

BEACH
HOUSE
§

DEVELOPED BY MORABITO PROPERTIES

ARCHITECTURE BY ARQUITECTONICA

TRANQUILITY AND SPLENDID ISOLATION

In Miami, where sun and sand, land and water, sea and city, boats and buildings all come together, it's not always clear where one ends and another begins. That's part of the concept behind Beach House 8. "I wanted to create the feeling of being in your own space, almost as if you are on the bow of a yacht," says Valerio Morabito, developer behind the project. "This idea is reflected in every aspect of the building: the maritime feeling of the sleek interiors, the generous glass surfaces, the long terraces, the light filtering from every corner of the space." The building's architect, Bernardo Fort-Brescia, agrees. "What I love about this building," he notes, "is that it's not exactly a building." "Rather," he says, "it's a series of individual houses brought together."

That concept is behind the distinctive facade of Beach House 8, whose bold composition of rectangles creates unique terraces and balconies for each of its eight floor-through residences—while also expressing the mix of natural beauty and urbane sophistication at the heart of Miami Beach. "Unlike the usual Miami high-rise where everything lines up and everything is exactly the same," explains Fort-Brescia, "this facade consists of a series of shifted frames, expressing a series of houses in a very pure and abstract way—shifting as if moving from the water to the land, as if capturing the wind, all the dynamic movement of Miami, all the energy of the ocean waves."

"Buildings facing the beach in Miami," observes Valerio Morabito, "you will always have a neighbor on the right or left side of your terrace, often both. Thus even in private apartments, you will never feel truly on your own, will never experience that sense of tranquility and splendid isolation," that is part of the joy of oceanfront living. Beach House 8 is something different,

**"THE ARCHITECTURE
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— Valerio Morabito

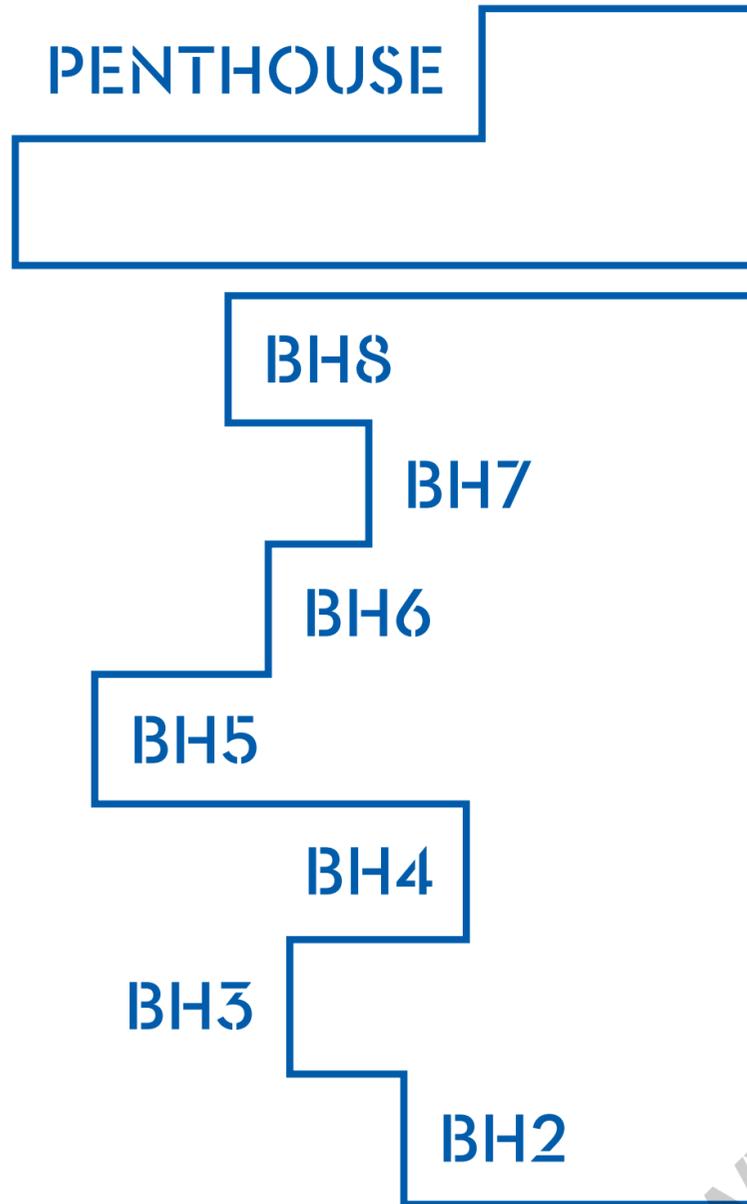
where the architecture of the building has been meticulously configured to create for each residence a feeling of privacy within the cityscape of Miami Beach, and an intimate connection to the natural landscape of sea and sky.

