

ELLA

INSPIRADO EN LA ESPLÉNDIDA
HISTORIA DE MIAMI BEACH



CONOZCA EL EQUIPO

Ella es lo que ocurre cuando un gran plan, junto con un equipo brillante, se unen. Visión, arquitectura y diseño alineados de manera hermosa. Cada uno un experto en su campo, el trabajo colaborativo de los socios ha contribuido a añadir una nueva dimensión a la vida, el estilo y la comunidad en Miami Beach.

CONSTELLATION, EL GRUPO BOSCHETTI Y VIETMAR

Constellation y The Boschetti Group son compañías de desarrollo con sede en el sur de Florida que cuentan con experiencia local y un amplio historial en el sur de Florida. Los dos grupos han desarrollado y adquirido más de 1.5 millones de pies cuadrados de espacios mixtos de oficinas, residenciales y comerciales. Constellation y The Boschetti Group están trabajando actualmente en colaboración con Arquitectonica en múltiples proyectos de desarrollo de alto perfil en todo Miami.

PROYECTOS ACTUALES Y COMPLETADOS DE CONSTELLATION



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

PROYECTOS COMPLETADOS DE BOSCHETTI



Cassa Brickell

201 SW 17 Rd,
Miami, FL 33129



Cassa Georgetown

3592 NW 13th Street,
Lauderhill, FL 33311



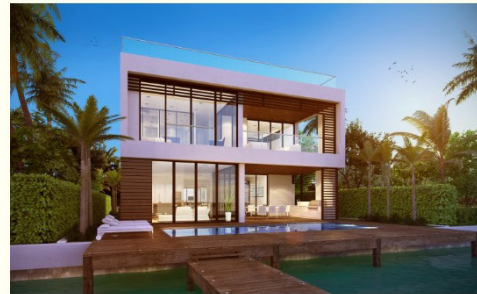
Centro

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

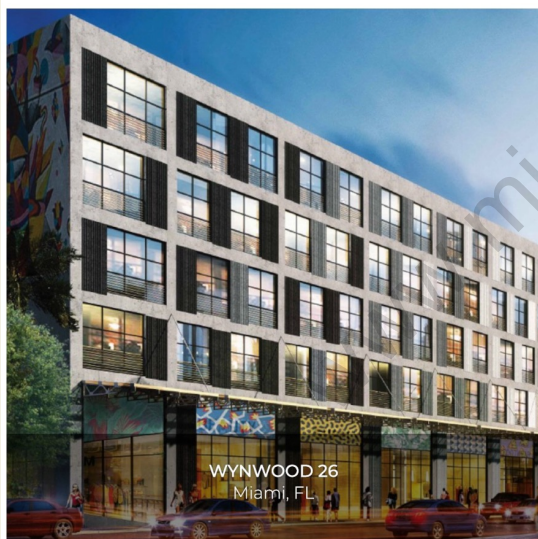
3070-3072 Elizabeth Street,
Miami, FL 33133



3090 Miami Residence

3090-3094 Ohio Street,
Miami, FL 33133

PROYECTOS COMPLETADOS DE VIETMAR



CHRISTOPHER CAWLEY

Fundada en 2005 para brindar servicios de consultoría de alta gama para proyectos de renovación de Art Deco y de carácter histórico, Christopher Cawley Landscape Architecture es un socio ideal para Ella. Con un enfoque altamente personalizado y atento, han ayudado a ampliar y resaltar el auténtico espíritu de Miami Beach de Ella.

ONE SOTHEY'S INTERNATIONAL REALTY

Con una parte de su nombre que evoca la promesa de una vida bien vivida, ONE Sotheby's International Realty representa un distinguido portafolio de propiedades a lo largo de la Costa Este de la Florida. Su enfoque "hogares excepcionales para personas excepcionales" no podría ser más apropiado para Ella.

ARQUITECTONICA

Establecida en 1977, la audaz arquitectura modernista de Arquitectonica en el renacimiento urbano de Miami atrajo elogios y atención internacional. Ahora, siendo un actor importante en el escenario internacional, tienen oficinas y proyectos destacados en todo el mundo. Aquí, en su terreno de origen, su diseño para Ella es una expresión impresionante, elocuente y auténtica del espíritu de Miami Beach en Miami.



