

ELLA

SOUL-INSPIRED BY MIAMI BEACH'S
SPLENDID HISTORY



MEET THE TEAM

The Ella is what happens when a great plan – and a brilliant team – comes together. Vision, architecture and design all aligned beautifully. Each an expert in their field, the partners' collaborative work has helped add a new dimension to life, style and community in Miami Beach.

CONSTELLATION, THE BOSCHETTI GROUP AND VIETMAR

Constellation and The Boschetti Group are South Florida-based development companies featuring local expertise and extensive track records in South Florida. The two groups have developed and acquired in excess of 1.5 million square feet of mixed-use office, residential and retail. Constellation and The Boschetti Group are currently working together with Arquitectonica on multiple high profile development projects throughout Miami.

CONSTELLATION

CURRENT AND COMPLETED PROJECTS



MIAMI MSA – CORAL GABLES, FL
4241 AURORA

Residential



MIAMI MSA – MIAMI BEACH, FL
ELLA MIAMI BEACH

Residential



GRASSY KEY, FL
SEAGLASS COVE

Residential



MIAMI MSA – CORAL GABLES, FL
4225 PONCE

Commercial

BOSCHETTI COMPLETED PROJECTS



Cassa Brickell

201 SW 17 Rd,
Miami, FL 33129



Cassa Georgetown

3592 NW 13th Street,
Lauderhill, FL 33311



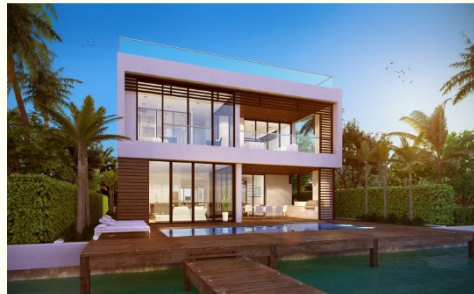
Centro

151 SE 1st St,
Miami, FL 33131



Hollywood Circle

290 North Federal Highway,
Hollywood, FL 33020



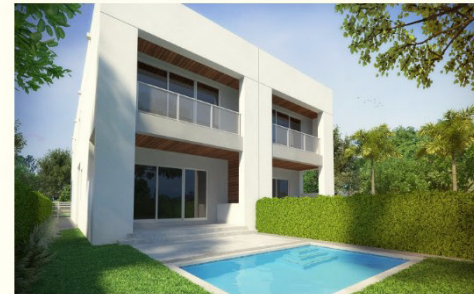
1051 Miami Residence

1051 N Venetian Drive,
Miami, FL



11640 Miami Residence

11640 SW 80 Road,
Miami, FL



3070 Miami Residence

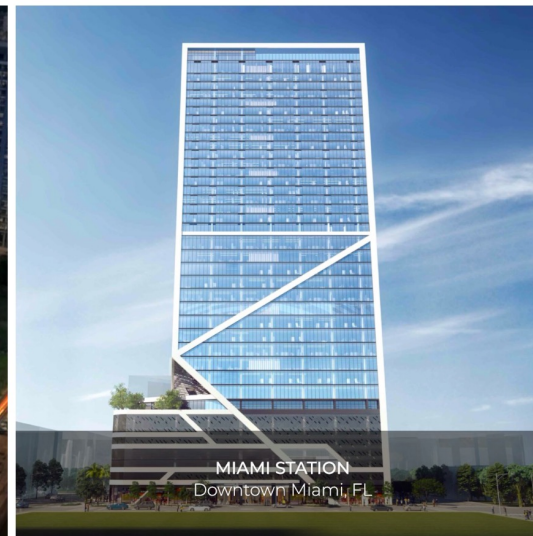
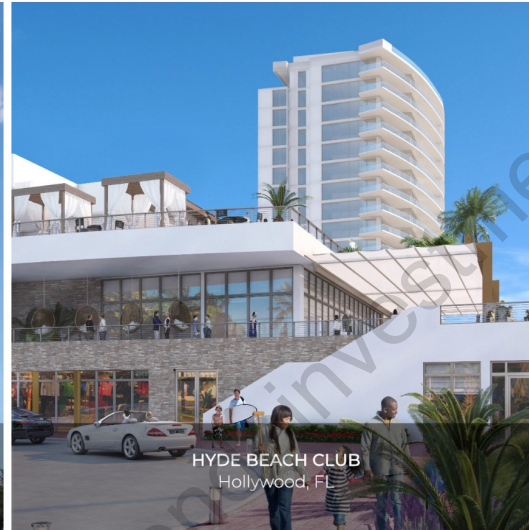
3070-3072 Elizabeth Street,
Miami, FL 33133