“THIS BUILDING IS AS CLOSE
AS YOU CAN GET TO
SOMETHING ALMOST IMPOSSIBLE
IN THIS LOCATION...

A REAL FEELING OF HOME,
RIGHT ON THE BEACH”

– Ugo Colombo





BEACH CULTURE MEETS CITY SERVICE

In shared outdoor and lobby areas, elements from wood-paneled drawing rooms to decking finished in Mauritian Teak, from natural-fiber banquettes to dark-blue mosaic tiling in the pool, from the garden waterfall to the airy 14-foot ceilings at the entry—combined with a full suite of concierge services appropriate for cosmopolitan living—all create an atmosphere of both understated elegance and contemporary informality. Just right for where the city meets the beach.

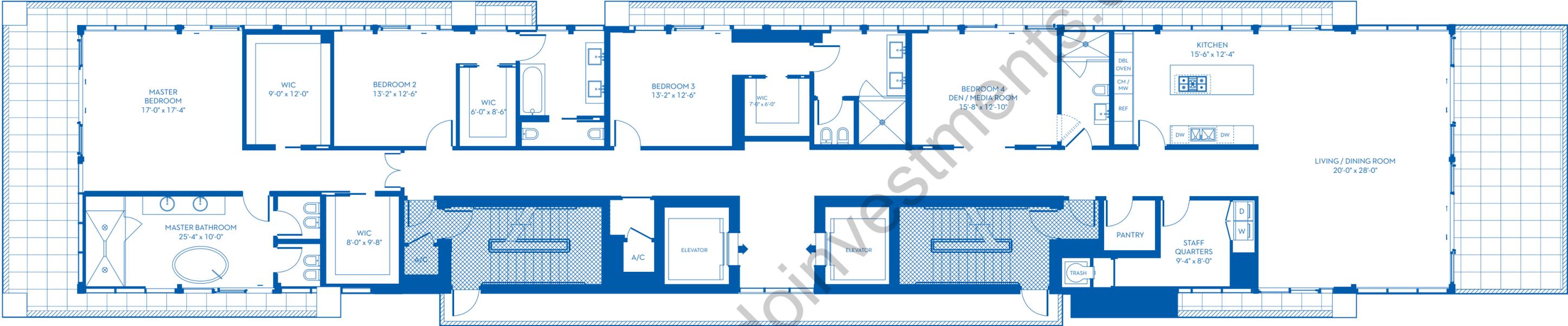


“HERE YOU HAVE OPEN SPACE, BALCONIES
AND TERRACES, ON ALL FOUR SIDES.
YOU SEE THIS OFTEN ON THE MEDITERRANEAN,
BUT IT'S SO RARE IN MIAMI”

– Bernardo Fort-Brescia, Arquitectonica



BH2-8 FLOOR PLAN*



BH2

INTERIOR	3,783 Sq ft 351.5 Sq m
EXTERIOR	2,899 Sq ft 269.3 Sq m
TOTAL	6,682 Sq ft 620.8 Sq m

