



THE  
RESIDENCES AT  
THE MIAMI BEACH

# EDITION



2 BEDROOMS, 2 BATHS, 1 POWDER ROOM

INTERIOR AREA 1,517 SF  
EXTERIOR AREA 74 SF  
TOTAL AREA 1,591 SF

ENTRY FOYER  
GREAT ROOM WITH 16'-0" CEILING HEIGHTS AND BAY VIEWS  
CORNER MASTER BEDROOM WITH BAY VIEWS SECOND  
BEDROOM WITH DOUBLE HEIGHT CEILINGS, BAY VIEWS AND  
TERRACE

## RESIDENCE FEATURES

Bay and city views through full height glass  
Terrace with bay and city views  
Entry Foyer  
Great Room with 16'-0" ceiling height with bay views through full height glass to terrace  
John Pawson custom designed open Bulthaup kitchen  
Bleached teak wood flooring  
John Pawson custom designed closet doors  
Ludwig Wittgenstein inspired hardware by FSB  
Stacked washing machine and vented dryer

## KITCHEN

John Pawson custom designed open Bulthaup kitchen  
Stainless steel counter  
Built-in white matte lacquered vertical cabinets with integrated backsplash  
John Pawson custom designed Bulthaup kitchen island in rough sawn dark oak with stainless steel countertop, integrated double sink and built-in dining counter  
Recessed pin spot down lights over kitchen island  
Vola fixtures  
Flush mounted induction cook top  
Stainless steel hood  
Oven, clean touch steel  
Integrated refrigerator and freezer  
Microwave oven  
Stainless steel integrated coffee machine, plumbed  
Integrated stainless steel dishwasher  
Wine refrigerator

## MASTER BEDROOM SUITE

Corner master bedroom with bay and city views through full height glass  
His and Her walk-in closet with John Pawson custom designed doors  
Bleached teak wood floors  
En-suite bathroom with bleached teak wood floor and translucent onyx dividing wall

John Pawson custom pre-cast concrete sink vanity with bleached teak built-in drawers and recessed cove lighting  
John Pawson custom mirrored cabinet with cove lit ledge  
Custom John Pawson 6-foot concrete tub and glass shower with rain head and pre-cast concrete floors and walls  
Wall mounted Duravit toilet  
Vola fixtures

## SECOND BEDROOM

Double height ceilings  
Bay and city views through full height glass with sliding doors to terrace with teak decking  
John Pawson custom designed closet doors  
Bleached teak wood floors  
En-suite bathroom with ceramic tile floors and walls  
Duravit vanity basin and lit mirror  
Glass shower and door  
Duravit toilet  
Hansgrohe fixtures

## POWDER ROOM

John Pawson custom designed pre-cast concrete sink vanity with custom bleached teak drawers  
John Pawson custom lit mirror on bleached teak clad wall  
Bleached teak floor  
Vola faucets  
Wall mounted Duravit toilet

## OUTDOOR TERRACE

74 SF terrace with bay and city views  
Bay and city views  
Teak wood decking  
Glass handrails

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CONCEPT BY IAN SCHRAGER. DESIGN ARCHITECT JOHN PAWSON.

All dimensions are approximate and subject to normal construction variances and tolerances. Plan and dimensions may contain variations from floor to floor. There are two generally accepted methods for calculating the square footage of the Unit. The "Parametrical Method" is based on the description of the boundaries of the Unit, as set forth in the Declaration of Condominium and only includes the airspace within a Unit. The "Architectural Method" measures a Unit to the outside finished surface of exterior walls and to the centerline of interior demising walls and includes portions of the Common Elements of the Condominium or portions of the Hotel Parcel. The gross square footage derived using the Architectural Method is greater than the net square footage derived using the Parametrical Method. The gross square footage of the Unit using the Architectural Method is included in sales materials to allow a prospective buyer to compare the square footage of the Units with units in other condominium projects that utilize the Architectural Method. The Parametrical Method is used in the legal documents for 2901 Collins Condominium and yields an interior net square footage of 1,424 square feet. Brand names and design specifications are subject to change. This is not an offering in any state in which registration is required but in which registration requirements have not yet been met. This advertisement is not an offering. It is a solicitation of interest in the advertised property. Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer. In New York, the complete offering terms are in an offering plan available from Sponsor. File No. CD-13-0022.

Artists Rendering. Photos are for illustrative purposes only and does not constitute a representation by Sponsor that the view in the photo nor any view comparable to that in the photo will be the view from any specific Unit in the Condominium.

Sponsor: Seville Acquisition, LLC, 10400 Fernwood Road, Bethesda, MD 20817

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