a Green Card, provided all program requirements are met.

Benefits of the EB-5 Visa

Live and work legally anywhere in the United States.

A direct path to permanent residency and, eventually, U.S. citizenship.

No employer or family visa sponsorship required.

Educational opportunities for unmarried children under 21.

Freedom to work without restrictions while attending college or university.

Investment Requirements

A minimum investment of **\$800,000** in a qualifying EB-5 project.

Investment funds must come from a lawful source and be obtained through legal means, whether directly or indirectly.



THE APPLICATION PROCESS

- 1
- Prepare Form I-526 with your attorney and submit it to USCIS.
- A.

The investor's attorney prepares the I-526 Immigration Petition.
- B.

Review of the lawful source of funds by your attorney.
- C.

Payment of US\$70,000 administrative fee and US\$800,000 into the EB-5 Project.
- D.

Payment of USCIS filing fees for the I-526.
- If the applicant is outside the U.S.:

• Consular processing.

• Consular interview.
- If the applicant is inside the U.S.:

• Proceed with adjustment of status, including work authorization and travel permit.
- 2
- Receive I-526 Form approval from USCIS.
- 3
- Receive a Permanent Resident Card (Green Card).
- 4
- File Form I-829 within 2 years of receiving permanent resident status.
- 5
- Return of the at-risk investment capital.





A FRESH NEW TAKE ON RESIDENTIAL
LIVING IN A PRIME LOCATION.
DESIGNED FOR THE WAY YOU
ACTUALLY LIVE. QUALITY YOU CAN
FEEL. DESIGN YOU CAN SEE.

Studios: Approximately 530-590 sq ft
One-Bedroom: Approximately 690-890 sq ft
Two-Bedroom: Approximately 1,020-1,340 sq ft
Three-Bedroom: Approximately 1,380-1,520 sq ft

RESIDENCE FEATURES

- Studios to three-bedroom layouts
- Floor-to-ceiling windows for natural light and views
- Expansive balconies with glass railings
- Imported porcelain flooring throughout
- Washer and dryer in every unit

KITCHENS

- Custom Italkraft cabinetry in a tobacco walnut finish, accented with tinted glass doors
- Brushed black chrome fixtures by Hansgrohe
- Quartz countertop and seamless backsplash
- State-of-the-art kitchen featuring an integrated suite of Bosch appliances

BATHROOMS

- Contemporary Italkraft cabinetry, crafted for elegance and enduring functionality
- Brushed black chrome fixtures by Hansgrohe
- Imported porcelain tile flooring and walls
- Quartz countertop and seamless backsplash



KITCHEN

Custom Italkraft cabinetry, lustrous quartz countertops, and state-of-the-art Bosch appliances meet in kitchens designed for weeknight dinners and weekend entertaining alike.



PRIMARY BEDROOM

Airy, tranquil, and impeccably proportioned, the bedroom elevates everyday comfort. It is a sun-filled haven, defined by openness, that balances sophistication with cozy, effortless ease.



LIVING ROOM

Floor-to-ceiling windows meet expansive balconies in residences designed around natural light, thoughtful details, and the way you actually live.



BATHROOM

Imported porcelain tile and brushed chrome fixtures create bathroom sanctuaries where daily rituals feel like true renewal.

ALL OF MIAMI. PERFECTLY WITHIN REACH.

Framed by the shimmering waters of Biscayne Bay and the charm of North Miami Beach, this address is surrounded by moments waiting to be savored. Spend the morning kayaking or cycling through Oleta River State Park, enjoy an afternoon of world-class dining at Aventura Mall or shopping in the Miami Design District.

Here life moves effortlessly between coastal tranquility and cosmopolitan energy, placing you at the heart of everything, yet in a world entirely your own.

HISTORIC & CULTURAL SITES

1. Ancient Spanish Monastery

PARKS, NATURE, AND RECREATION

2. Arch Creek Park & Nature Center
3. Greynolds Park
4. Oleta River State Park
5. Enchanted Forest Elaine Gordon Park
6. Haulover Park
7. Senator Gwen Margolis Amphitheater

SHOPPING & DINING

8. Aventura Mall
9. The Village at Solé Mia
10. Fresh Market
11. Whole Foods Market
12. Bal Harbour Shops
13. Lincoln Road Mall
14. Brickell City Centre
15. Miami Design District