Diseño de Interiores por Steven G

Los galardonados Interiores por Steven G realizan diseño de interiores de alta gama con un ojo elegante. Una atención sin igual al detalle se ve igualada por más de 40 años de experiencia en dar vida a visiones. Sus estándares exigentes y estética de lujo otorgan a Ella Miami Beach los interiores únicos que merece.

La playa **North Beach** en Miami, ubicada en la parte norte de Miami Beach, Florida, irradia un encanto único con sus playas serenas, su cultura diversa y su ambiente relajado. Abrazando una mezcla de arquitectura Art Deco, este vecindario ofrece una escapada más tranquila que el bullicio de South Beach, al tiempo que brinda una sensación de comunidad acogedora. Con su mezcla de influencias culturales reflejadas en restaurantes locales, boutiques y eventos comunitarios, North Beach sigue siendo un refugio atractivo para aquellos que buscan un estilo de vida costero relajado en medio del dinámico telón de fondo de las atracciones de Miami.





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







LAS INSTALACIONES

Nivel de la azotea

Piscina en la azotea con vistas al horizonte del centro de Miami y al océano Atlántico

Bañera de agua fría

Sauna

Centro de fitness

Pista de paddle / pickleball

Sala de estar para residentes

Deck al aire libre exuberante para yoga y meditación

Cocina de verano

Ducha al aire libre

Mirador y sala de estar

Área de comedor cubierta al aire libre









COMODIDADES

- Bicicletas de playa gratuitas
- Sala de coworking
- Administración de propiedades
- Estacionamiento en el edificio
- Estacionamiento para Vespa y motocicletas
- Almacenamiento de bicicletas
- Almacenamiento de playa y surf
- Sala de paquetes
- Gran vestíbulo con sala de estar
- Comercios en el lugar
- Pasaje cubierto
- Dos ascensores y muelle de carga para facilitar las mudanzas
- Vigilancia 24/7
- Unidades de depósitos disponibles
- Puntos de carga para vehículos eléctricos





LAS RESIDENCIAS

www.miamicondoinvestments.com



CARACTERÍSTICAS DE LAS RESIDENCIAS

LAS RESIDENCIAS

Vistas al océano / bahía

Cercanía a la playa

Alturas de techo de aproximadamente
9 pies o más

Lavadora/secadora en la residencia

Terrazas con tomas de corriente

Muelle de carga para facilitar las mudanzas

Se permiten alquileres a corto plazo



CARACTERÍSTICAS DE LAS RESIDENCIAS

LAS COCINAS

Cocinas Italkraft

Paquete de electrodomésticos listos para panel

Paquete de electrodomésticos Jennair

Placa de inducción de 30"

Refrigeradores de 24 a 36"

Lavavajillas Asko de 24"

Horno / Microondas

Islas de cocina en algunas residencias
seleccionadas

Garajes de electrodomésticos en algunas
residencias seleccionadas



CARACTERÍSTICAS DE LAS RESIDENCIAS

ACABADOS

Armarios de diseñador

Encimeras de piedra

Fregadero de cocina Kohler

Accesorios de baño Kartners

Grifo de baño Kohler

Inodoro Toto

Residencias disponibles completamente amobladas con diseños interiores de Steven G.

LAS RESIDENCIAS

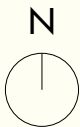
Ella Miami Beach presenta una distinguida colección de 103 residencias que combinan el indulgente estilo vintage con las actividades modernas del día a día. Las residencias varían desde estudios hasta dos habitaciones, con paquetes de muebles disponibles para su compra, ofreciendo una experiencia de vida junto a la playa sin complicaciones.