BH3

INTERIOR	3,783 Sq ft 351.5 Sq m
EXTERIOR	1,014 Sq ft 94.2 Sq m
TOTAL	4,797 Sq ft 445.7 Sq m

BH4

INTERIOR	3,783 Sq ft 351.5 Sq m
EXTERIOR	1,049 Sq ft 97.5 Sq m
TOTAL	4,832 Sq ft 448.1 Sq m

BH5

INTERIOR	3,783 Sq ft 351.5 Sq m
EXTERIOR	978 Sq ft 90.9 Sq m
TOTAL	4,761 Sq ft 442.3 Sq m

BH6

INTERIOR	3,783 Sq ft 351.5 Sq m
EXTERIOR	1,172 Sq ft 108.9 Sq m
TOTAL	4,955 Sq ft 460.3 Sq m

BH7

INTERIOR	3,783 Sq ft 351.5 Sq m
EXTERIOR	1,212 Sq ft 112.6 Sq m
TOTAL	4,995 Sq ft 464.1 Sq m

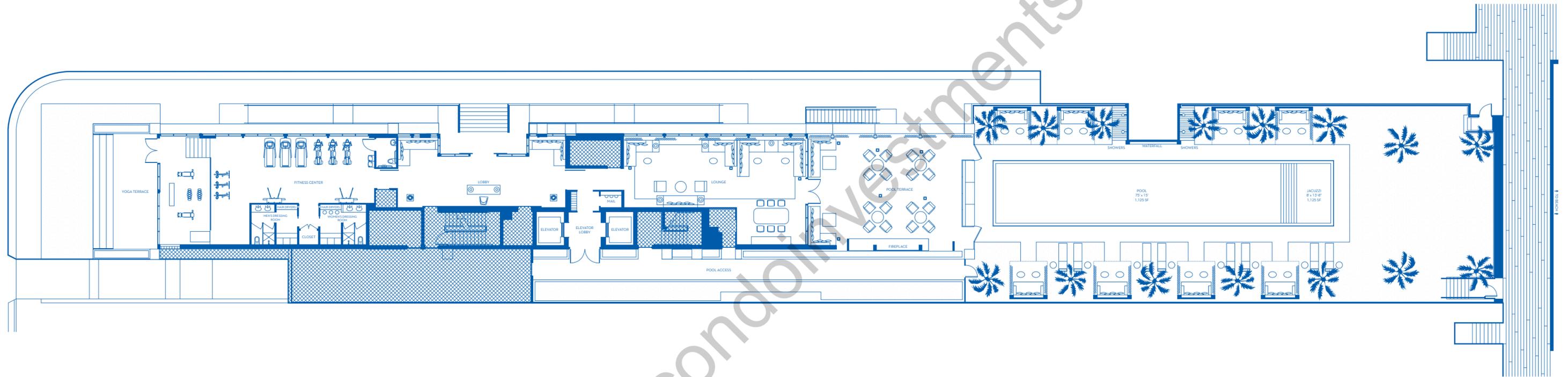
BH8

INTERIOR	3,783 Sq ft 351.5 Sq m
EXTERIOR	1,131 Sq ft 105.1 Sq m
TOTAL	4,914 Sq ft 456.5 Sq m

*Terraces in floor plan will vary depending on residence number.



GROUND FLOOR



CONCIERGE

Beach House 8 features exclusive concierge service providing unparalleled access to a myriad of services, including dining, entertainment, travel, move-in coordination, cultural events, and other unique service requests.

ON-SITE UNDERGROUND PARKING

Each residence includes two exclusive parking spaces located in the underground parking level with 24/7 valet service.

PRIVATE CABANAS

Each residence has an 8 by 6 foot-wide private poolside cabana featuring privacy curtains, chaise lounge, towel service and mini bar.

FITNESS

Ground level features a state-of-the-art Technogym, outdoor yoga terrace, 75-foot pool and jacuzzi.

LOUNGE & POOL TERRACE

A comfortable seating and social dining area, cozy fireplace, library and game room for residents and their guests.