SPORTS

16. Hard Rock Stadium
17. Marlins Park
18. Kaseya Center
19. Snyder Tennis Center
20. Turnberry Isle Country Club
21. Miami Shores Country Club
22. Greynolds Golf Course
23. La Gorce Country Club
24. Indian Creek Country Club
25. Normandy Shores Golf Course
26. Miami Beach Golf Course
27. Orangebrooks Golf & Country Club

ENTERTAINMENT

28. Hard Rock Casino
29. Tidal Cove
30. Las Olas Boulevard
31. Ninja Lounge at Dezerland Park Miami
32. IPIC Theaters

ARTS & MUSEUMS

33. Adrienne Arsht Center for the Performing Arts
34. Pérez Art Museum Miami
35. Frost Museum of Science
36. ARRA Gallery
37. MOCA, Museum of Contemporary Art

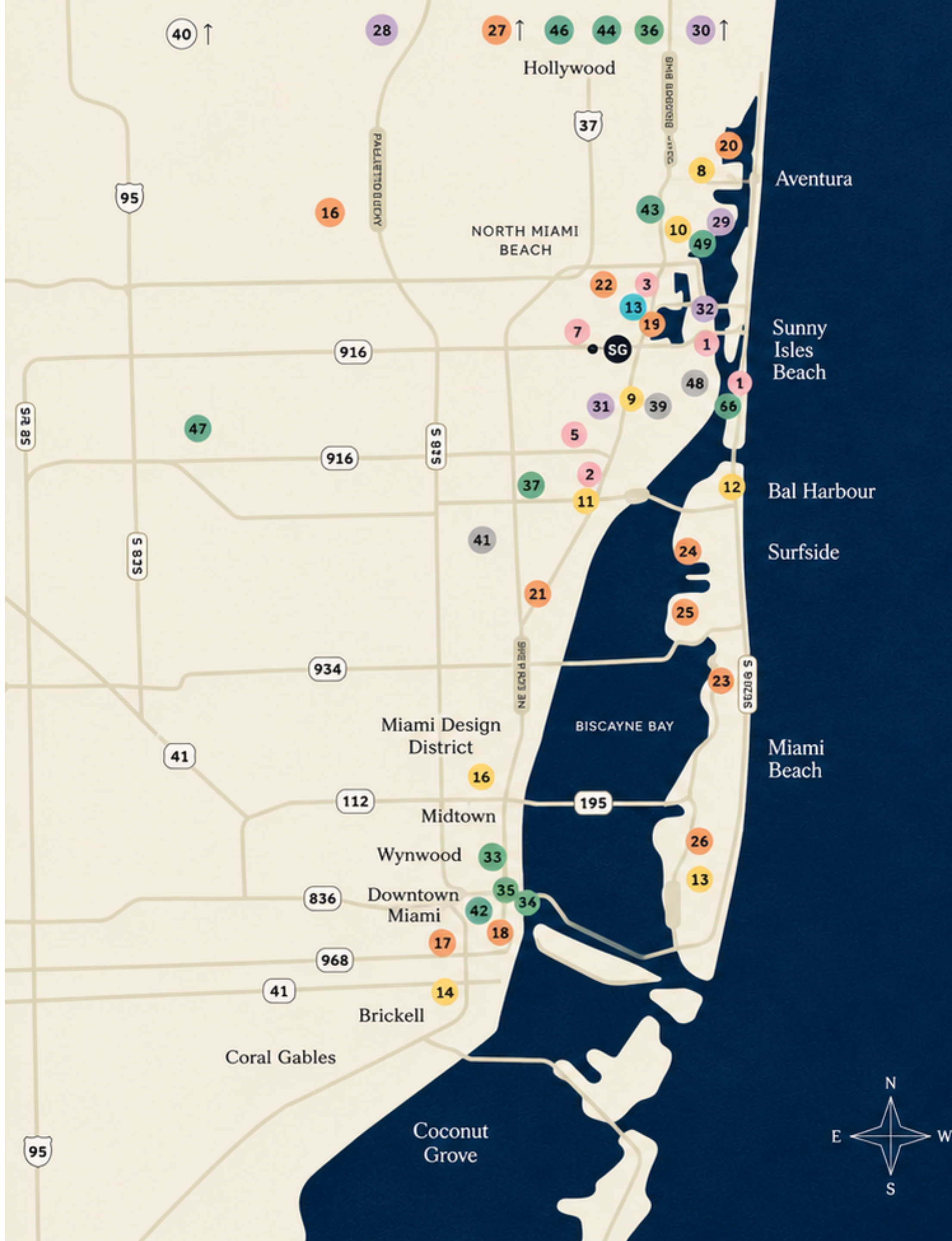
EDUCATION

38. Florida International University (FIU) North Campus
39. University of Miami Health System Campus at Solé Mia (coming soon)
40. Nova University
41. Barry University