STUDIOS	UNA HABITACIÓN	DOS HABITACIONES
E. Habitable 342 SF	E. Habitable 550 - 789 SF	E. Habitable 1019 -1086 SF
Terraza 87-90 SF	Terraza 183 – 515 SF	Terraza 499 – 737 SF
Total 429-432 SF	Total 780 - 1304 SF	Total 1526 - 1756 SF

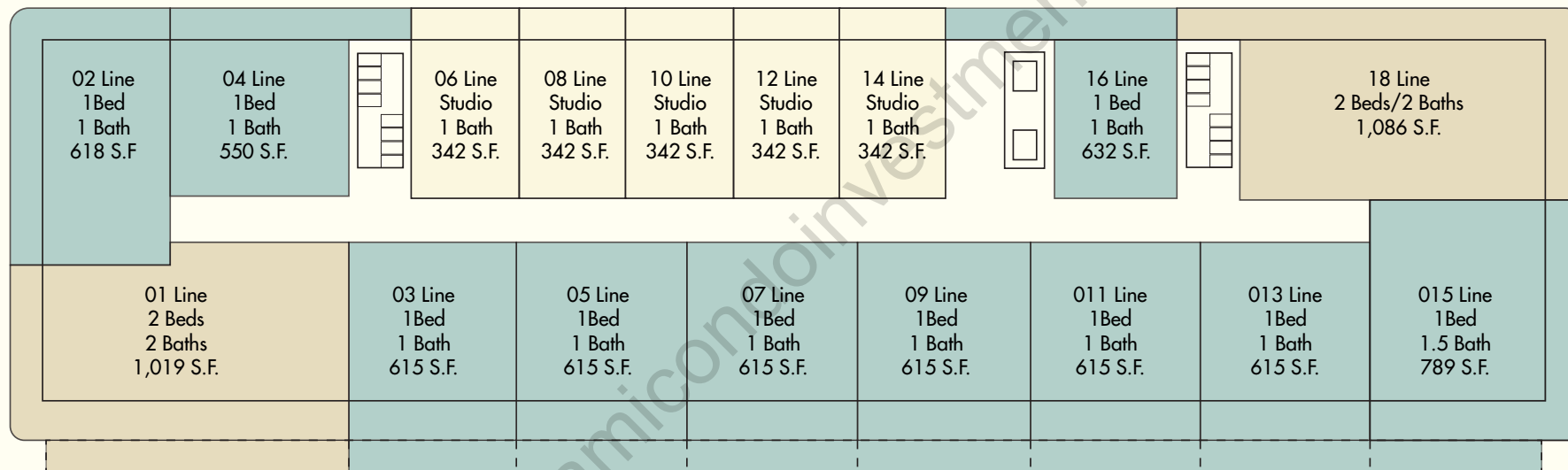




Floor Plate



Bay Side
Byron Avenue



Beach Side
Abbott Avenue

Floors 4-9

..... Extended Balcony on Fourth Floor

- 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

CONSTELLATION



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

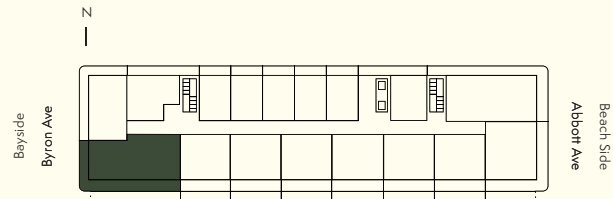
1,526-1,756 SF / 142-163 SM

Dimensions

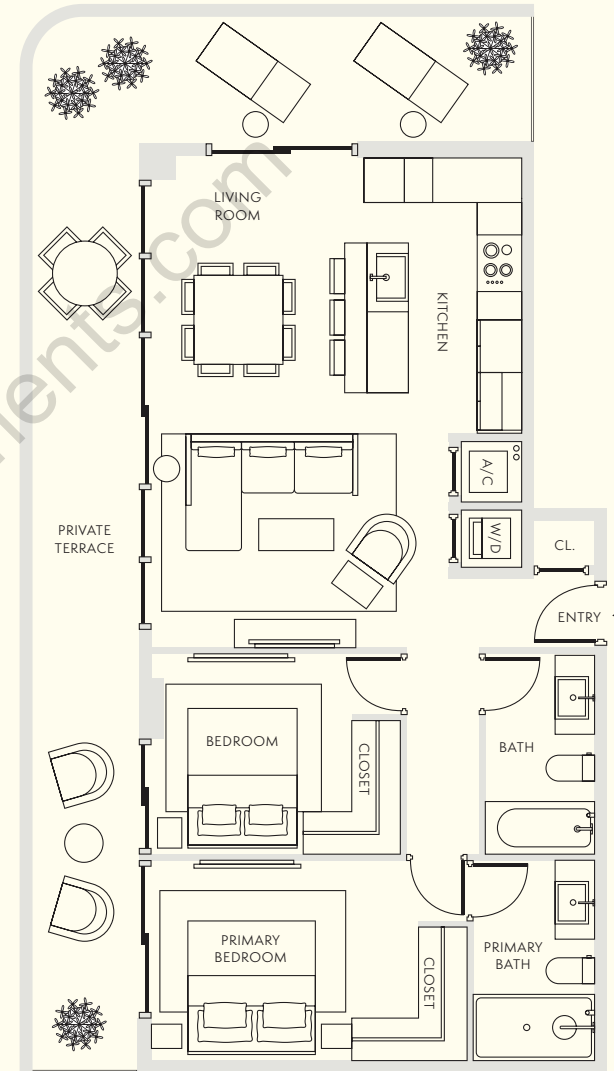
45'-4" X 22'-4"

