



# OCEAN VIEW

— RESIDENCES —

MIAMI BEACH, FLORIDA

LIVE ABOVE. LIVE INSPIRED.

## SALES PACKAGE

FLOOR PLANS  
AMENITIES  
RESIDENCE FEATURES  
SITE PLAN  
AVAILABILITY

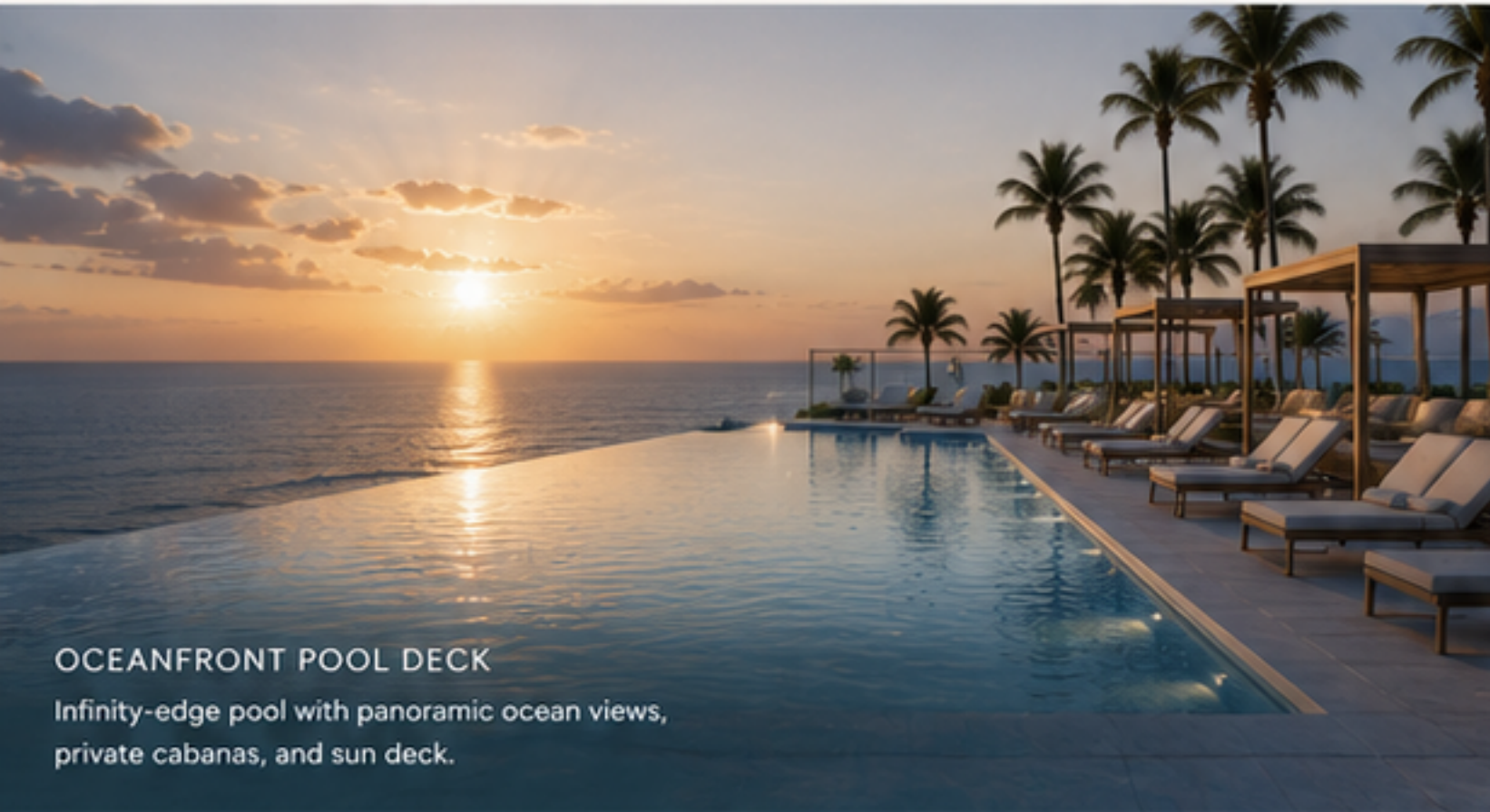




## AMENITIES

# ELEVATED LIVING. EVERY DAY.

Thoughtfully curated amenities that inspire wellness, connection, and relaxation— all with breathtaking ocean views.