3090 Miami Residence

3090-3094 Ohio Street,
Miami, FL 33133

VIETMAR COMPLETED PROJECTS



CHRISTOPHER CAWLEY

Founded in 2005 to provide high end consulting services for Art Deco and historic renovation projects, Christopher Cawley Landscape Architecture is an ideal partner for Ella. With a highly individualized and caring approach, they have helped extend and accentuate Ella's authentic Miami Beach spirit.

ONE SOTHEY'S INTERNATIONAL REALTY

With part of their name synonymous with the promise of a life well lived, ONE Sotheby's International Realty represents an esteemed portfolio of properties along Florida's East Coast. Their approach of 'exceptional homes for exceptional people' could not be more fitting for Ella.

ARQUITECTONICA

Established in 1977, Arquitectonica's bold modernist architecture of Miami's urban renaissance attracted international acclaim and attention. Now a major player on the international stage, they have offices and outstanding projects all over the world. Right here on home turf, their design for Ella is an impressive, eloquent and authentic expression of Miami Beach's spirit.



Interiors by Steven G

Award-winning Interiors by Steven G do 'high-end interior design with an elegant eye'. Unparalleled attention to detail is matched by over 40 years' experience of bringing visions to life. Their exacting standards and luxury aesthetic give Ella the unique interiors it deserves.

North Beach in Miami, nestled in the northern part of Miami Beach, Florida, exudes a unique charm with its serene beaches, diverse culture, and relaxed atmosphere. Embracing a blend of Art Deco architecture, this neighborhood offers a quieter escape from the vibrancy of South Beach while providing a welcoming community feel. With its mix of cultural influences reflected in local eateries, boutiques, and community events, North Beach remains an appealing haven for those seeking a laid-back coastal lifestyle amidst the dynamic backdrop of Miami's attractions.





Dining

- 1 Petralunga Restaurant
- 2 Oggi Ristorante
- 3 Taquiza
- 4 Roni's by the Ocean
- 5 George's Restaurant & Lounge
- 6 Sushi Erika
- 7 Shuckers Waterfront Bar & Grill
- 8 Norman's Tavern
- 9 Katana Japanese Restaurant
- 10 Buenos Aires Bakery & Cafe
- 11 Viva La Pasta
- 12 Blozzom Pizza Moderna Romana

Hospitality

- 13 Carillon Miami Wellness Resort
- 14 The Ritz-Carlton Bal Harbour, Miami
- 15 The St. Regis Bal Harbour Resort
- 16 Four Seasons Hotel at The Surf Club

Community

- 17 Pelican Harbor Marina
- 18 Haulover Park
- 19 Bill Bird Marina
- 20 Miami Beach Bandshell
- 21 Allison Park
- 22 North Beach Oceanside Park
- 23 Normandy Shores

Recreational

- 24 Miami Beach Tennis Center
- 25 Indian Creek Country Club
- 26 Normandy Shores Golf Course
- 27 Bal Harbour Shops -

Within 10 minutes

- 28 Miami Beach Boardwalk
- 29 South Beach
- 30 Miami Beach Golf Club
- 31 Lincoln Rd







THE AMENITIES

Roofdeck Level

Rooftop pools with views of Biscayne Bay, the Atlantic Ocean and Downtown Miami Skyline

