

# FAENA HOUSE

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Faena House introduces to Miami Beach forty-seven extraordinary oceanfront condominium residences envisioned by Alan Faena and designed by the internationally renowned architects Foster+Partners. It is Alan Faena's 21st Century vision of true indoor/outdoor living—ingeniously designed and engineered, and meticulously constructed to exist in perfect harmony with its ocean front setting. Breakthrough architectural advances allow unprecedented panoramic views from ocean to bay with glass walls that open extraordinarily wide to virtually eliminate a division between indoors and out.

## FAENA DISTRICT

Faena House is the first element of Faena District, which is destined to become a new paradigm of the fine art of living. Alan Faena, curator of Buenos Aires' most successful urban neighborhood and cultural center, has assembled an all-star team of collaborators—from architects and engineers to curators and chefs—in order to create Faena District. This thoughtfully conceived and executed new neighborhood is a private enclave that will be an international nexus for cultural activity and leisure.

### **IN ADDITION TO FAENA HOUSE BY FOSTER+PARTNERS, FAENA DISTRICT INCLUDES:**

- Faena Grand Hôtel Saxony by celebrated architectural team of Roman and Williams
- Faena Sphere Art Center by Pritzker Prize winning architect Rem Koolhaas and OMA
- Faena Bazaar and Artists-in-Residence center by Rem Koolhaas and OMA
- Faena Park, a state of the art automated parking complex by Rem Koolhaas and OMA
- Faena Marina on Indian Creek
- Contemporary landscape master Raymond Jungles landscapes Faena District with lush gardens

## LOCATION

Faena District traverses Miami Beach from the Atlantic Ocean to Indian Creek. Collins Avenue between 32nd and 35th Streets intersects the district. Faena House is perfectly situated on the widest stretch of white sand beach in all of Miami Beach and is just one block from Indian Creek to the west.

## NEIGHBORHOOD

Faena District forms a nexus to the myriad entertainment and shopping areas of South Beach yet is a world apart with a more curated and elevated way of life. It is within minutes of the very best Miami has to offer: the world-class shopping of Bal Harbour Shops and the burgeoning Miami Design District shops including Hermès and Louis Vuitton; the dynamic Wynwood Arts District with its provocative galleries and restaurants; America's economic gateway to Latin America centered in downtown Miami; other exclusive resorts and clubs such as Edition by Ian Schrager, One Hotel, Hollywood Roosevelt Hotel, Soho Beach House, Indian Creek Country Club and La Gorce Country Club. On Collins Avenue and 32nd Street, Faena District is easily accessible from both Miami International and Opa-Locka Airport. There has never been a better place, or way, to live in Miami.

## GRAND SCALE

**Interiors** range in size from 1,307 to 4,730 square feet (121.4 to 439.4 square meters)

**Aleros** range in size from 420 to 1,516 square feet (39.0 to 140.8 square meters)

**Half Floors** range in size from 4,243 to 6,399 square feet (394.2 to 594.5 Square Meters)

**Half Floor Aleros** range in size from 2,727 to 3,887 square feet (253 to 361 Square Meters)

**Full Floor** is 8,064 interior square feet (749 square meters)

**Full Floor Alero** is 7,299 exterior square feet (678 square meters)

## RESIDENCE FEATURES

Faena House offers one to five bedroom fully finished residences with sleek and impeccably detailed interiors and all fixtures and appliances designed or selected by Foster+Partners. Each home has a majestic outdoor living terrace that wraps around its interior, known in Argentina as an "Alero." The Aleros connect with interior spaces seamlessly through floor to ceiling window wall and sliding doors systems custom designed by Foster+Partners and engineered by Permasteelisa to open up to 12.5 feet wide. Purchasers may select from several interior palette options to best suit their own distinct aesthetic for beachfront living. Three one-of-a-kind penthouses crown the residences with the full floor penthouse featuring a private interior elevator and outdoor pool.

## BUILDING FEATURES

- Architecture and interiors designed by Foster+Partners
- Floor to ceiling window wall systems with extra wide sliding panels custom designed and engineered
- Dramatic twenty-seven foot triple height lobby defined by polished black concrete fin walls
- The lobby walls are formed in polished architectural concrete with blackened steel finish for all the lobby doors
- Tranquil pools pass through the lobby area into the surrounding landscape
- Lobby and elevator flooring in polished stone



- 3 passenger elevators with interiors in Bendheim glass and Japanese silk paper running at 500 feet per minute
- Dedicated service elevator running at 350 feet per minute
- Porte-cochère entrance with travertine paved drive