### OCEANFRONT POOL DECK

Infinity-edge pool with panoramic ocean views, private cabanas, and sun deck.



### FITNESS CENTER

State-of-the-art equipment with floor-to-ceiling views.



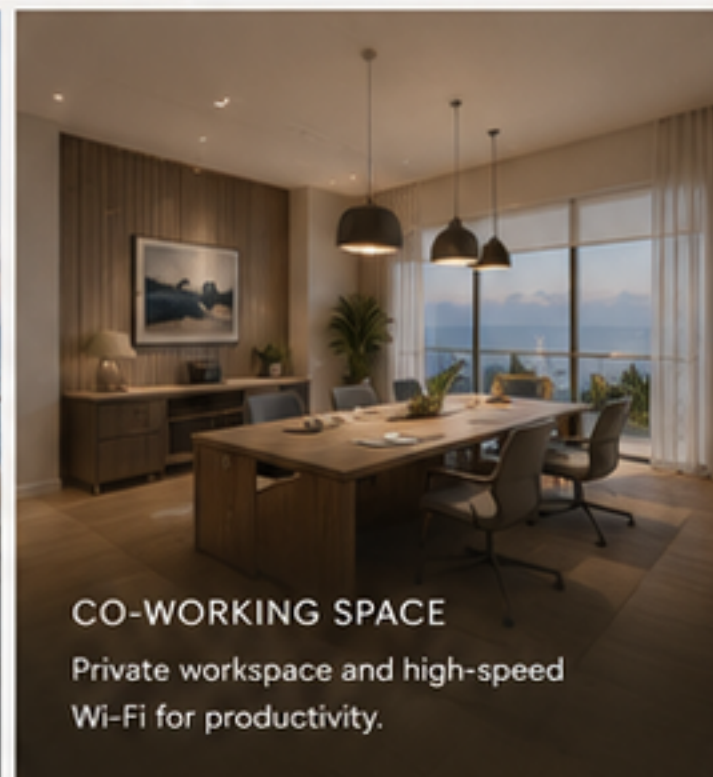
### RESIDENT LOUNGE

Elegant lounge with entertaining kitchen, perfect for gatherings.



### OUTDOOR DINING

Al fresco dining area with BBQ and stunning ocean backdrop.



### CO-WORKING SPACE

Private workspace and high-speed Wi-Fi for productivity.



### KIDS' PLAYROOM

Safe, fun, and bright space designed for children.



### WELLNESS STUDIO

Yoga and stretch room for mind and body.



### COFFEE BAR

Daily coffee bar and lounge for residents.



### 24/7 CONCIERGE

Dedicated concierge service for your every need.



### VALET PARKING

Secure, convenient parking for you and your guests.



### SMART ACCESS

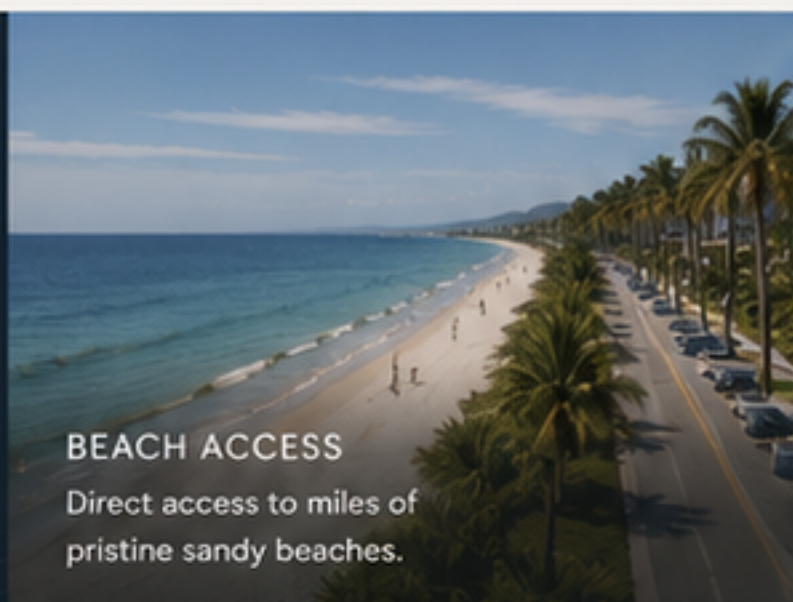
Keyless building access for comfort and peace of mind.