Cold Plunge

Sauna

Fitness Center

Pickleball court

Resident lounge

Lush outdoor yoga & meditation deck

Summer kitchen

Outdoor showers

Observation deck and lounge

Covered outdoor dining area









CONVENIENCES

Complimentary beach cruisers

Coworking lounge

On-site property management

On-site parking garage

Micromobility parking

Bicycle storage

Beach & surf storage

Package room

Grand lobby with lounge

On-site retail

Covered paseo

Two elevators & loading dock
with easy move-ins and outs

24/7 Concierge

Storage units available

EV charging stations





RESIDENCES

www.miamicondoinvestments.com



RESIDENCES FEATURES

THE RESIDENCES

Partial Water & Bay / City Views

Proximity to beach

Approximately 9' + Ceiling Heights

In-unit washer/dryers

Terraces with outlets

Loading dock for easy move-ins
and move-outs

Short term rentals permitted



RESIDENCES FEATURES

THE KITCHENS

ItalKraft kitchens
Panel-ready appliance package

Jennair appliance package

30" Induction Range

24 - 36" Refrigerators

Dishwasher

Oven/Microwave

Kitchen island in select residences
Appliances garages in select residences



RESIDENCES FEATURES

FINISHES

Designer Closets

Stone Countertops

Hansgrohe plumbing hardware and fixtures

Lufen toilet and sink

Residence Delivered Fully Furnished
from Interiors By Steven G

THE RESIDENCES

Ella Miami Beach features a distinctive collection of 103 residences that blend vintage indulgence with modern day pursuits. Residences range from junior one bedrooms to two bedrooms, with furniture packages available to provide a seamless beachside living experience.

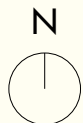
STUDIOS		ONE BEDROOM		TWO BEDROOM	
Living	342 SF	Living	550 - 789 SF	Living	1019 -1086 SF
Terrace	87-90 SF	Terrace	183 – 515 SF	Terrace	499 – 737 SF
Total	429-432 SF	Total	780 - 1304 SF	Total	1526 - 1756 SF