PUBLIC TRANSPORT & TRAVEL

42. Brightline Rail Miami
43. Brightline Rail Aventura
44. Brightline Rail Fort Lauderdale
45. Miami International Airport
46. Fort Lauderdale-Hollywood International Airport
47. Opa-Locka Executive Airport
48. Haulover Marina
49. HI-LIFT Marina in Aventura

 Sales Gallery



Imagine starting your morning kayaking through the mangroves of Oleta River and ending your day with dinner under the lights of Bal Harbor. Here, you get the best of both worlds: a peaceful place to call home while staying connected to the vibrant energy of Miami. Your backyard stretches from the sunny beaches of Sunny Isles to nearby shopping, dining, and sports destinations. This is a neighborhood where everything is within easy reach, making it effortless to get wherever you need to go. Whether you're looking for a relaxing afternoon by the water or the excitement of city life, it's all just minutes away. You're not simply moving into a new residence, you're gaining access to an entire coastal lifestyle.





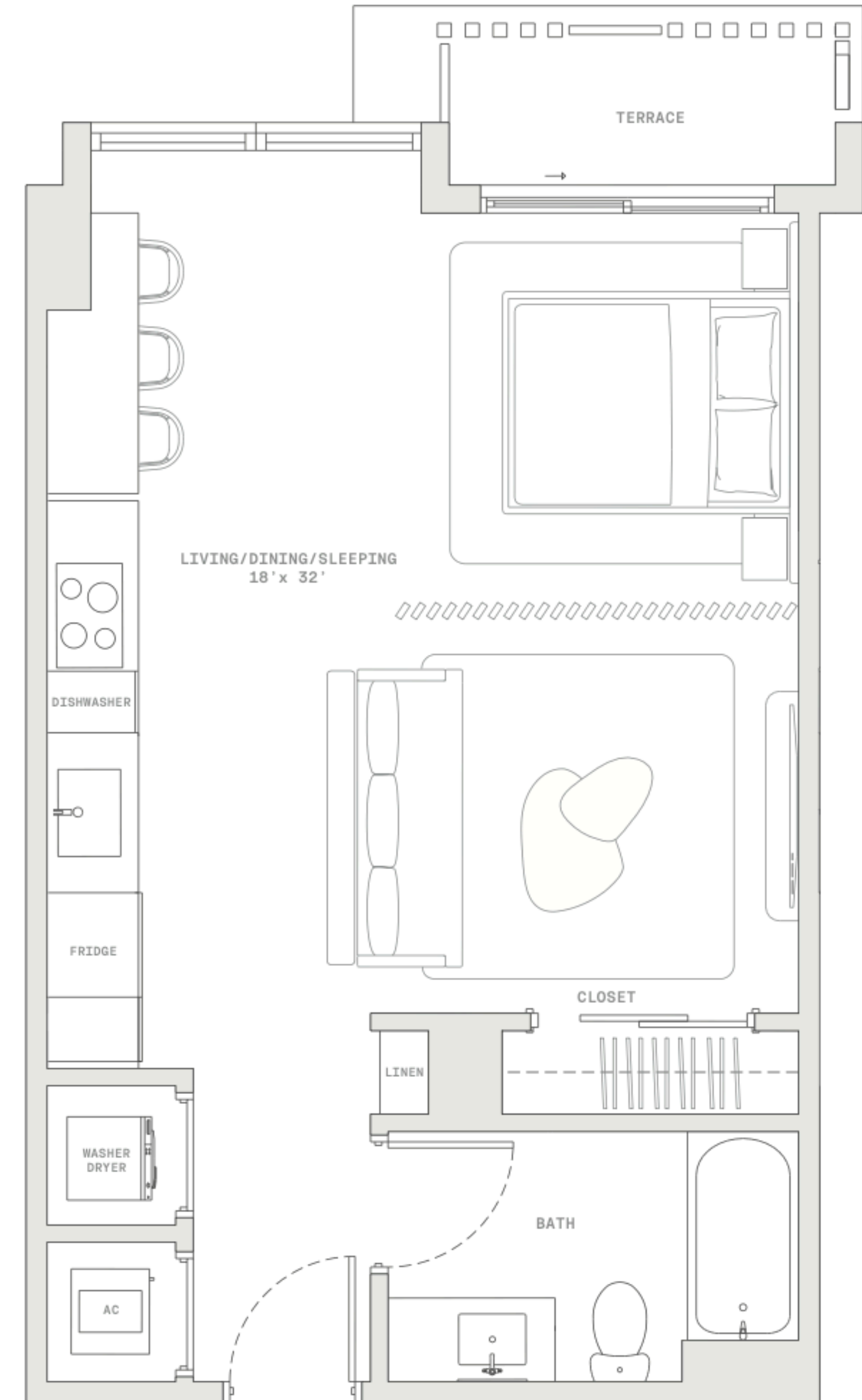
A PRIME LOCATION THAT CONNECTS IT ALL

Residence Sits at the center of one of Miami's most connected neighborhoods. Sunny Isles beaches stretch along the Atlantic eleven minutes east. Aventura Mall and Bal Harbour Shops offer world-class shopping within a short drive. The creative energy of Wynwood and the Design District are both accessible in under twenty minutes.

