

57 OCEAN

MIAMI BEACH



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TEAM

Vision

MultiplanREAM

Architecture

Arquitectonica

Interiors

Anastassiadis Arquitetos

Landscapes

ArquitectonicaGEO

BUILDING FEATURES

- Boutique 18-story building designed by award-winning architecture firm Arquitectonica
- Lush indigenous landscaping and curated vertical gardens throughout
- 81 Tropical Modern Condominium Residences
- Two- to four-bedroom homes ranging in size from 1,245 ft² to 3,623 ft²
- Underground parking allowing one-level connectivity from arrival to beach
- Grand flow-through lobby fitted entirely in natural stone with unobstructed views toward the Atlantic Ocean
- Direct access to 220 linear feet of Atlantic Beach and the Miami Beach Walk
- Centrally located at 5775 Collins Avenue, on Miami Beach's Millionaire's Row, with easy access to Miami International Airport and all major surrounding Miami neighborhoods including South Beach, Downtown, Design District, Wynwood, Downtown and Brickell

THIRD-FLOOR AMENITIES

- State-of-the-art fitness center with Technogym personalized equipment
- Personal Training area for Yoga and Pilates
- Fully-stocked healthy Snack and Juice Bar
- Innovative Mysle by MyEquilibria outdoor training equipment
- Sunset terrace featuring a spa pool, wet deck, and lounge area
- Children's activity room

SERVICES

- On-Site Concierge
- 24-Hour Valet Service
- 24-Hour Security
- Pool and Beach attendants
- Gourmet concessions and craft cocktails served both poolside and on the beach
- On-Call fitness trainers, spa treatment specialists and private chefs



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GROUND LEVEL AMENITIES

- Two expansive cabana-lined oceanfront infinity pools with relaxing pool ledge loungers
- Poolside bar and social lounge with oceanfront views
- Poolside and beachside concession service
- The Wellness Pavilion Spa is a holistic indoor-outdoor experience featuring:
 - A thermal suite with aromatherapy saunas, steam rooms, experience showers, and ice fountain
 - Private indoor treatment suite
 - Private outdoor treatment cabana
 - Secluded vitality tub surrounded by lush landscaping
 - Outdoor relaxation and meditation area
- Oceanfront Wellness Garden
- Private sunlit Library overlooking the ocean
- Club Room with professional-grade Chef's Kitchen for hosting private gatherings
- Summer kitchen pavilion with top-of-the-line Grill area
- Secure package room for deliveries

RESIDENCE FEATURES

- 12-foot deep terraces with wood-like ceiling accents
- Panoramic Ocean or City views
- Grand 10-foot ceiling heights
- Luxury Italian kitchens and bathrooms by Poliform
- Solid marble countertops, waterfall island, and back splashes
- Sub-Zero refrigeration and Wolf cooking appliances
- Italian fixtures throughout
- Master Bedrooms with en suite Master Bathroom and terrace access
- Master Bathrooms feature natural stone floors and wall tiling, His and Hers double vanities, floating tub, and double spa showers
- Two Beach House Residences on the third floor feature private expanded sunset terrace with outdoor summer kitchens
- Dramatic Sky Residences available on upper floors, with Ocean and City views
- Two Penthouse Residences, each with private rooftop pools and summer kitchens
- Impact-glass windows and doors
- Wine refrigerators in ocean-facing residences





Team

Architecture by Arquitectonica
Landscape Architecture by ArquitectonicaGEO
Interior Design by Anastassiadis Arquitetos



Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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 all interior structural components and other common elements). For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is as set forth on Exhibit "3" to the Declaration of Condominium contained in the Prospectus. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings, furniture and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE
These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium.

Renderings and Creative by DBOX for 57 Ocean.