CLEAN LINE KITCHENS

Each kitchen in Beach House 8 combines clean lines with crisp detailing. Informed by modern European traditions of refined industrial design, they feature professional-grade stainless-steel gas ranges, Boffi cabinetry, and double-ovens by Miele—along with graceful extras from a dish-warmer to a built-in espresso machine. Generous refrigerators, freezers, and wine-coolers are scaled for entertaining—but disappear behind bleached oak panels that match the rest of the Boffi cabinetry. Substantial countertops and backsplashes in large-scale slabs of Calacatta Gold stone, quarried in Italy, add both durability and character. The result is sophistication with a touch of luxury appropriate for its setting and its open-plan adjacency to living and dining areas.



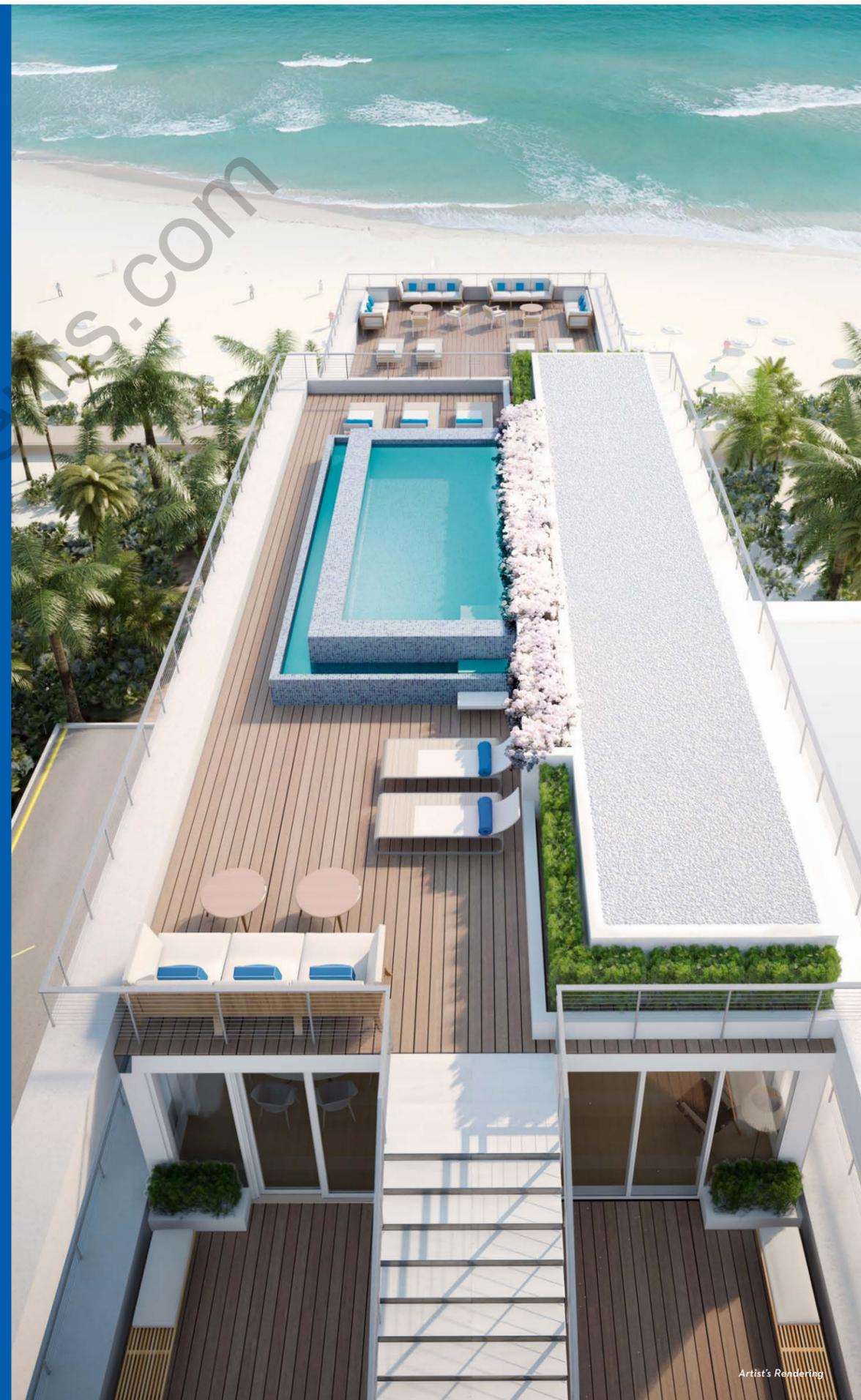