CONNECTED TO MIAMI'S BEST

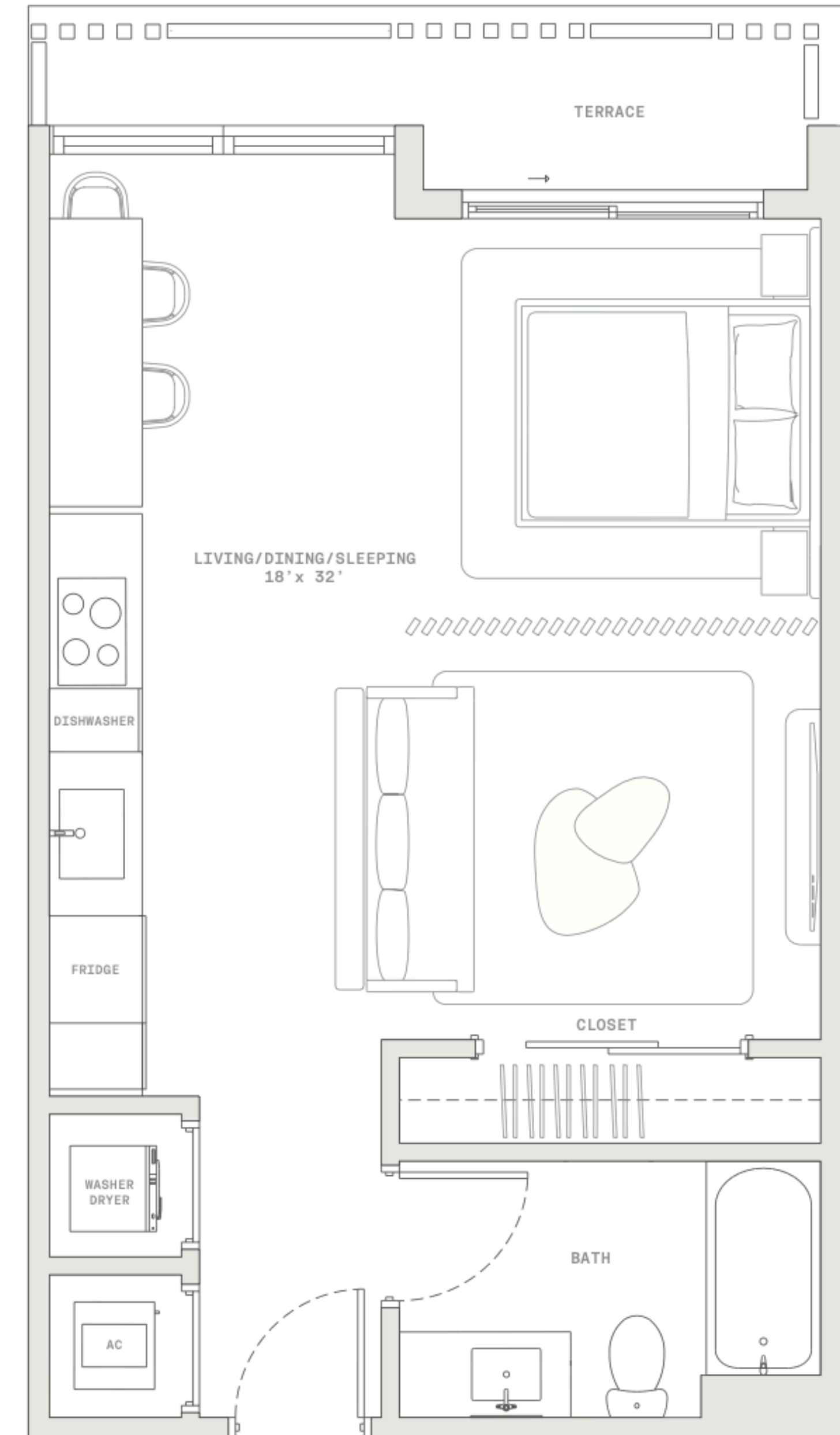
STUDIO

- Area: 552 SQFT, 51 SQM
- Views: NORTH
- HOA: \$662.40/mo
- Price: \$534,270.00



