

VITA

AT GROVE ISLE





4 THE SPIRITUAL CENTER OF MIAMI
Coconut Grove

10 DRAMATIC SPACES
Two-story Penthouses

28 RESORT-INSPIRED LIFESTYLE
Amenities

“Vita, located on the private island of Grove Isle, which is home to the very best waterfront views, fine dining, marinas, and immaculate parks, will feature an exclusive collection of luxury residences that meets the caliber of its exceptional surroundings.”

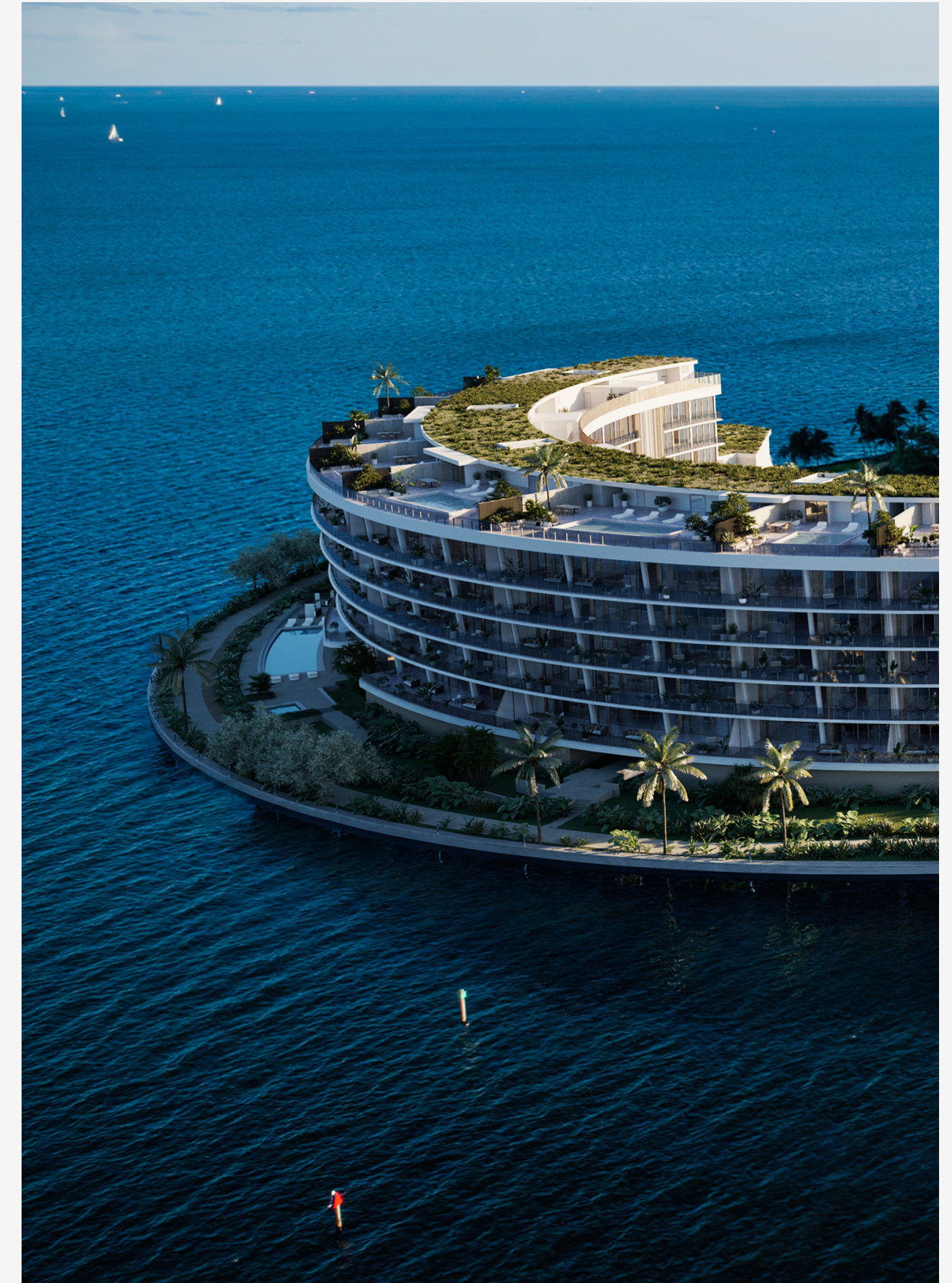
— Ugo Colombo

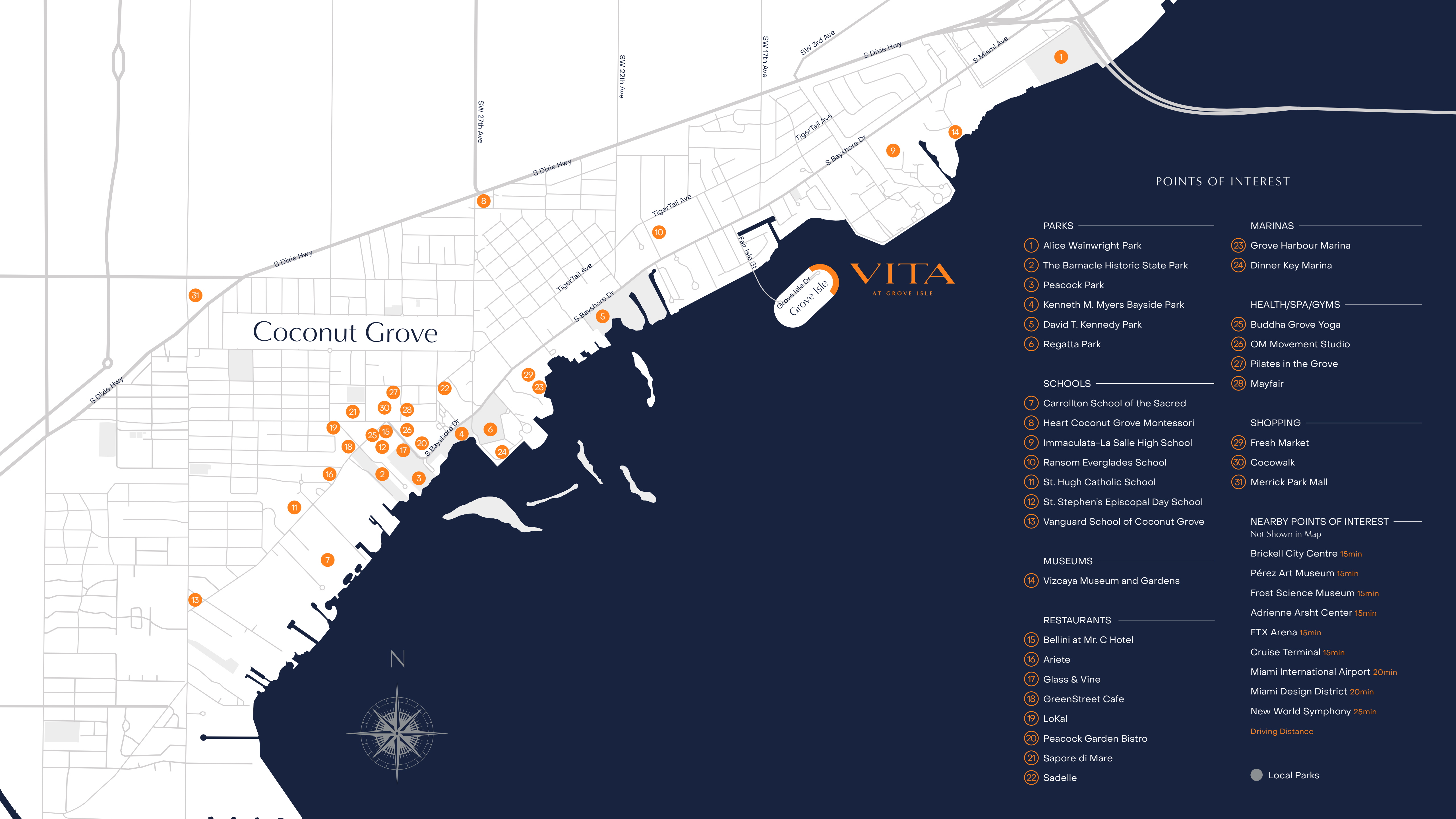


VITA

VITA AT GROVE ISLE | COCONUT GROVE

The remarkable privacy and breathtaking views of Vita at Grove Isle arise from its unparalleled location along the waterfront of Grove Isle, a 20-acre private island in Biscayne Bay just minutes from the heart of Coconut Grove, Miami's most soulful historic neighborhood.





POINTS OF INTEREST

PARKS

- 1 Alice Wainwright Park
- 2 The Barnacle Historic State Park
- 3 Peacock Park
- 4 Kenneth M. Myers Bayside Park
- 5 David T. Kennedy Park
- 6 Regatta Park

MARINAS

- 23 Grove Harbour Marina
- 24 Dinner Key Marina

HEALTH/SPA/GYMS

- 25 Buddha Grove Yoga
- 26 OM Movement Studio