Level

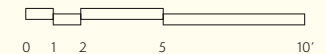
4-9



..... 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

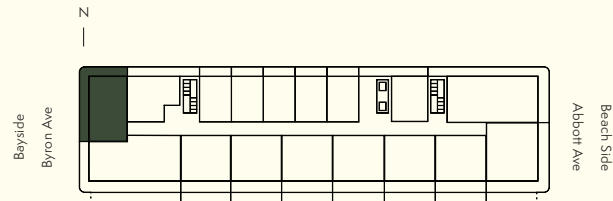
1,002 SF / 93 SM

Dimensions

17'-5" X 32'-6"

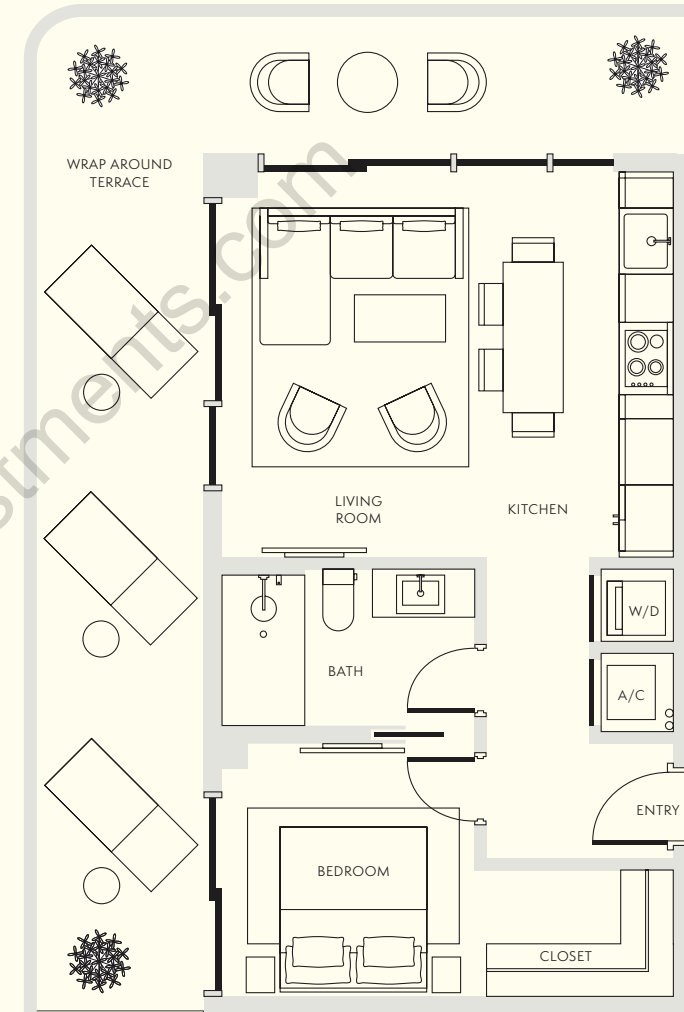
Level

4-9

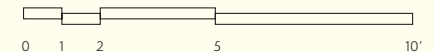


..... Extended balcony on select floors

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Not to scale



1 BED / 1 BATH

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

Interior