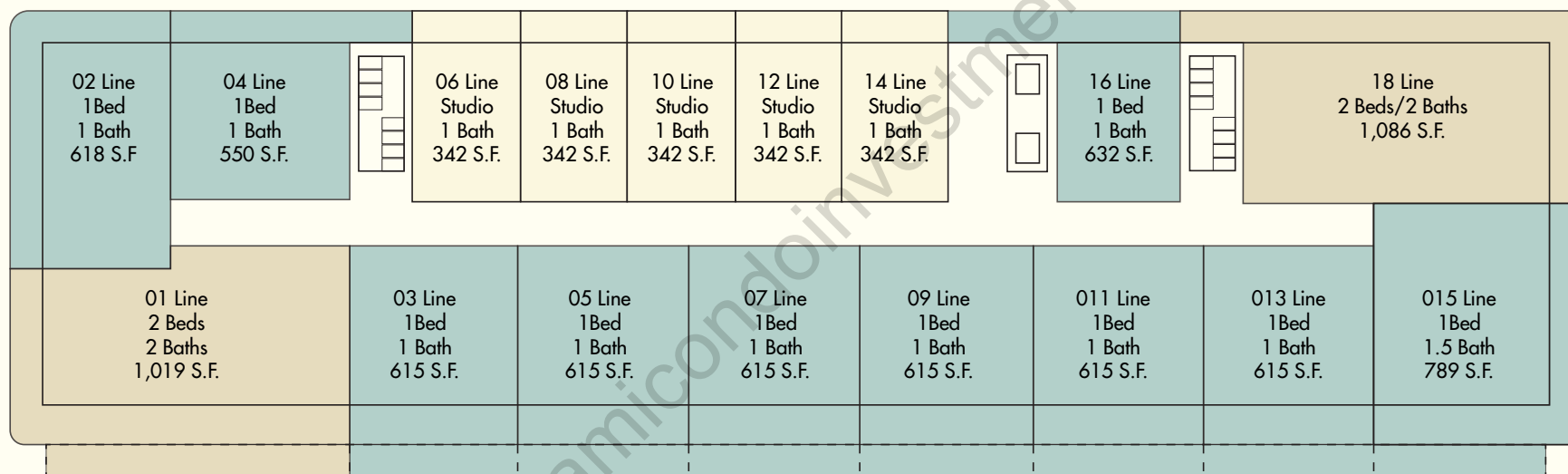
ELLA

Floor Plate



Bay Side

Byron Avenue



Abbott Avenue

Beach Side

Floors 4-9

..... Extended Balcony on Fourth Floor

CONSTELLATION



- STUDIOS
- ONE BEDROOM
- TWO BEDROOMS

*Lines 06, 08, 10, 12, and 14 have identical floor plans
*Lines 03, 05, 07, 09, 11, 13, and 16 have similar floor plans

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For the precise Unit boundaries, see Section 3.2 of the Declaration. The area of the Unit, determined in accordance with these defined Unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of furniture, appliances, counters and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Said items are only included if and to the extent provided in your purchase agreement.

2 BED / 2 BATH

Residence 01

Interior

1,019 SF / 95 SM

Exterior

507-737 SF / 47-68 SM

Total

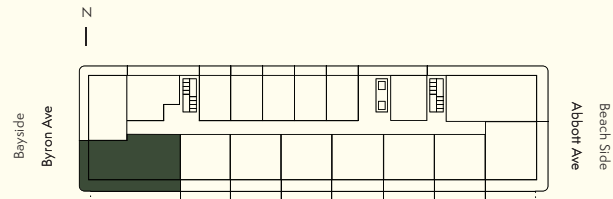
1,526-1,756 SF / 142-163 SM

Dimensions

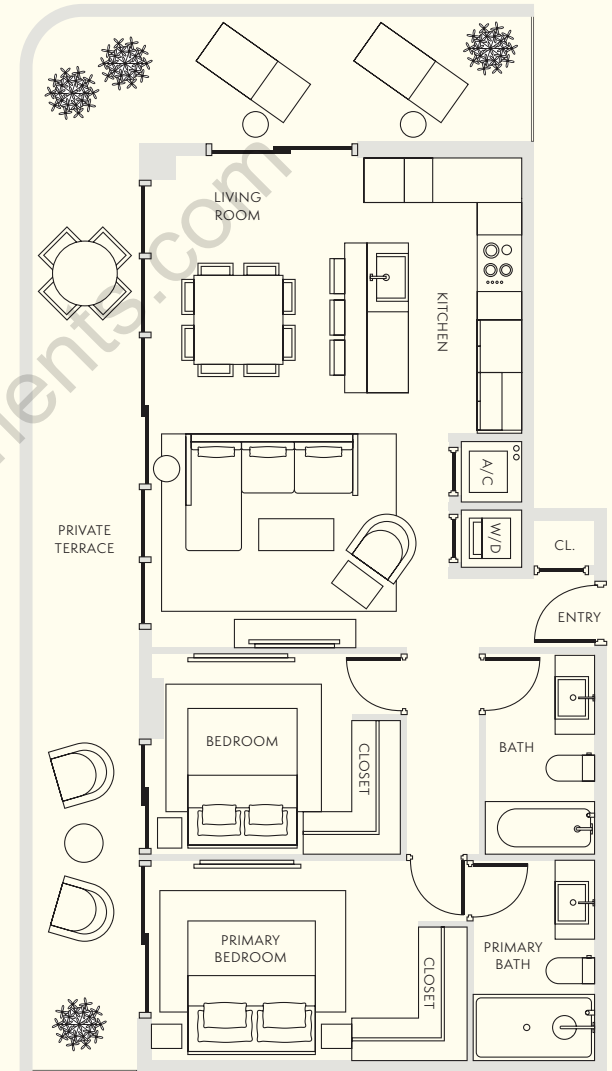
45'-4" X 22'-4"

