

RA GABLES MIAM







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CORAL GABLES

MIAMI



ALIFE OF COLLECTION.

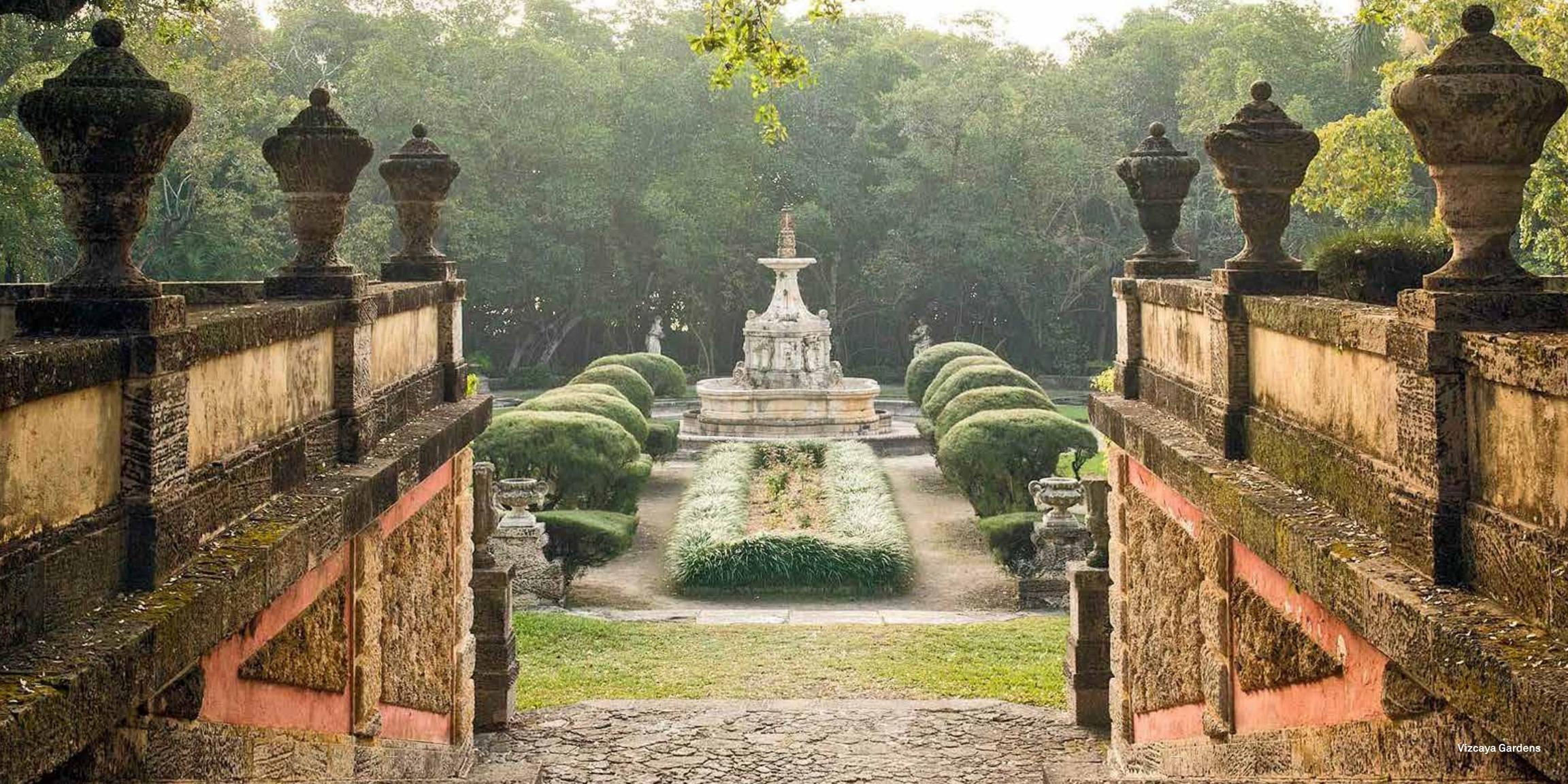


CONCEPTUAL SKETCH

A MODERN REFLECTION of HISTORIC CORAL GABLES

THE COLLECTION RESIDENCES

offers a private residential enclave within Miami's most desirable neighborhood. Noted interior architect Massimo Iosa Ghini transforms a quintessential nineteenth century Mediterranean Revival style building with stunning contemporary interiors.