615 SF / 57 SM

Exterior

183-314 SF / 17-29 SM

Total

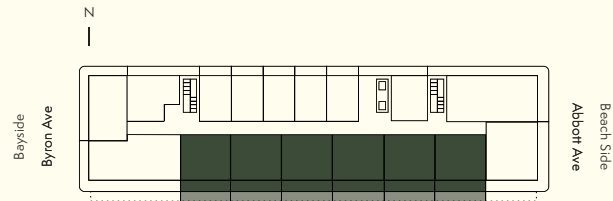
798-929 SF / 74-86 SM

Dimensions

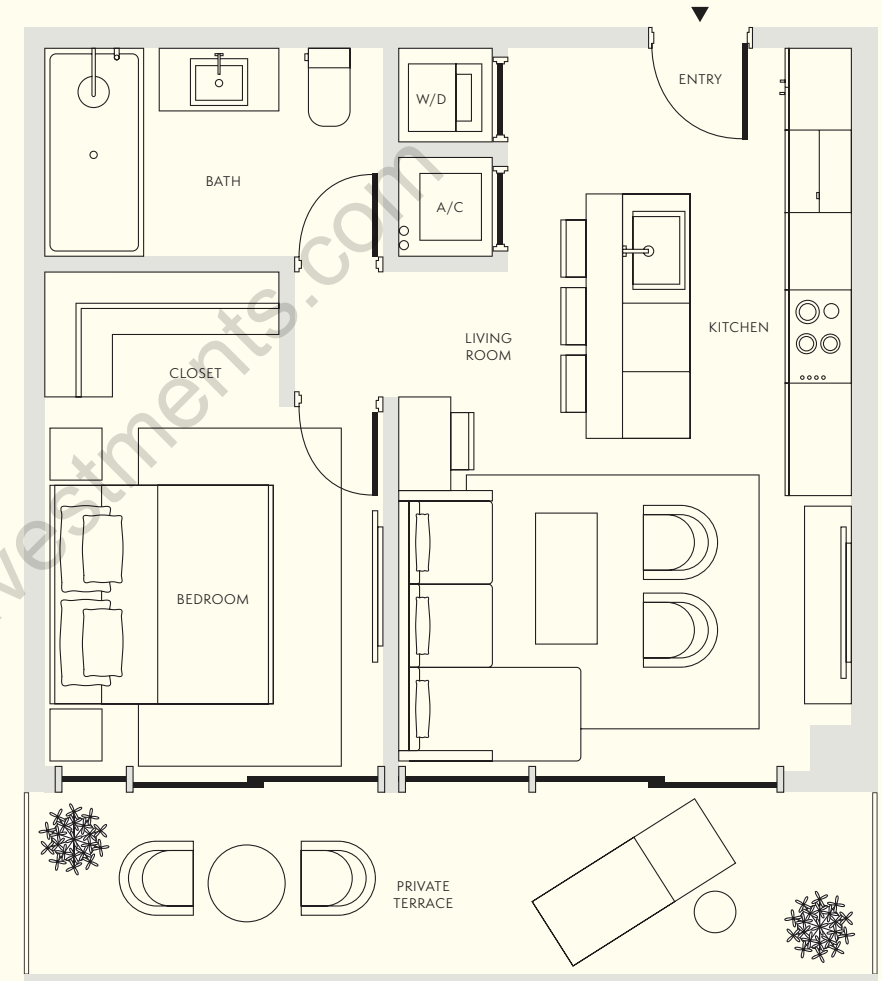
25'-5" X 22'-4"

Level

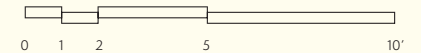
4-9



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STUDIO / 1 BATH

Residences 6,8,10,12,14

Interior

342 SF / 32 SM

Exterior

87-90 SF / 8 SM

Total

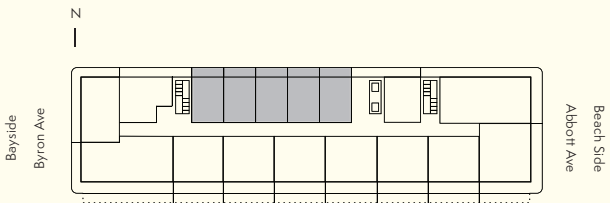
429-432 SF / 40 SM

Dimensions

14'-6.5" X 23'-6.5"