Level

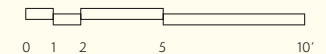
4-9



..... Extended balcony on select floors



Not to scale



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1 BED / 1 BATH

Residence 02

Interior

618 SF / 57 SM

Exterior

384 SF / 36 SM

Total

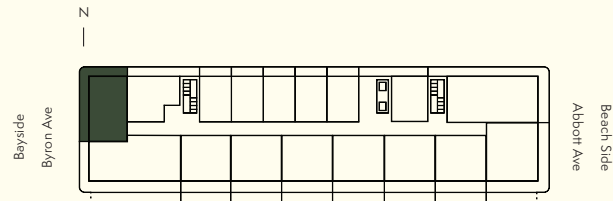
1,002 SF / 93 SM

Dimensions

17'-5" X 32'-6"

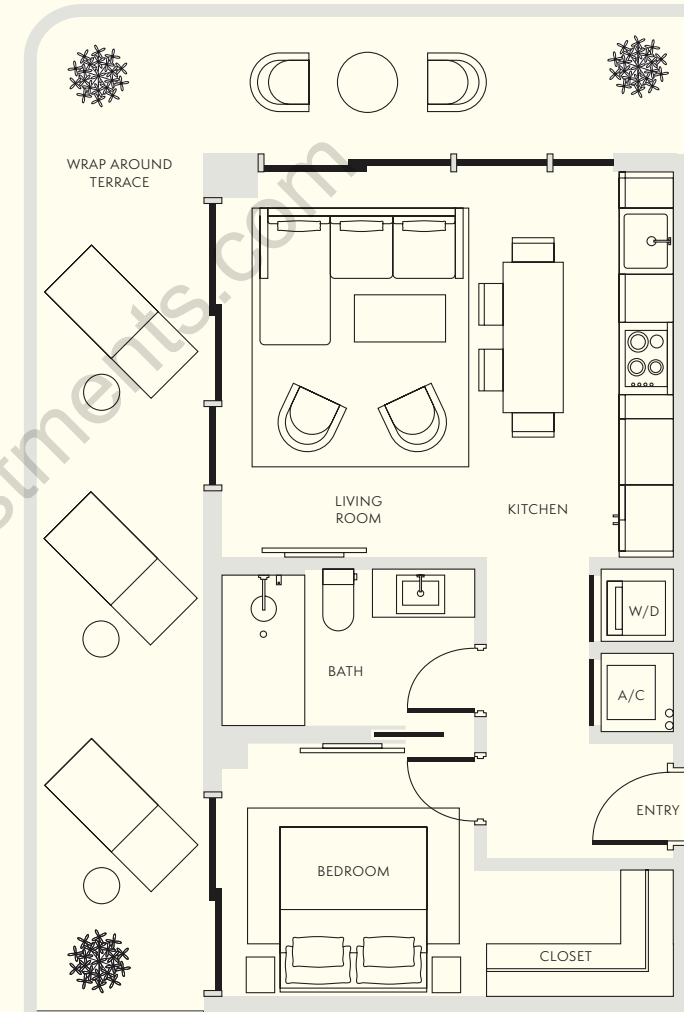
Level

4-9

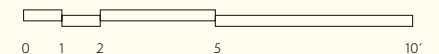


..... Extended balcony on select floors

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1 BED / 1 BATH

Residences 3,5,7,9,11,13

Interior

615 SF / 57 SM

Exterior

183-314 SF / 17-29 SM

Total

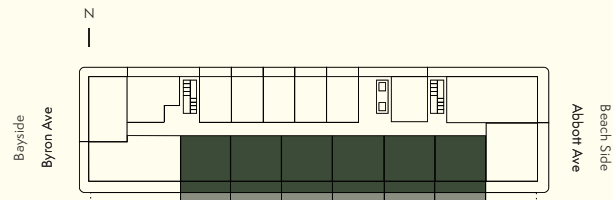
798-929 SF / 74-86 SM

Dimensions

25'-5" X 22'-4"

