

ELLE

RESIDENCES
MIAMI

THE RESIDENCES

Live in high style in Edgewater, on the runway to Miami's design, fashion and cultural districts. Inspired by 80 years of trendsetting fashion and decor, the world's first **ELLE Residences** arrives fully finished, perfectly furnished and ready-to-live.

Inspired by the pages of **ELLE DÉCOR**, the Residences blend mid-century modern and contemporary French chic with a splash of tropical luxury, for a new twist on Miami living.

FEATURES

*Thoughtful floor plans with high ceilings
water & skyline views
Top-floor Grande Suites with 11-foot ceilings
Floor-to-ceiling impact windows & doors
Sleek kitchens with Miele kitchen appliance suite
Imported Italian cabinetry & woodwork by Italkraft
Exquisite quartz countertops
French-inspired chevron pattern wood flooring
Modern brass fixtures and finishings
Smart climate control systems
High-efficiency washer/dryer
Built-in closets
Option to use flexible rental platforms or use a fully
managed rental program*

Prêt-à-vivre

180
RESIDENCES

25 FLOORS

ONE TO 450 SF TO 845 SF
TWO bedrooms

2 POOLS

THE AMENITIES

THE FOYER

<i>Grand double-height lobby</i>	<i>Café & Restaurant</i>
<i>Guest check-in services</i>	<i>Management office</i>
<i>Valet parking</i>	<i>Mail & package room</i>
<i>24-hour concierge</i>	<i>Boutique retail</i>
<i>24-hour security and screening</i>	<i>House bicycles</i>
<i>24-hour cleaning and maintenance</i>	<i>& bicycle storage</i>
	<i>High-speed WiFi</i>

THE TERRASSE

*Resort-style deck inspired by the French Riviera
Resort pool with north to south exposure
Private cabanas & chaise lounges
Gourmet summer kitchen with bar & outdoor lounge seating
Outdoor movie theater
Shuffleboard & bocce courts
Space for wellness
State-of-the-art gym with branded fitness programming
Outdoor fitness & yoga lawn with meditation garden,
soaking spa & cold plunge
Spa with sauna, steam, experience shower & salt wall
Private room for salon & wellness treatments*

THE SOMMET ROOFTOP

*Sky Pool with unobstructed north, east & west views
Sundeck with Chaise Lounges
Maison Club with library, listening room,
lounge with bar & entertainment space*

THE TEAM

THE BRAND *ELLE*

Over eight decades, ELLE has grown from one woman's vision to the world's number one fashion and lifestyle media brand, with a global reach of 250 million. Today, it is a 360-degree lifestyle brand that comes to life through print and digital media, cafés, salons, retail, fashion products, cultural events, hospitality and now private residences. The French Lagardere Group + ELLE international is the division of Lagardere Group in charge of ELLE's extension programs.

INTERIOR DESIGN *The One Atelier*

The One Atelier is an industry leader, based in the UK, chosen by the world's leading brands, for the development of interior design for branded real estate, offering the full spectrum of services from conceptualization through interior design and architecture consultancy.

ARCHITECTURE *Behar & Partners*

Behar Font & Partners is dedicated to the practice of architecture, planning and interior design. The firm's principals have a combined 65 years of architectural experience and have served as architects and designers for a portfolio that includes retail, residential, office and mixed-use, from single-family homes to major destination developments.

LANDSCAPE *L&ND Design*

L&ND Design is a South Florida-based landscape architecture studio that approaches their craft not as a single practice, but as several interlocking endeavors. With projects from South Florida to Mexico, the Caribbean and Latin America, L&ND is known for crafting organic environments aimed at enhancing the connection between nature and humans.

DEVELOPMENT *UNCG*

Urban Network Capital Group is a commercial development company that specializes in creating eco-friendly communities, from single-family homes to townhomes and condo-hotels, in Florida and Texas. With over 20 years of real estate experience focused on building communities that integrate with their environments, UNCG is currently building over 8 projects in Orlando, including the wildly successful Flats and Visions Orlando, a five-phase luxury, vacation home community located close to Walt Disney World.

DEVELOPMENT *Vertical Developments*

With 25 plus years of real estate development experience, Vertical Developments is committed to delivering exceptional landmark properties in some of the world's greatest skylines. Through many successful projects from Miami to Peru, the team has completed over 30 buildings with an unparalleled expertise in planning, construction, community programming, and branding. The South Florida portfolio includes 12 projects valued at \$1.5 billion.

BRAND REPRESENTATIVE *Arquinaut*

ARQUINAUT is an international studio for architecture and design as well as real estate consultancy that works on high profile commercial and residential projects worldwide on all scales. ARQUINAUT is the branded real estate partner for ELLE Residences globally, translating the brand's core values, spirit and lifestyle into beautiful built environments.

EXCLUSIVE SALES & MARKETING *Fortune Development Sales*

Fortune Development Sales, led by Edgardo Defortuna, is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, with more than 31,000 units sold. Synonymous with excellence, they have been a recognized leader in development, sales, and marketing since 1983.

www.miamicondoinvestments.com

LIVE FASHIONABLY

Contact our Sales Team
to learn more and schedule
your private preview.

SALES GALLERY

600 NE 36TH STREET, SUITE C1
MIAMI, FL 33137

BUILDING LOCATION

NE 36TH ST. & 5TH AVE
MIAMI, FL 33137

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