- 27 Pilates in the Grove
- 28 Mayfair

SCHOOLS

- 7 Carrollton School of the Sacred
- 8 Heart Coconut Grove Montessori
- 9 Immaculata-La Salle High School
- 10 Ransom Everglades School
- 11 St. Hugh Catholic School
- 12 St. Stephen's Episcopal Day School
- 13 Vanguard School of Coconut Grove

SHOPPING

- 29 Fresh Market
- 30 Cocowalk
- 31 Merrick Park Mall

MUSEUMS

- 14 Vizcaya Museum and Gardens

RESTAURANTS

- 15 Bellini at Mr. C Hotel
- 16 Ariete
- 17 Glass & Vine
- 18 GreenStreet Cafe
- 19 LoKal
- 20 Peacock Garden Bistro
- 21 Sapore di Mare
- 22 Sadelle

NEARBY POINTS OF INTEREST

Not Shown in Map

Brickell City Centre 15min

Pérez Art Museum 15min

Frost Science Museum 15min

Adrienne Arsht Center 15min

FTX Arena 15min

Cruise Terminal 15min

Miami International Airport 20min

Miami Design District 20min

New World Symphony 25min

Driving Distance

Local Parks



PEACOCK PARK



VIZCAYA MUSEUM & GARDENS

In The Grove, picturesque streets are shaded by the leafy branches of ancient trees, verdant parks offer inviting spaces for locals to relax and children to play, and museums attract visitors from near and far.