GENEROUS BATHROOMS

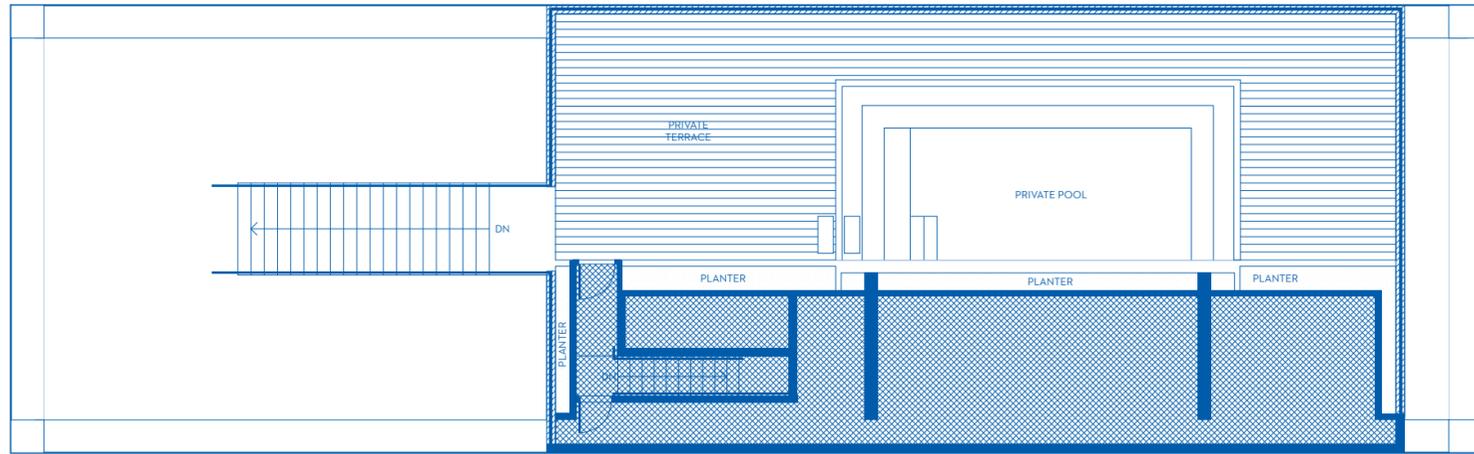
Bathrooms in each residence of Beach House 8 share a generosity of scale and a feeling of relaxation—down to the dual ceiling and wall rain-shower heads in each master bathroom—along with architectural detailing that welcomes in natural daylight while ensuring privacy. Yet, thanks to distinctive fixtures and finishes, each bathroom has its own unique character. Substantial slabs of Italian-quarried Travertine, Carrara marble, and other stone surfaces for flooring, walls and countertops—some incised with a delicate light-catching texture that recalls the play of sunshine on water—bring a natural beauty to bathroom interiors that recalls the nearby beauty of sea and sand. Cabinetry and fixtures from Boffi, Duravit, and Dornbracht ensure enduring quality and comfort.