### BIKE STORAGE

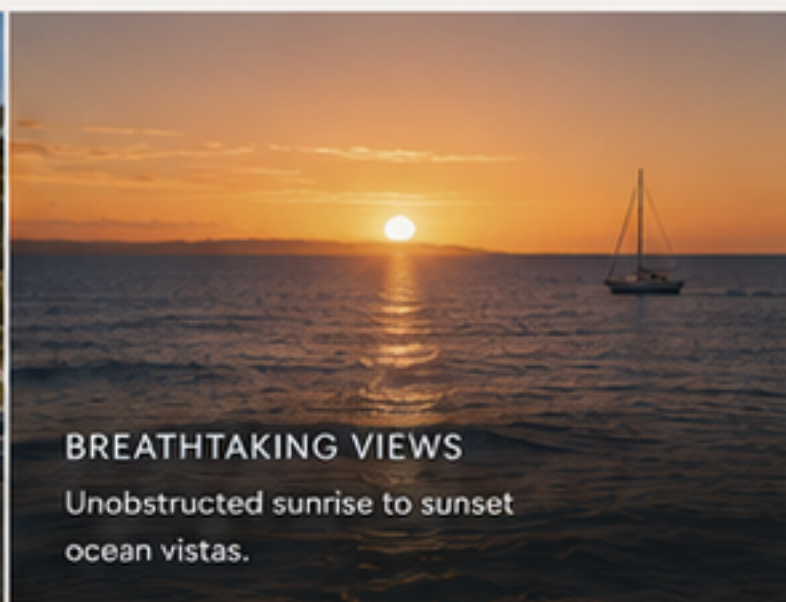
Secure storage for an active lifestyle.

## LIFE BY THE OCEAN



### BEACH ACCESS

Direct access to miles of pristine sandy beaches.



### BREATHTAKING VIEWS

Unobstructed sunrise to sunset ocean vistas.



### LUSH LANDSCAPES

Beautifully designed gardens and outdoor spaces.





# OCEAN VIEW

RESIDENCES

## RESIDENCE FEATURES

### CRAFTED FOR COMFORT. DESIGNED FOR LIFE.

Every residence is thoughtfully designed with premium finishes, open layouts, and expansive views — creating a refined coastal living experience.



## THOUGHTFUL DESIGN



### FLOOR-TO-CEILING WINDOWS

Maximize natural light and showcase breathtaking ocean and city views.



### OPEN-CONCEPT LAYOUTS

Spacious, flowing floor plans designed for modern living and effortless entertaining.



### EXPANSIVE OUTDOOR LIVING

Generous balconies and terraces extend your living space outdoors.



### 9' CEILINGS

Enhanced ceiling heights create an open, airy atmosphere.

## PREMIUM FINISHES



### GOURMET KITCHENS

Custom Italian cabinetry, quartz countertops, and premium stainless steel appliances.



### SPA-INSPIRED BATHROOMS

Porcelain tile, frameless glass showers, and elegant fixtures for a serene retreat.



### CUSTOM CLOSETS

Built-in shelving and drawers in all closets for organized, effortless living.



### IN-RESIDENCE LAUNDRY

Full-size, front-loading washer and dryer in every residence.



### SMART HOME FEATURES

Keyless entry, smart climate control, and integrated technology for peace of mind.