COCOWALK



COCOWALK



PANTHER COFFEE



BISCAYNE BAY



DINNER KEY MARINA

Vita at Grove Isle marks the start of a new era for
this jewel-like private island in Biscayne Bay.
A restoration of its natural beauty and the
evolution of luxurious waterfront living.

Exquisite in every detail, Vita is a new standard for Miami's lifestyle.



BUILDING'S FAÇADE

LEVEL 1
LOWER PH LEVEL



EXPANSIVE INTERIORS WITH FLOOR-TO-CEILING WINDOWS
OPEN TO PRIVATE WATERFRONT TERRACES.

Vita’s curved façade is a direct response to the natural contour of
its waterfront location, ensuring that every residence showcases
unobstructed, panoramic bay views.



PRIVATE TERRACE



PENTHOUSE LIVING ROOM



PENTHOUSE LIVING ROOM

Under the discerning attention of Ugo Colombo, and with the world-class talent of A+++, Milldue, and Margraf, Vita has set a new standard of excellence in Miami's luxury residential condominium market.



PENTHOUSE KITCHEN — LIGHT

Elegance meets optimal functionality in Vita's chef-caliber kitchens featuring custom designed and manufactured wood and lacquer cabinetry by Molteni&C— Italy's preeminent kitchen manufacturer.

