



# PALMA

MIAMI BEACH RESIDENCES

A LEFFERTS DEVELOPMENT



A Mediterranean experience  
that begins in Miami Beach

## OUR TEAM

DEVELOPER  
**Lefferts**

ARCHITECTURE  
**Built Form**

INTERIOR DESIGN  
**Studio Ramirez**

LANDSCAPE ARCHITECT  
**Keith**

SALES AND MARKETING  
**OneWorld Properties**

## THE DETAILS

FULLY FURNISHED RESIDENCES  
& NO MINIMUM RENTAL  
RESTRICTIONS

## RESIDENTIAL MIX

**1 Bedroom**  
405-573 SF | 38 - 53 M<sup>2</sup>

**2 Bedroom**  
620-889 SF | 58 - 83 M<sup>2</sup>

**Penthouses**  
414-1342 SF | 38 - 125 M<sup>2</sup>

## DEPOSIT STRUCTURE

- 10% Reservation
- 10% Contract
- 10% Groundbreaking
- 10% Pool Deck Pour
- 10% Top Off
- 50% Closing



## BUILDING FEATURES

- 14-story landmark building designed by Built Form
- Prime Miami Beach location just steps from the beach
- Cutting-edge green building with SMART technology LEED Gold certification
- Curated retail tenants on ground level

## AMENITIES

- Reception Desk
- Double-height lobby with floor-to-ceiling windows
- 24-hour secure access to building, amenities, garage and private residential areas
- Resort-style pool with private daybeds and luxe cabanas
- Outdoor summer kitchen with bar and pool deck event area
- Resident lounge on pool level with indoor and outdoor seating for private resident events
- State-of-the-art fitness center fully-equipped with Technogym and view of resort pool area
- Wellness hot tub and arctic cold-plunge pools
- Advanced technology SMART building with high-speed fiber-optic internet access
- WiFi throughout all common areas.

## RESIDENTIAL FEATURES

- Beach-luxe residences with modern open layouts
- All residences are fully finished and furnished by award-winning Studio Ramirez
- Panoramic ocean and bay views in select residences
- Private balconies for outdoor enjoyment from your home
- Luxurious 9-10 ft ceilings giving space and light to the feeling of your residence
- Floor-to-ceiling sliding glass doors with impact-resistant glass
- Advanced technology Smart Building
- Residences are pre-wired for high-speed internet and Wi-Fi
- Energy efficient central air conditioning and heating system
- Conveniently stacked washer and dryer included
- Spacious closets for your beach-chic wardrobe

### KITCHEN

- Imported European-cabinets with premium fittings
- Bosch appliance package with refrigerator, oven, cook-top, microwave, and dishwasher
- Premium stone countertops & backsplashes for the ultimate culinary experience
- Contemporary stainless steel under-mounted sink
- Elegant faucet with integrated spray handle

### MASTER BATHROOM

- Imported European cabinets with premium hardware and drawer pulls
- Premium stone countertops and backsplashes
- Rectangular trough porcelain sinks with dual elegant faucets (in select residences)
- Custom-finished porcelain floors and walls in wet areas
- Glass showers enclosures
- Premium European-style fixtures and accessories



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LEFFERTS



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