## QUALITY IN EVERY DETAIL

- ✓ Hurricane-impact windows and doors
- ✓ Energy-efficient appliances and lighting
- ✓ Designer-selected finishes and fixtures
- ✓ High-performance insulation for comfort and efficiency
- ✓ Concrete construction for durability and sound privacy



## SUSTAINABLE LIVING

Built with environmentally conscious materials and energy-efficient systems for a better tomorrow.

ELEVATED COASTAL LIVING. INSIDE AND OUT.





# OCEAN VIEW

— R E S I D E N C E S —

## SITE PLAN

THOUGHTFULLY PLACED.  
PERFECTLY POSITIONED.

Ocean View Residences is designed to maximize breathtaking views, resort-style amenities, and seamless indoor-outdoor living.



### SITE PLAN LEGEND

- 1 BEACH ACCESS  
Direct access to Miami Beach
- 2 OCEANFRONT POOL  
Infinity-edge pool with cabanas
- 3 CENTRAL LAWN  
Open green space for relaxation and events
- 4 RESIDENT LOBBY  
Elegant arrivals experience
- 5 SPORT COURT  
Tennis & pickleball court
- 6 OUTDOOR DINING  
Al fresco dining area with BBQ
- 7 ARRIVAL COURTYARD  
Porte-cochère with water feature
- 8 PARKING GARAGE  
Secure resident parking



### OCEANFRONT LIVING

Unobstructed ocean views and direct beach access just steps from your door.



### LUSH LANDSCAPE

Professionally designed gardens and green spaces create a private retreat in the heart of the city.



### PRIVACY & SECURITY

Gated entry, 24/7 security, and controlled access for complete peace of mind.



### NATURAL LIGHT

Buildings oriented to maximize sunlight, views, and cross ventilation.

OCEAN VIEW RESIDENCES  
LIVE ABOVE. LIVE INSPIRED.

73rd Street & Collins Avenue  
Miami Beach, Florida



AN EXCEPTIONAL ADDRESS.  
AN EXTRAORDINARY LIFESTYLE.

The developer reserves the right to make changes, modifications or substitutions to the building design, specifications, and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans shown. Square footage and dimensions are approximate and may vary.