THE TEAM

AN INNOVATIVE COLLABORATION of ARCHITECTURE, DESIGN & CRAFT

Architecture

Massimo Iosa Ghini Interior Architect

Founded in 1990 and with offices in Bologna and Milan, Italy, Iosa Ghini Associates specializes in interior design projects for large international groups and developers. The practice's multi-national staff of architects, engineers and designers focuses on the design of commercial and residential spaces, as well as museums, public spaces and structures dedicated to public transportation. Among their most recent major projects are the Ferrari Stores in Europe, USA and Asia; a multifunctional residential project in Budapest; several hotels in Europe, including Budapest, Nice and Bari; and Alitalia airport lounges.

The practice's design and architectural works received international recognition including the Compasso D'Oro Award ADI; the Good Design Award by the Chicago Athenaeum; the Red Dot Award and iF Product Design Award, Germany; the Roscoe Award, USA; and the IAI AWARD Green Design Global Award and IAI Awards, Shanghai, China.

Arquitectonica Architect

Established in 1977, Arquitectonica is Miami's premiere architecture, interior design and planning firm. Led by Bernardo Fort-Brescia and Laurinda Spear, the Miamibased studio has evolved into a worldwide practice, combining the creative spirit of the principals with delivery efficiency and strength of an international architectural firm. Today, Arquitectonica practices throughout the United States as well as Europe, Latin America, Asia and the Middle East.

Arquitectonica has won numerous American Institute of Architects and Progressive Architecture Design Awards, and overall has garnered more than 200 total awards for its iconic designs. The firm's work has been featured in more than 5,000 national and international publications and professional journals.

Duany Plater-Zyberk & Company Historical Architect

With offices in the United States and affiliates throughout Europe, Asia and Latin America, Duany Plater-Zyberk & Company represents a wide range of professional organizations in architecture, planning, engineering, transportation and health care. As a protean organization, teams are tailored to the needs of each individual project on a cross-professional and cross-locational basis.

DPZ's methods have been emulated by numerous practitioners, by national organizations such as SmartGrowth America, by environmental groups such as LEED as well as prominent government officials, including Prince Charles, who see the tremendous benefits to its methods of planning, coding and design.

Development

Ugo Colombo CMC Group

Ugo Colombo, widely regarded as one of South Florida's most respected, influential and successful residential and commercial developers, has played a pioneering role in the development of Miami's downtown skyline. Born in 1961 in Milan, Italy, Mr. Colombo came to the United States in 1983 as a student, and three years later founded CMC Group, a fully-integrated real estate development company focused on residential, commercial and retail properties. With a renowned expertise on the design and construction of high-rise luxury condominium buildings on Brickell Avenue, Miami Beach and Aventura, CMC Group has redefined luxury residential development and the condominium market in South Florida.

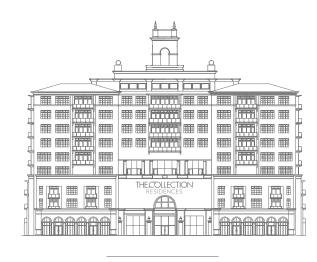
Ugo Colombo has developed many landmarks on the Miami skyline including Epic Residences and Hotel, a 55-story luxury condominium and hotel in downtown Miami; the iconic Santa Maria and Bristol Tower, both located on Brickell Avenue; Grovenor House, a 166-unit luxury condominium project in the heart of Miami's Coconut Grove community; Porto Vita, a Mediterranean-style village located along the Intracoastal Waterway in Aventura; Beach House 8, a luxury boutique condominium on Miami Beach, and Brickell Flatiron; a 700 ft glass tower in the middle of Downtown Miami.