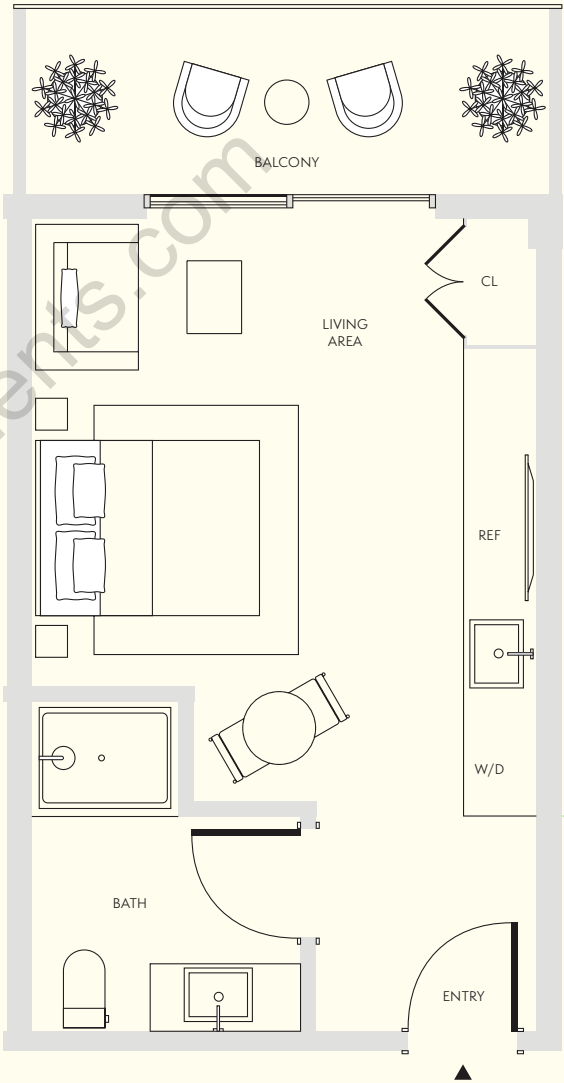
Level

4-9

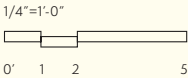


..... Extended balcony on select floors

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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

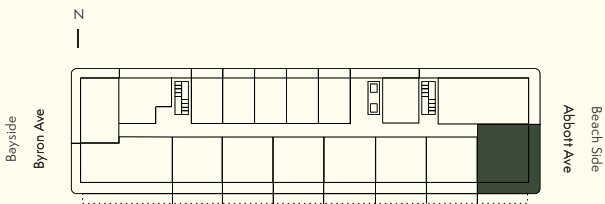
1,173-1,304 SF / 109-121 SM

Dimensions

25'-5" X 28'-10"