# PLAN A1

1 BEDROOM, 1 BATH

|          |        |
|----------|--------|
| INTERIOR | 615 SF |
| EXTERIOR | 85 SF  |
| TOTAL    | 700 SF |



NORTH TOWER  
LEVELS 6-20



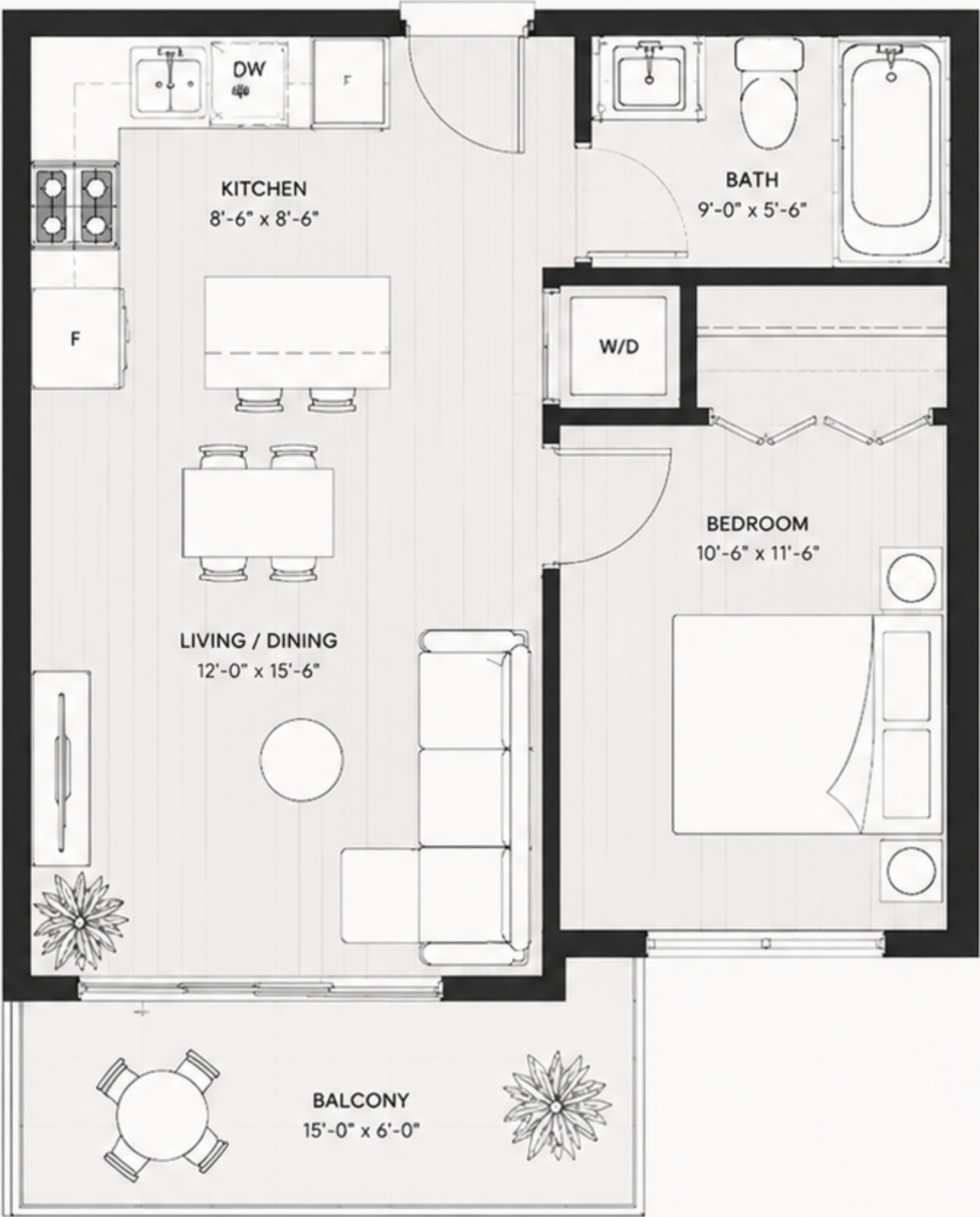
The developer reserves the right to make changes and modifications to the information contained herein  
herein without prior notice. Sizes and dimensions are approximate and may vary. E.&O.E.