Masoud Shojaee Shoma Group

Masoud Shojaee is a real estate visionary that has conceptualized and executed over 50 impactful residential and commercial development projects throughout South Florida. Since founding Shoma Group in 1988, Mr. Shojaee has a demonstrable reputation for anticipating the wants and needs of tomorrow's homebuyers. A University of Miami graduate with a Masters of Science in Electrical Engineering— Mr. Shojaee began his career as an electrical engineer, and has held a general contractor's license since 1987.

With a hands-on, forward thinking approach, Mr.
Shojaee takes personal responsibility for each and every one of Shoma's projects. By taking the time to understand his consumers, colleagues and contractors alike, Shoma has become synonymous with high-quality development that have uniquely transformed areas into proper neighborhoods and communities where hundreds of thousands of people live, work and play. Shoma has received numerous awards for excellence and Mr. Shojaee continues to be a positive force in Miami's highly competitive property market.

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CORAL GABLES
MIAMI

THE COLLECTION RESIDENCES

My approach to design is to envision a single object, conceptualizing "full" architecture in which the exterior and interior are as one. When designing The Collection Residences, I dove deeply into the rich history of Coral Gables and translated its traditional architecture to work cohesively in a contemporary environment. The design for The Collection Residences is based on the concept of fluid, continuous space. Contemporary forms are deliberately combined with the use of refined, classic materials like marble and stucco. The coupling of classic and contemporary details provides comforting traditional aesthetics with modern forms and finishes of perfect proportion.