PENTHOUSE KITCHEN — DARK





PENTHOUSE PRIMARY BEDROOM



PENTHOUSE PRIMARY BATHROOM





PENTHOUSE PRIMARY BATHROOM



POWDER ROOM



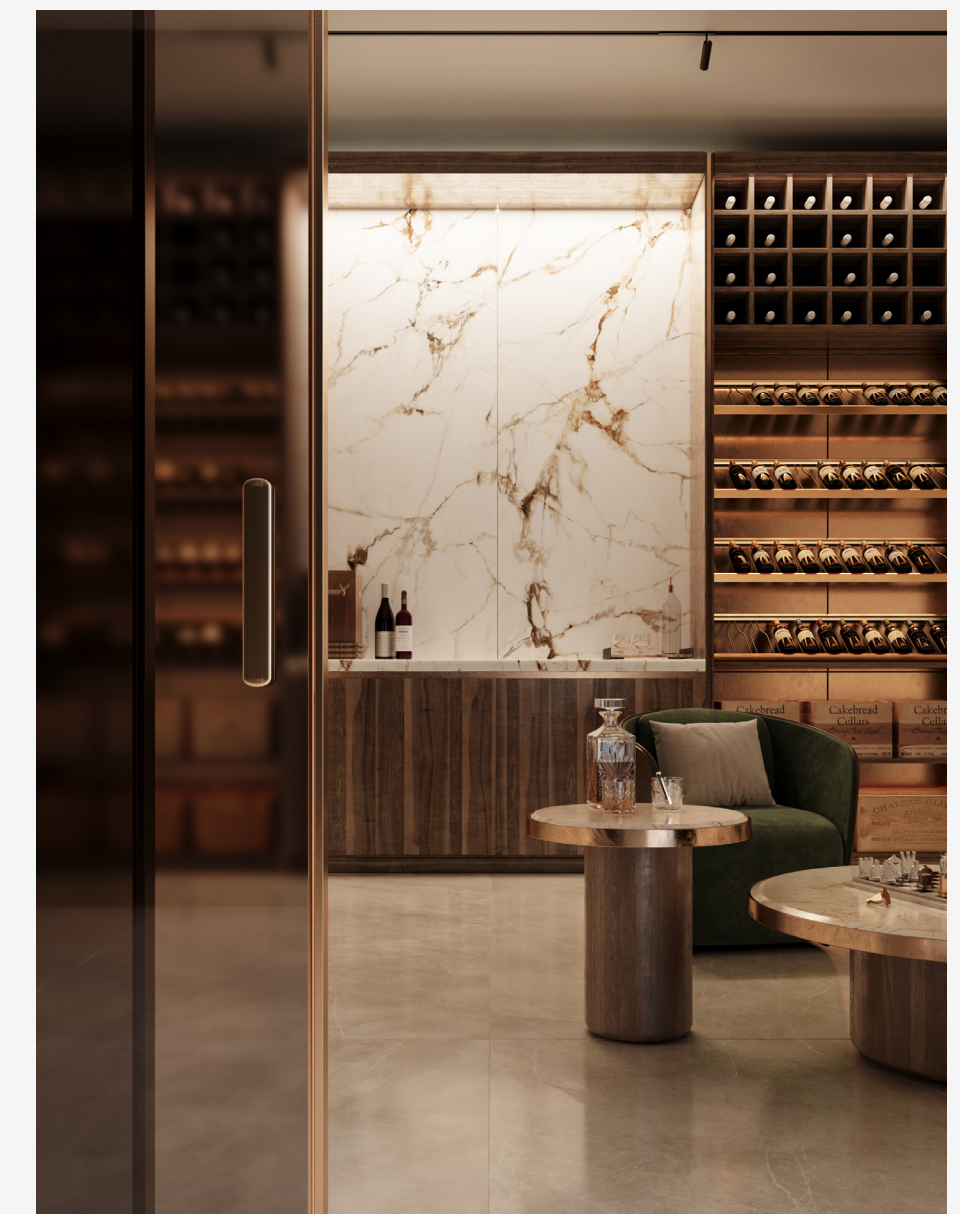
LEVEL 2
UPPER PH LEVEL





ENTERTAINMENT AREA

The second story exudes premium space for an unforgettable lifestyle experience. The sprawling interior is perfect for expressing your utmost desire, from an active wellness area to a lounge and wine cellar. A luxurious space flowing out toward inspiring sea views.