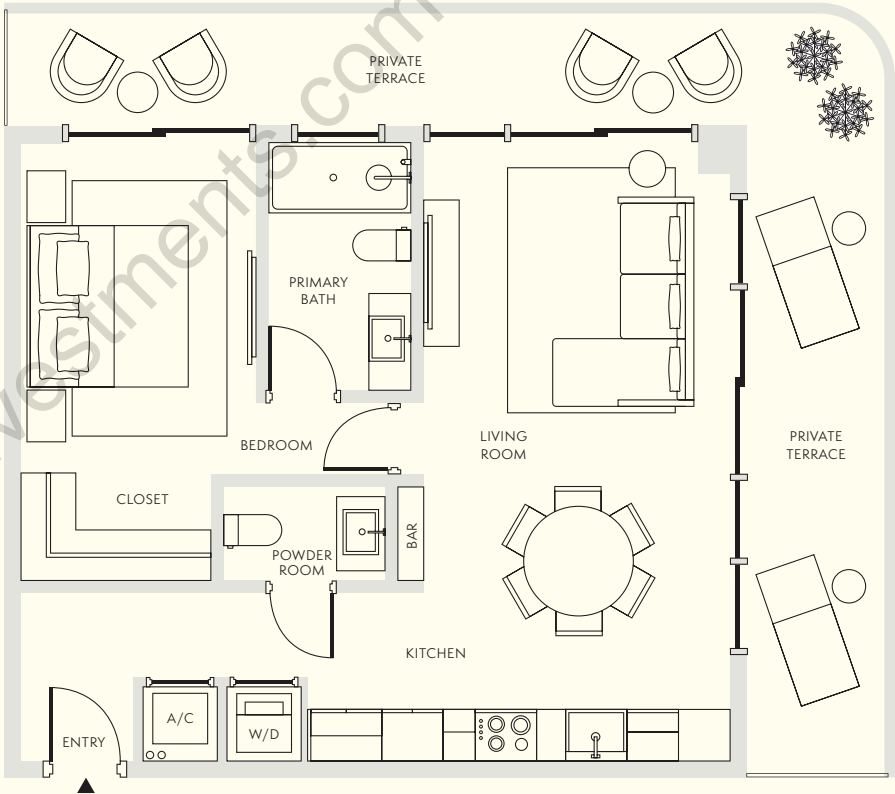
Level

4-9

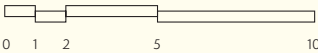


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Not to scale



2 BED / 2 BATH

Residence 18

Interior

1,089 SF / 101 SM

Exterior

499 SF / 46 SM

Total

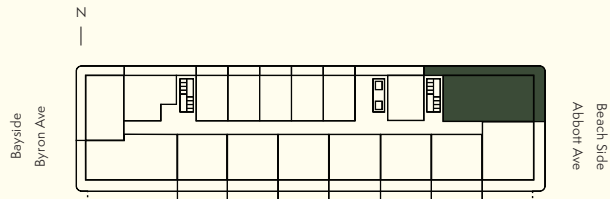
1,585 SF / 147 SM

Dimensions

44'-8" X 22'-4"

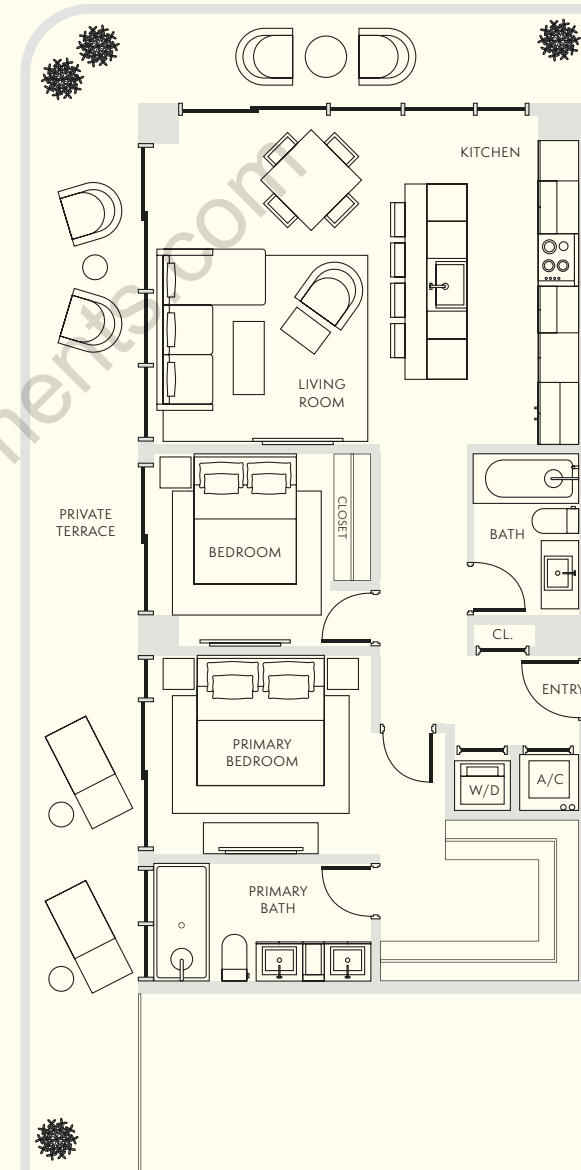
Level

4-9

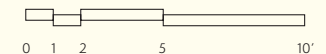


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Not to scale





ELLA

20% al Firmar Contrato
20% al Inicio de Obra
10% a Altura Máxima
50% al Cierre

VIEWS

www.miamicondoinvestments.com