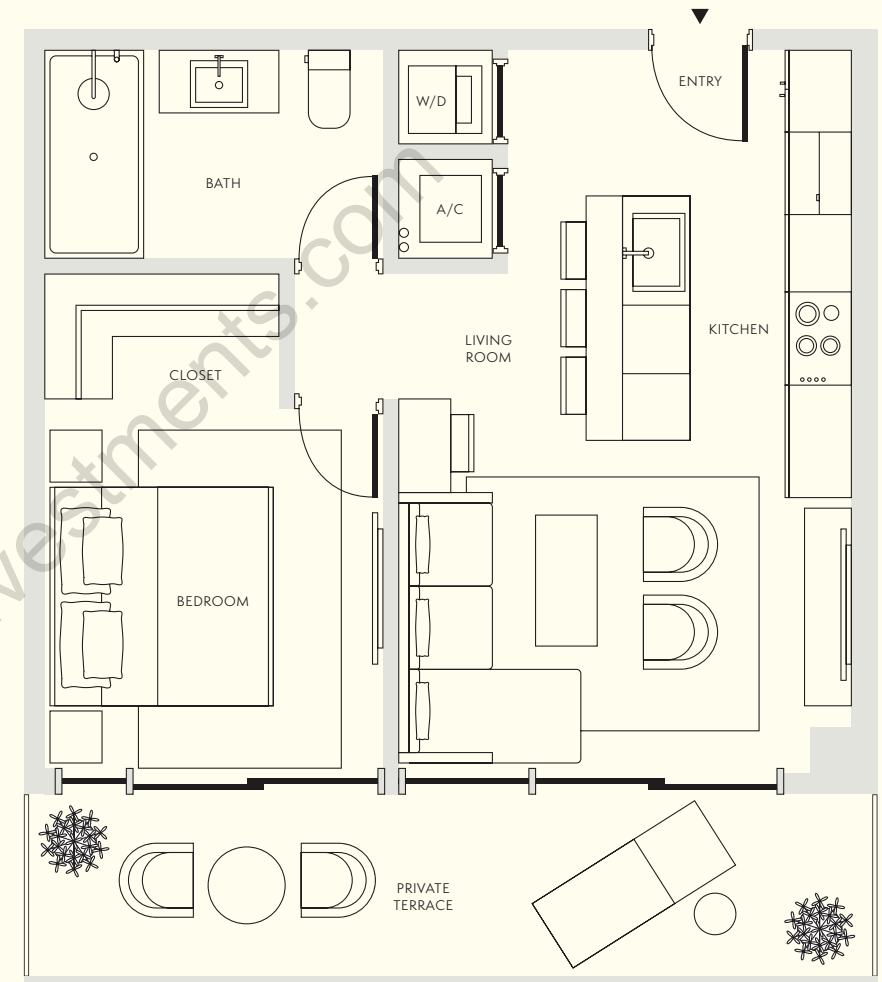
Level

4-9

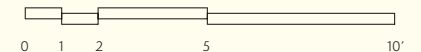


..... Extended balcony on select floors

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Not to scale



STUDIO / 1 BATH

Residences 6,8,10,12,14

Interior

342 SF / 32 SM

Exterior

87-90 SF / 8 SM

Total

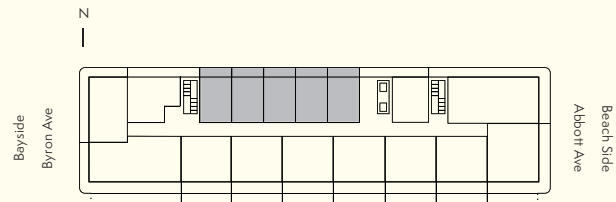
429-432 SF / 40 SM

Dimensions

14'-6.5" X 23'-6.5"