# PLAN A2

1 BEDROOM, 1 BATH

|          |        |
|----------|--------|
| INTERIOR | 690 SF |
| EXTERIOR | 90 SF  |
| TOTAL    | 780 SF |



## NORTH TOWER LEVELS 6-20



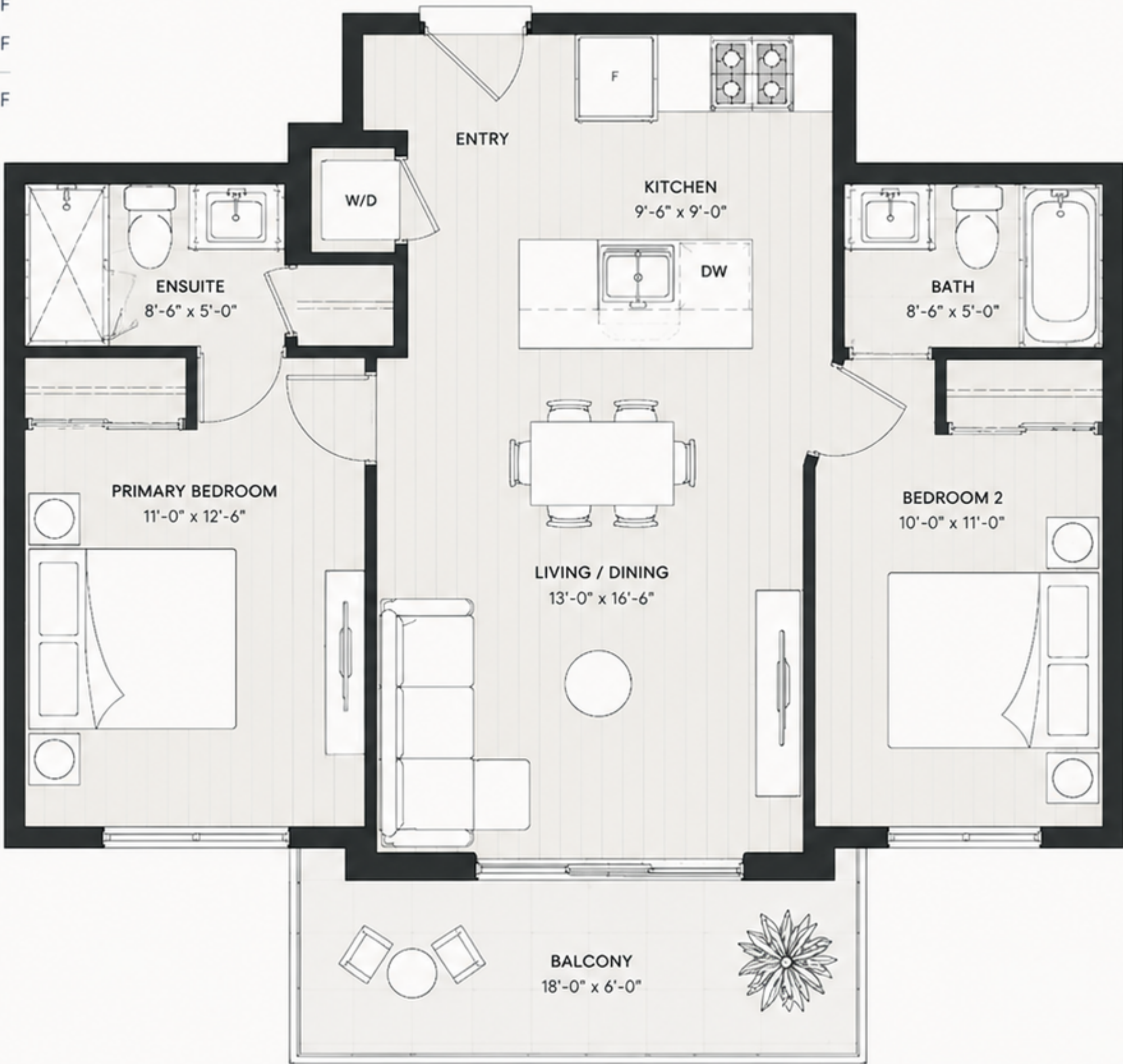
The developer reserves the right to make changes and modifications to the information contained herein  
herein without prior notice. Sizes and dimensions are approximate and may vary. E.&O.E.