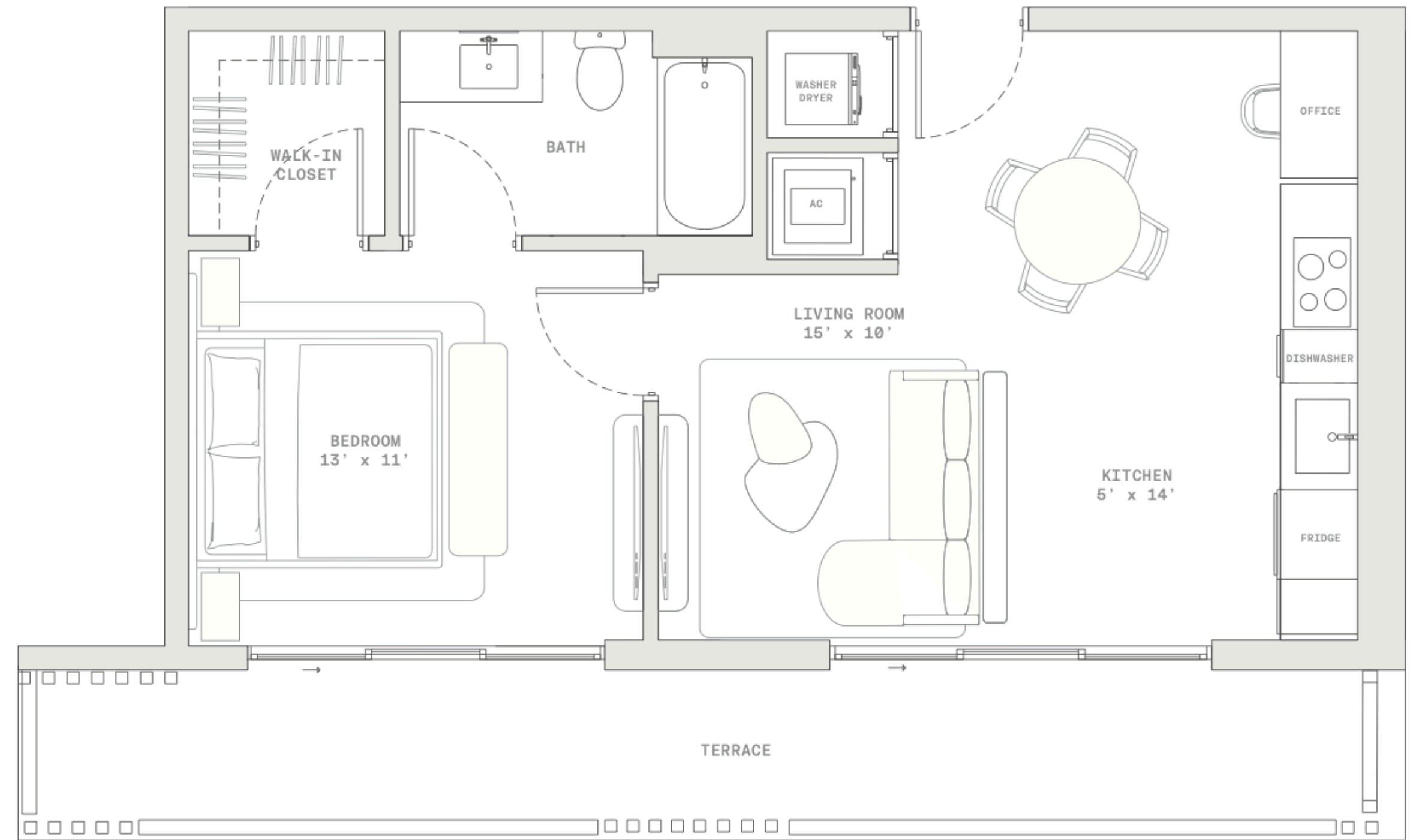
STUDIO

- Area: 552 SQFT, 51 SQM
- Views: NORTH
- HOA: \$662.40/mo
- Price: \$541,640.00



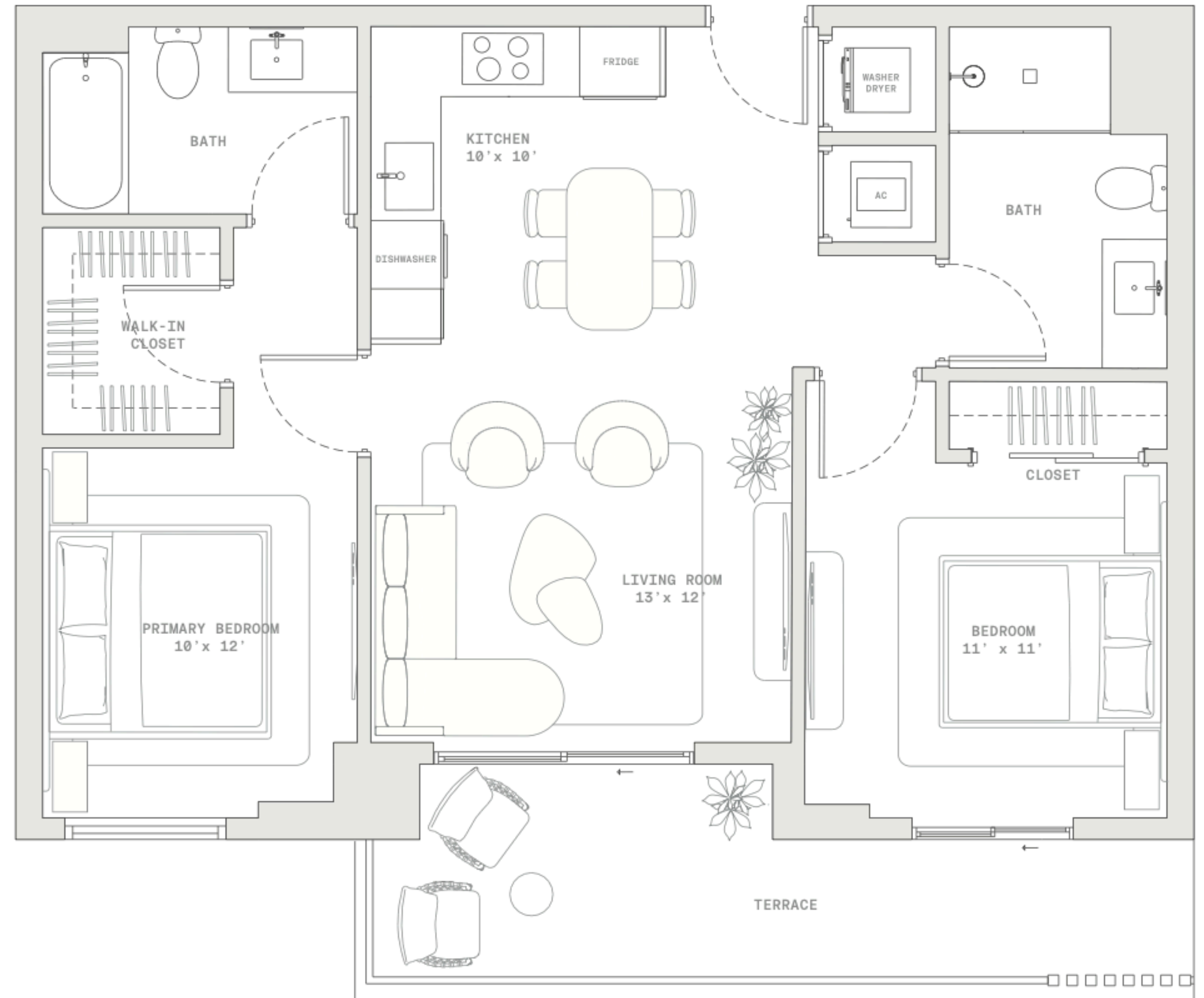
1 BEDROOM APARTMENT

- Area: 629 SQFT, 58 SQM
- Views: SOUTH
- HOA: \$754.80/mo
- Price: \$610,500.00
- Two units available
- Price for both \$1,191,300.00