SPECTACULAR PENTHOUSE

While each residence at Beach House 8 has its special qualities, the duplex penthouse is very special indeed. With some 6000 square feet of outdoor living space over two levels, this unique home includes elements like a master guest suite and a landscaped private plunge pool—perfect for both gracious entertaining and intimately secluded living. The master suite and private terrace at the rooftop level, (whose singular bathtub offers ocean views across a sweeping private deck), recalls the commanding proportions of the personal cabins on a yacht's quarterdeck, with the same gracious yet adventurous maritime feeling to be found in everything from the crisply-detailed cable-railings to the horizon-deep views of sea and sky.

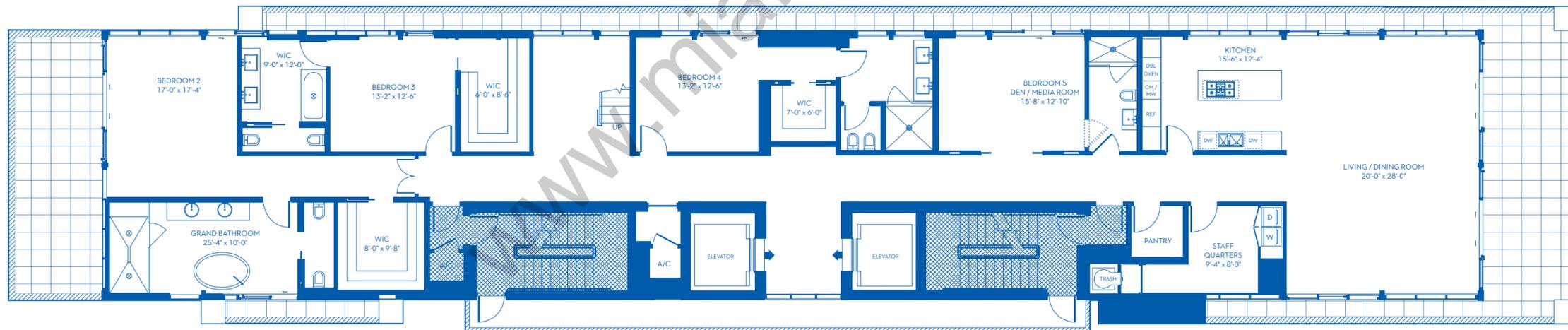
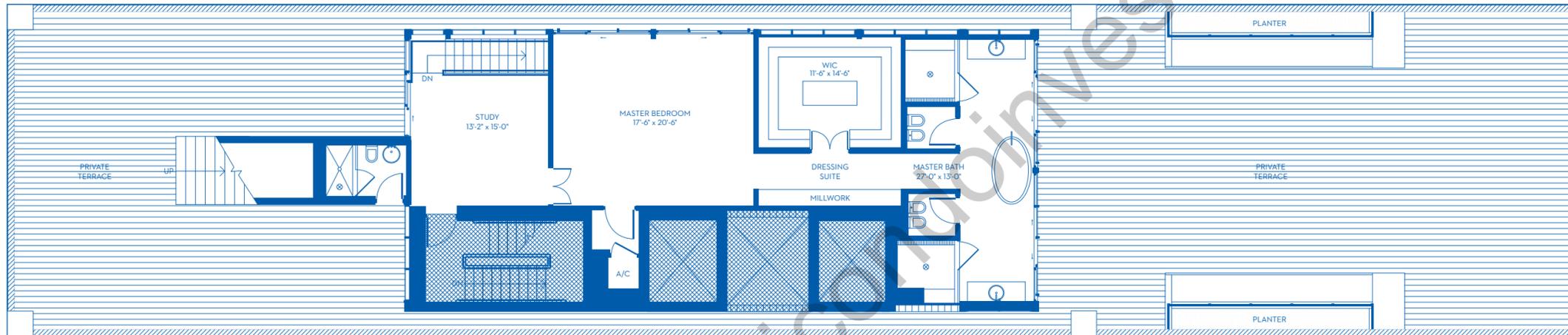
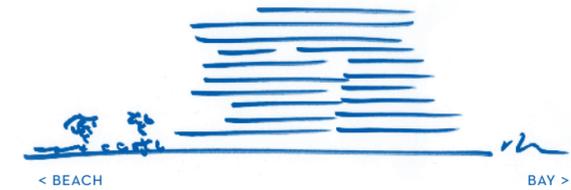