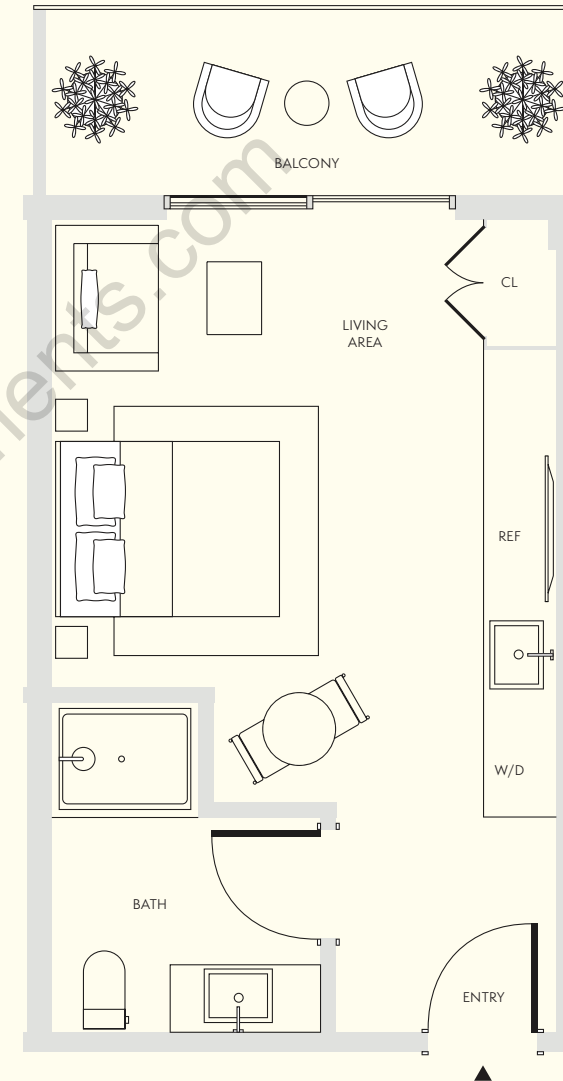
Level

4-9

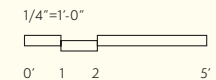


..... Extended balcony on select floors

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Not to scale



1 BED / 1 BATH / POWDER ROOM

Residence 15

Interior

789 SF / 73 SM

Exterior

384-515 SF / 36-48 SM

Total

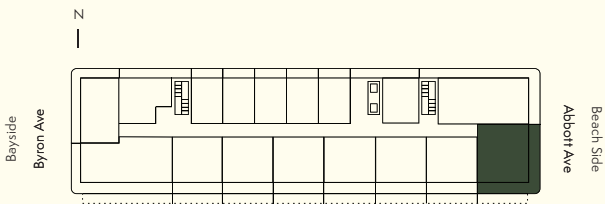
1,173-1,304 SF / 109-121 SM

Dimensions

25'-5" X 28'-10"

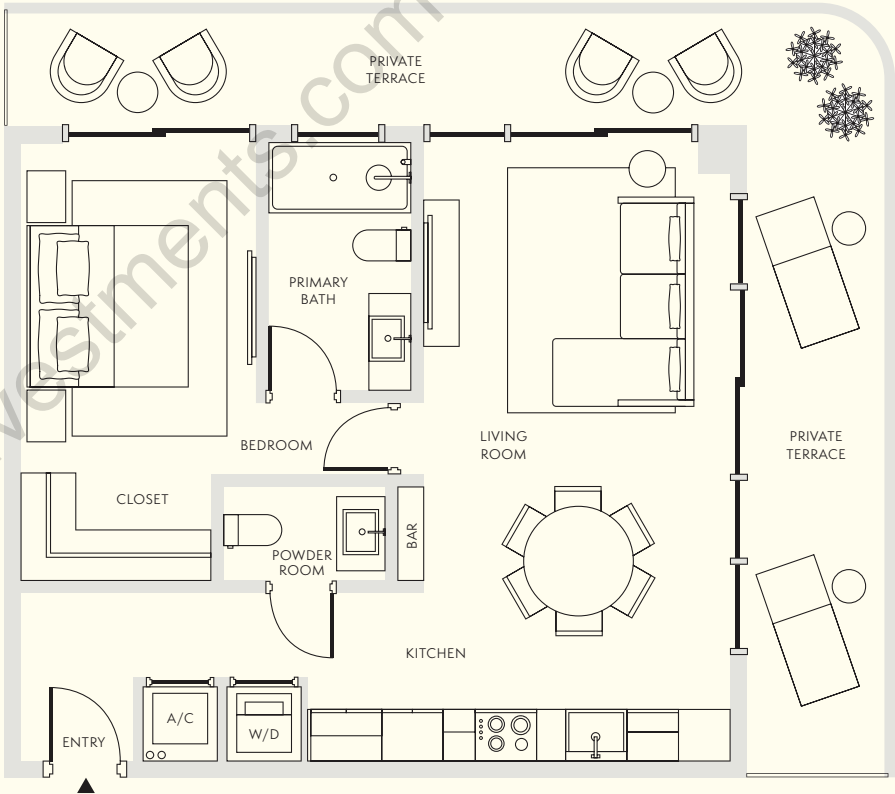
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4-9