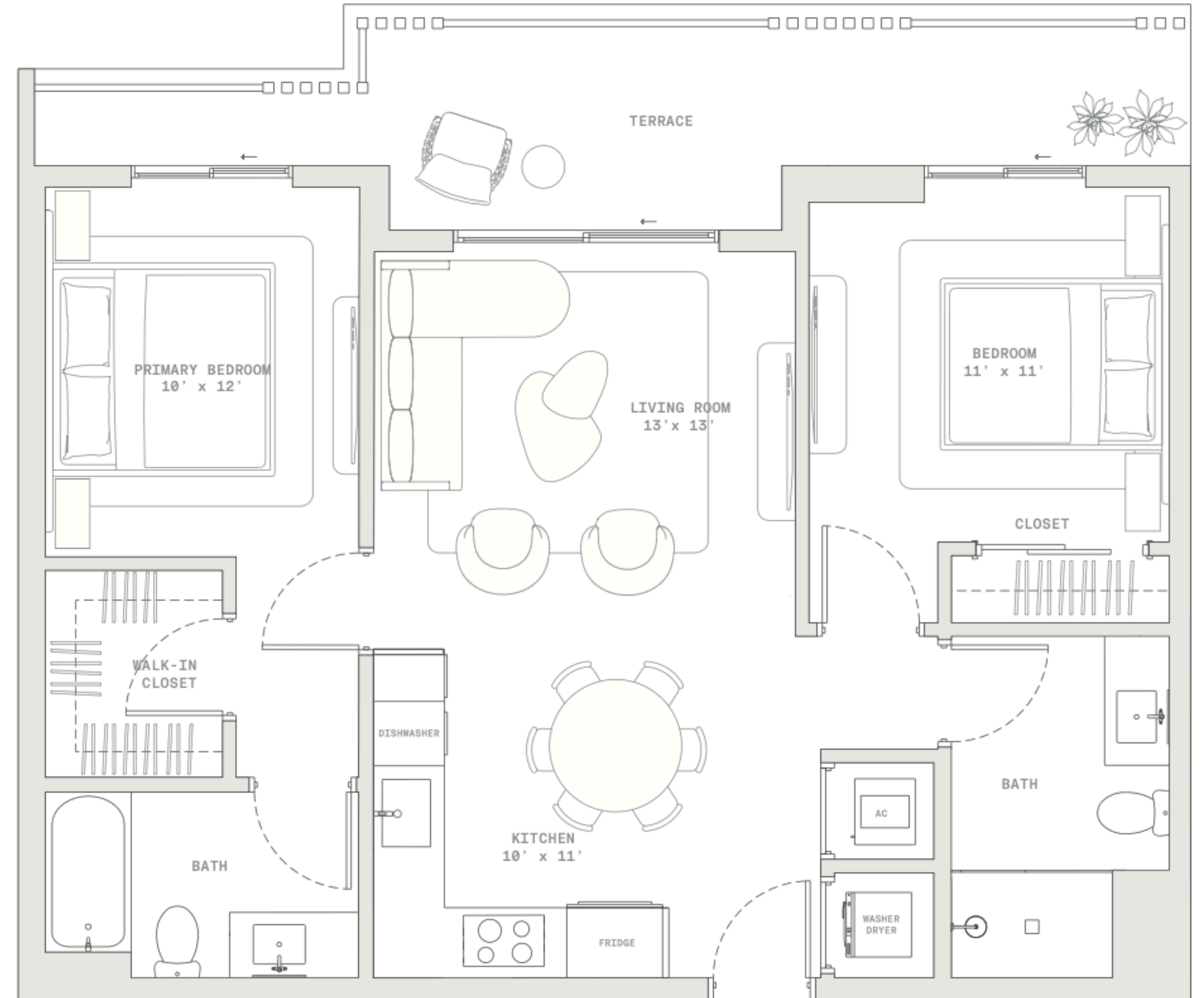
2 BEDROOMS APARTMENT

- Area: 891 SQFT, 83 SQM
- Views: WEST
- HOA: \$1069.20/mo
- Price: \$853,710.00



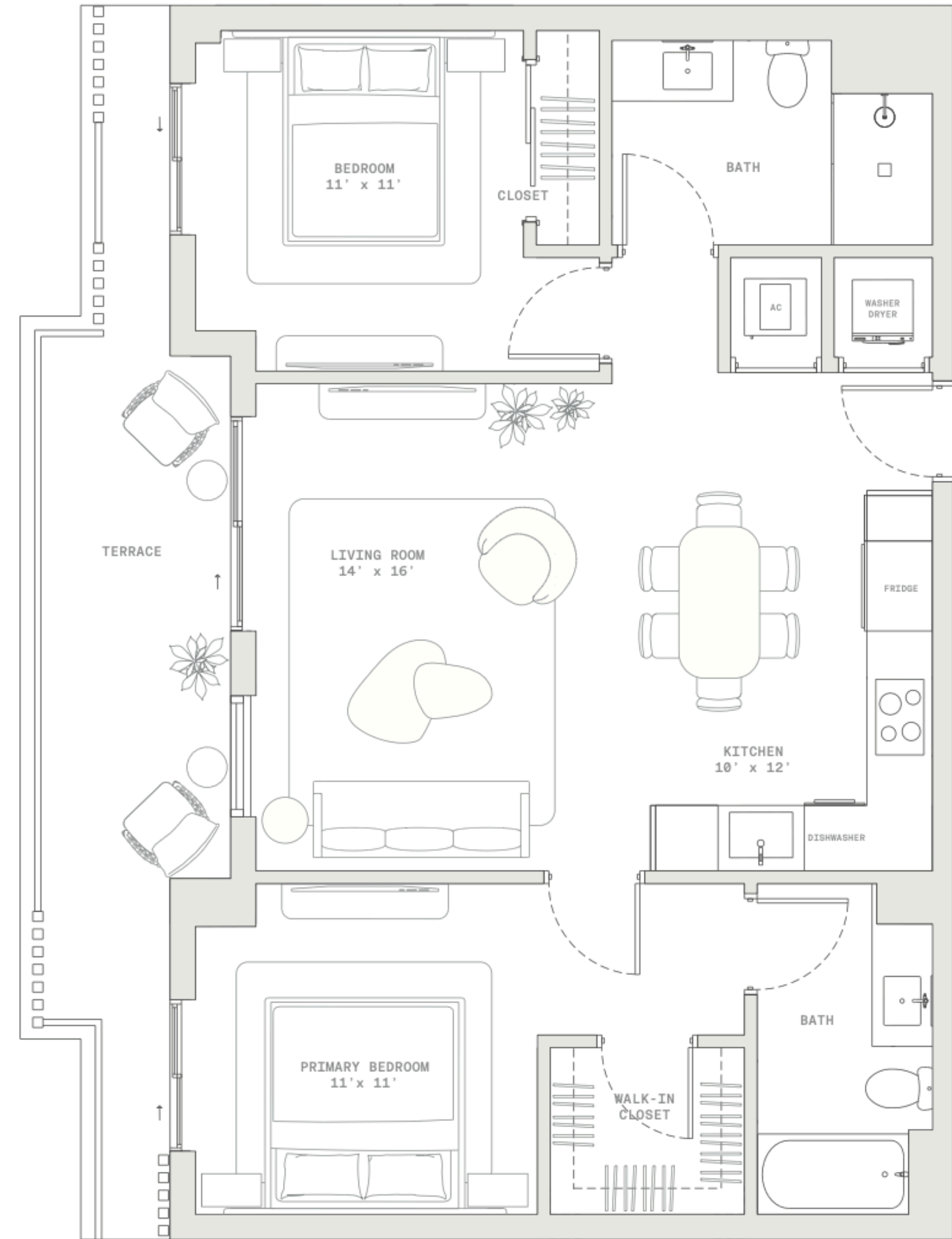
2 BEDROOMS APARTMENT

- Area: 868 SQFT, 81 SQM
- Views: NORTH
- HOA: \$1041.60/mo
- Price: \$912,890.00



2 BEDROOMS APARTMENT

- Area: 997 SQFT, 93 SQM
- Views: NORTH
- HOA: \$1196.40/mo
- Price: \$986,370.00



**FOR MORE INFORMATION
PLEASE CONTACT US
WE'D BE HAPPY TO SCHEDULE AN ONLINE MEETING**

Own your dream property and obtain U.S. residency.

★

THE UNITED STATES

— ONE OF THE —

BEST COUNTRIES

— FOR —

Investments



STRONG
ECONOMY



POLITICAL
STABILITY



SECURE LEGAL
SYSTEM



INNOVATION &
OPPORTUNITIES

A STRONG TODAY.
AN EVEN STRONGER TOMORROW.

— —

STABILITY. GROWTH. OPPORTUNITY.

Invest in the Future. Invest in the U.S.



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