PENTHOUSE ROOFTOP TERRACE

VITA

VITA AT GROVE ISLE | TWO-STORY PENTHOUSE

EACH PENTHOUSE FEATURES A TWO-LEVEL ROOFTOP TERRACE WITH A 4'-DEEP POOL, CREATING MULTIPLE SPACES FOR LOUNGING AND DINING.

A fully equipped, sheltered summer kitchen is ideal for preparing meals and refreshments to enjoy in the fresh air.





PENTHOUSE ROOFTOP TERRACE



PENTHOUSE ROOFTOP TERRACE



Take waterfront private island living to the next level, lounge poolside on the upper level of the penthouse terrace and enjoy infinity-style views that reach to the horizon.



High-performance interior wall soundproofing, marble flooring, and point-of-use water filtration are just a few of the nearly invisible features that contribute to the peerless quality and comfort of Vita’s penthouses.

ADVANCED HOME TECHNOLOGY

Vita’s less visible features may ultimately be among the most impactful for residents’ everyday living experience. These thoughtfully considered features are of the caliber and quality typically associated only with top-of-the-line single-family homes.

LIGHTING CONTROL

Lutron HomeWorks, a whole home lighting solution, including mobile app and timeclock control | Provisions at each window to allow for installation of motorized window treatments

COMFORT

Variable refrigerant flow (VRF) heating, ventilation, and air conditioning (HVAC) system with multiple zone temperature control for enhanced comfort | In-residence water heaters with hot water recirculation for quick point-of-use hot water

CONVENIENT

Point-of-use water filtration in the kitchen

CONNECTED

Dedicated A/V closet | Leviton Load Center with Smart Breaker capability | Fiber-to-the-home (FTTH) technology for voice, video, and high-speed internet | Dedicated Gigabit Internet speeds to the home | Up to 10 Gigabit speeds per home available | Wi-Fi 6 Router/ Access point(s)

ENTERTAINING

Hotwire IPTV with HD programming, cloud storage, Replay TV, and access to major streaming providers

SECURED

Units are equipped with a security system, including water-leak detection | Property-wide access control providing ultimate security with electronic keys for guests and service personnel access control providing ultimate security with electronic keys for guests and service personnel



ARRIVAL DESK

Vita’s extensive array of outdoor amenities are featured along the waterfront and set within elegantly landscaped grounds planted with a variety of native Florida palms and flowering trees.

Indoor wellness amenities designed in Italy by A++ provide visually inspiring and functionally sophisticated spaces for exercise and rejuvenation.

AMENITIES

Residents of Vita enjoy access to an extensive and thoughtfully curated collection of indoor and outdoor amenities as well as personalized services. From water’s edge to indoor social spaces and beyond, Vita creates the ultimate South Florida lifestyle.

GOURMET

A high-end restaurant and bar serving lunch, dinner, and cocktails

POOLSIDE

A private residents-only bayfront pool, poolside bar, and lounge

FITNESS & WELLNESS

Designed in Italy by A++ and available exclusively to Vita’s residents, the fitness and wellness center includes a state-of-the-art gym with feature walls designed to resemble works of art, a dedicated studio room, and a spa housing men’s and women’s locker rooms with saunas and steam rooms

VIP ACCESS

House membership to the Vita at Grove Isle Club, which offers a bayfront pool and a poolside bar

SPORTS

Tennis courts lighted for night games, pickleball and padel courts

BOATING

Grove Isle marina with boat slips

CHILDREN

Playground

SERVICES

CONCIERGE

Available to assist with a wide array of arrangements, such as dining and entertainment reservations, water sporting excursions, special events, and travel, as well as in-residence services including private event planning, home provisioning, housekeeping, babysitting, pet sitting, and mail collection and forwarding

VALET

24-hour valet parking for residents and their guests

VITALINC

A digital Concierge App providing residences with the ability to register guests and provide them with an electronic key, contact property management, privately message residents, check pending or delivered packages, access appliance manuals and condo docs, and request valet for your own or a guest’s car

WI-FI

Wi-Fi throughout all indoor and outdoor shared spaces



CLUBHOUSE POOL



RESIDENT POOL

Vita’s clubhouse features a bayfront resident pool and poolside bar at the ground level and an upscale restaurant on the second floor where diners enjoy sweeping water views.