PENTHOUSE

PH

INTERIOR 5,242 Sq ft
487 Sq.m
EXTERIOR 4,794 Sq ft
445.4 Sq.m
TOTAL 10,036 Sq ft
932.4 Sq.m



An aerial photograph of a tropical beach. The sky is a deep, clear blue. The ocean is a vibrant turquoise color, transitioning to a lighter shade near the shore. The beach is sandy and populated with numerous beach umbrellas, some in shades of blue and others in yellow. There are also some small structures and lounge chairs scattered across the sand. The overall scene is bright and sunny, with a few small white clouds visible on the horizon.

“BUILDINGS FACING THE BEACH
IN MIAMI, YOU WILL ALWAYS
HAVE A NEIGHBOR ON THE RIGHT
OR LEFT SIDE OF YOUR TERRACE,
OFTEN BOTH. THE TRUE
EXCLUSIVITY OF THIS BUILDING
IS ENJOYING THE VIEW OF SEA
AND SKY BY YOURSELF”

– Valerio Morabito

ARQUITECTONICA

For Arquitectonica's Bernardo Fort-Brescia, the design of Beach House 8 represents a homecoming in more ways than one. In recent years, Miami has seen a cultural renaissance in arts and design that has drawn the world's greatest architects to design everything from hotels to parking garages. But Fort-Brescia's firm, Arquitectonica, has been there from the beginning.

"Nothing is superfluous here," adds Bernardo Fort-Brescia about Beach House 8's architecture, "Everything has a reason." The 30-inch-deep profiles of the rectangular frames extend past the building's sweeping floor-to-ceiling windows, enhancing visual privacy on the building's North and South Sides, and sheltering interiors from the harshest afternoon sun. To the East are waterfront balconies, opening out from the kitchen and living area in what Fort-Brescia calls each residence's "living wing", while to the West are sunset balconies opening out from the master bedroom suite in the sleeping wing. "The ratio of interior space to exterior space is more like what you would have in a house," says Fort-Brescia, "And here you have open space, balconies and terraces, on all four sides. You see this often on the Mediterranean, but it's so rare in Miami."

TEAM

VALERIO MORABITO. Mr. Morabito has been involved in various residential and commercial real estate projects in Italy before moving to New York, where he successfully developed the residences at 70 Greene Street and the townhouse at 45 East 74th Street. Beach House 8 is his first project in Miami.

Creating sophisticated and remarkable spaces, Mr. Morabito advocates superb craftsmanship, state of the art technology, and above all, timeless elegance and architectural style.

UGO COLOMBO. Mr. Colombo is one of Miami's leading developers. He has played a significant role in the rejuvenation of South Florida by creating two landmarks on the Miami skyline—Bristol Tower and Santa Maria on Brickell Avenue.

Mr. Colombo's most recent developments include Epic Residences and Hotel, a 55-story luxury condominium and hotel at the mouth of the Miami River in downtown Miami, and Grovenor House, a 166-unit luxury condominium project completed in 2006 in the heart of Miami's Coconut Grove community.

BERNARDO FORT-BRESCIA, FAIA. Mr. Fort-Brescia is a founding Principal of Arquitectonica. He studied architecture and urban planning at Princeton University and received a Master of Architecture from Harvard University, where he later taught. In 1977, he founded Arquitectonica with a group of young architects and set up a studio in Coconut Grove. Today Arquitectonica has designed buildings in forty countries from eleven offices around the world.

MICHELE BONAN. Mr. Bonan is an internationally acclaimed architect and interior designer based in Florence. His many projects include the Palazzo Tornabuoni, JK Place, Hotel Lungarno, Gallery Hotel Art, and the Continentale in Florence. His later works include projects for private houses in Miami, London, Paris and restaurant club in Aspen.

BHS



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