## INTERIOR FEATURES

- Atlantic Ocean, bay and city panoramas through floor to ceiling glass
- 10'-6" Ceiling Heights, 11' on Floors 14 and 15, 13' in Penthouse
- Service entrances in 2 to 5 bedroom homes
- Private or semi-private elevator vestibules
- Entry foyers with stone flooring and teak entry doors
- Master bathrooms with double sink vanities and separate bathtubs and glass showers
- Midnight Kitchens in all penthouses master bedrooms
- Laundry Rooms with full sized side-by-side washer and dryer and terrazzo flooring in all 2-5-bedroom residences
- Choice of White Venetian Terrazzo or 8" Light White Oak flooring
- Fan coil system with multiple zones to maintain better temperature and humidity control for greater comfort
- Integrated motorized blinds in dual tone fabric throughout residences
- Trapex door handles designed by Foster+Partners
- Trufig flush-mounted electric fixtures
- Optional Staff Quarters

## ALEROS

- Terrace depth ranging from 4' to 37' for true outdoor living
- Sliding glass door openings ranging from 4' to 12'-6" wide
- Translucent rails allowing for spectacular views from all angles
- Ergonomic handrail design made of Corian
- White Venetian Terrazzo Flooring

## KITCHENS

- Custom designed by Molteni-Dada and Foster+Partners
- White Venetian Terrazzo flooring with Light Dinesen Oiled White Oak option
- One inch thick polished Thassos marble countertop
- Back painted low-iron glass backsplash (white or black depending on kitchen option)
- Glossy white lacquer custom Molteni cabinetry with teak option
- Custom polished chrome cabinet finger pulls
- Custom overhead light fixtures over counters and islands with fully integrated kitchen hood
- Miele 30" ovens
- Miele 24" speed oven (with microwave)
- Miele 24" Europa warming drawer
- Miele 36" induction cook top with option for gas cook top (30" in C and D residences)
- Miele 48" integrated refrigerators (36" units in C and D residences)



- Miele full sized fully integrated dishwashers
- Miele 24" full height integrated wine refrigerator (below counter in C and D residences)
- Miele whole bean coffee system in all units

## MASTER BATHROOMS

- Custom designed lighting by Foster+Partners
- Radiant heated flooring
- Bianco Ondulare white figured marble polished flooring
- White Thassos marble honed finished walls, with black glass option
- Translucent and opaque glass with Japanese silk paper interlay
- Dornbracht polished chrome fixtures accented with black Murano glass
- Bespoke vanity with integrated sinks in composite stone and custom under counter touch latch cabinetry with polished stainless steel trim
- 66" Kaldewei enameled undermounted bathtub with stone surround
- Dornbracht 300mm Rain Showers in polished chrome with hand shower set
- 22" Duravit Foster Series hand washbasin with Grohe Allure chrome polished basin-mounted mixer Water Closet Bidet
- 22" Duravit Foster Series hand washbasin with Grohe Allure chrome polished basin-mounted mixer
- Dornbracht 300mm Rain Shower in polished chrome
- Dornbracht concealed single lever shower mixer cover with rosettes in polished chrome

## CRESTRON AUTOMATED SYSTEMS

Faena House Residences are equipped with Crestron TPMC-V15 with 15" in-wall touch screens installed in kitchens that allow residents to interact with all of the services. It also provides a control point to operate lighting, thermostats, motorized shades, act as a portal to the Techierge system and provide a release for the biometric fingerprint readers. The system also provides onsite amenities integration through access to online services and custom applications. Crestron also allow owners to manipulate controls from their iPad, iPhone or Android devices, whether in the unit or away.

## EXCLUSIVE AMENITIES, SERVICES AND ACCESS

Owners will enjoy exclusive access to thoughtfully conceived, exceptionally realized and carefully managed amenities. An impeccably trained, internationally experienced staff, and private residents' concierge will look to daily needs and special requests with enthusiasm, expertise and resourcefulness. Faena House owners will enjoy preferred status and access to all hotel services provided by Faena Grand Hôtel Saxony, currently under construction, as well as all cultural offerings of the district.

- 24-hour Doorman, valet and five-star concierge services
- 24-hour security surveillance



- Secure private underground parking with valet service
- In-house Spa with separate men's and women's residence sauna and steam room, dressing rooms, showers and bathrooms
- In-house fitness center with direct ocean views, timber flooring, and best-in-class fitness equipment by TechnoGym
- In-house Children's Playroom
- Attended private residential Beach Club (with cabana service)
- Landscaped Pool and Children's Pool  
(size, design, features, towel service? Jungles to confirm)
- Outdoor spaces landscaped to provide delightful common areas as well as more intimate spaces.
- Additional charges and restrictions may apply

## SECURITY AND TECHNOLOGY

Faena House has incorporated Smart Building Technology and custom mobile applications to improve the security and overall living experience of all residents. Networking infrastructure is engineered to provide ultra high-speed internet access through a wireless canopy that covers the entire property.



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