TENNIS COURTS







ON THE SECOND FLOOR OF VITA'S CLUBHOUSE, A CURATED SPACE IS THOUGHTFULLY DESIGNED FOR SOCIALIZING, ENTERTAINING AND ENJOYING EVERY MOMENT.

With a sweeping panorama from Miami downtown to the Atlantic Ocean, the club is the ideal setting for every occasion, from cocktail parties to wine tasting with family and friends.

CLUBHOUSE INTERIOR



WELLNESS SPA

The third floor of the clubhouse offers residents-only wellness amenities including the spa, gym, and yoga studio. It is an inspiring space with sweeping Biscayne Bay views.

FITNESS CENTER



A BOATING PARADISE

Residents of Vita enjoy the ultimate convenience of having the Grove Isle marina just steps from their front door, providing the perfect launch point for a day of sailing or yachting.

GROVE ISLE MARINA

VITA

AT GROVE ISLE

WATERFRONT  RESIDENCES



THIS IS NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION TO BUY, CONDOMINIUM UNITS TO RESIDENTS OF ANY JURISDICTION WHERE PROHIBITED BY LAW, AND YOUR ELIGIBILITY FOR PURCHASE WILL DEPEND UPON YOUR STATE OF RESIDENCY. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. THE SKETCHES, RENDERINGS, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS BROCHURE ARE PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL IMPROVEMENTS, DESIGNS AND CONSTRUCTION ARE SUBJECT TO FIRST OBTAINING THE APPROPRIATE FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS FOR SAME. THESE DRAWINGS AND DEPICTIONS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE AND INCLUDING ARTISTS RENDERINGS. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES OR THE CONDOMINIUM. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE PHOTOGRAPHS CONTAINED IN THIS BROCHURE MAY BE STOCK PHOTOGRAPHY OR HAVE BEEN TAKEN OFF-SITE AND ARE USED TO DEPICT THE SPIRIT OF THE LIFESTYLES TO BE ACHIEVED RATHER THAN ANY THAT MAY EXIST OR THAT MAY BE PROPOSED, AND ARE MERELY INTENDED AS ILLUSTRATIONS OF THE ACTIVITIES AND CONCEPTS DEPICTED THEREIN. CONSULT YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROJECT GRAPHICS, RENDERINGS AND TEXT PROVIDED HEREIN ARE COPYRIGHTED WORKS OWNED BY THE DEVELOPER. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION, DISPLAY OR OTHER DISSEMINATION OF SUCH MATERIALS IS STRICTLY PROHIBITED AND CONSTITUTES COPYRIGHT INFRINGEMENT. NO REAL ESTATE BROKER IS AUTHORIZED TO MAKE ANY REPRESENTATIONS OR OTHER STATEMENTS REGARDING THE PROJECTS, AND NO AGREEMENTS WITH, DEPOSITS PAID TO OR OTHER ARRANGEMENTS MADE WITH ANY REAL ESTATE BROKER ARE OR SHALL BE BINDING ON THE DEVELOPER. ALL PRICES ARE SUBJECT TO CHANGE AT ANY TIME AND WITHOUT NOTICE, AND DO NOT INCLUDE OPTIONAL FEATURES OR PREMIUMS FOR UPGRADED UNITS. FROM TIME TO TIME, PRICE CHANGES MAY HAVE OCCURRED THAT ARE NOT YET REFLECTED ON THIS BROCHURE. PLEASE CHECK WITH THE SALES CENTER FOR THE MOST CURRENT PRICING. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

NEW YORK RESIDENTS ONLY: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0029.