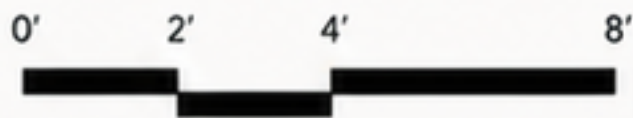
# PLAN B1

2 BEDROOM, 2 BATH

|          |        |
|----------|--------|
| INTERIOR | 880 SF |
| EXTERIOR | 110 SF |
| TOTAL    | 990 SF |



NORTH TOWER  
LEVELS 6-20



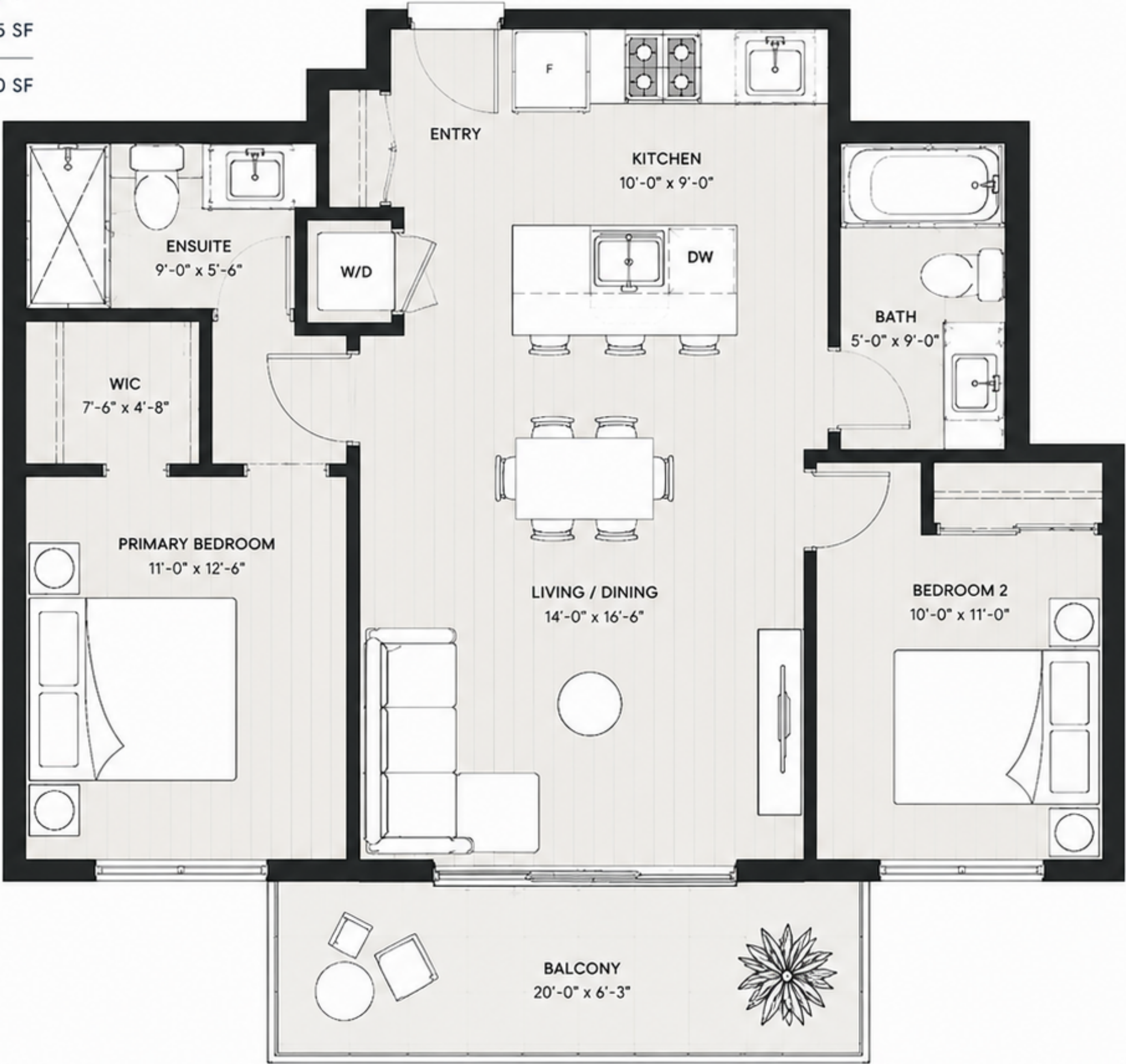
The developer reserves the right to make changes and modifications to the information contained herein  
herein without prior notice. Sizes and dimensions are approximate and may vary. E.&O.E.



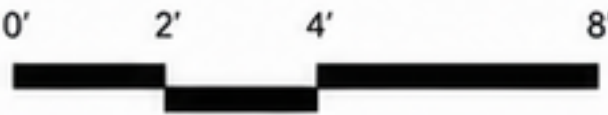
# PLAN B2

2 BEDROOM, 2 BATH

|          |          |
|----------|----------|
| INTERIOR | 955 SF   |
| EXTERIOR | 125 SF   |
| TOTAL    | 1,080 SF |



NORTH TOWER  
LEVELS 6-20



The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Sizes and dimensions are approximate and may vary. E.&O.E.