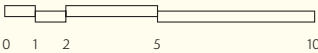


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Not to scale



2 BED / 2 BATH

Residence 18

Interior

1,089 SF / 101 SM

Exterior

499 SF / 46 SM

Total

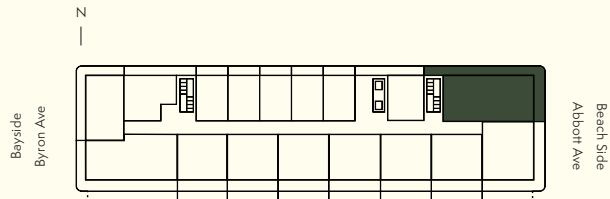
1,585 SF / 147 SM

Dimensions

44'-8" X 22'-4"

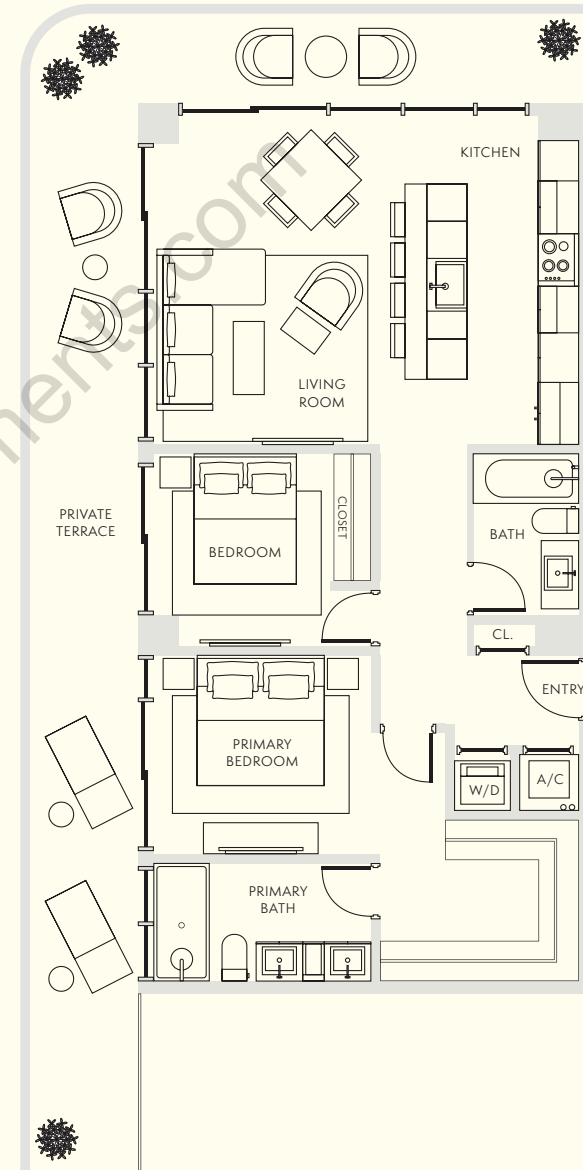
Level

4-9

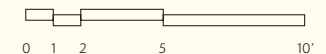


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Not to scale





ELLA

20% at Contract

20% at Groundbreaking

10% at Top Off

50% at Closing

VIEWS

www.miamicondoinvestments.com