lost grin

MASSIMO IOSA GHINI
INTERIOR ARCHITECT

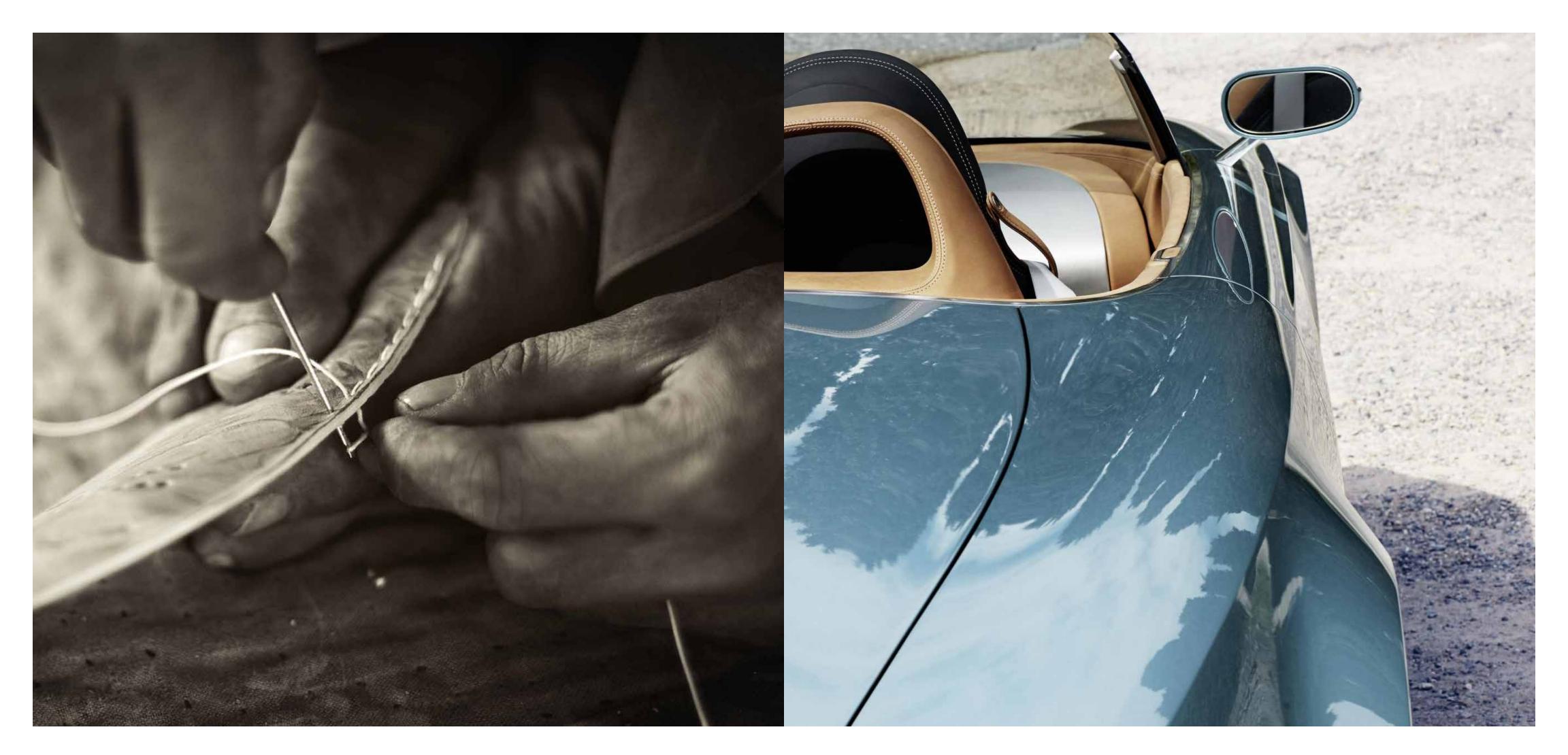




HERITAGE INSPIRED CRAFTSMANSHIP

The architecture of The Collection Residences draws its inspiration from the rich traditions of Coral Gables. From the generous proportions of the area's beautiful Mediterranean architecture, to the simple lines and fresh thinking of modern design, The Collection Residences integrates effortlessly with its stylish Gables neighborhood.

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ENTRYWAY

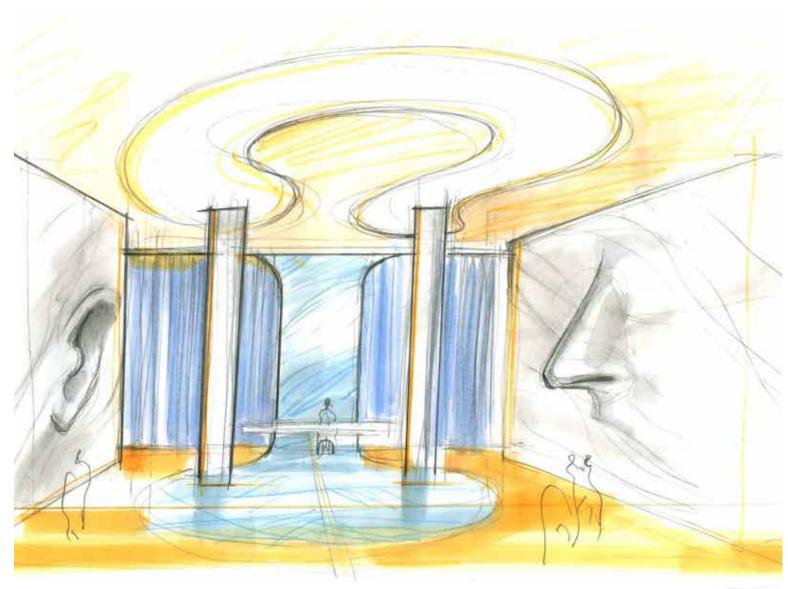
CONCEPTUAL SKETCH

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LOBBY

CONCEPTUAL SKETCH



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BOUTIQUE LIVING

THE LUXURY OF CONVENIENCE CRAFTED THROUGH METICULOUSLY APPOINTED SERVICES & AMENITIES.



BESPOKE SERVICES

THE COLLECTION RESIDENCES CONCIERGE

The Collection Residences' professional concierge staff is well equipped to provide a host of additional customized offerings. Below is a representative offering:*

Travel reservations
Ground transportation

Golf tee times/lessons reservations

Restaurant reservations

Floral arrangements

Spa, salon & personal training appointments

Pet care

Theater & entertainment information/reservations

Notary public

Courier Services

Photocopies & printing

Tour information & reservations

Newspaper/magazine delivery

Event planning

Automotive Care

Grocery shopping

General shopping

Catering/chef/staff
Dry cleaning/laundry pickup

Technology Support

HOUSEKEEPING & MAINTENANCE

Gracious hospitality is extended through housekeeping & maintenance services.***

Housekeeping services

Pre-arrival preparation

Air filter change

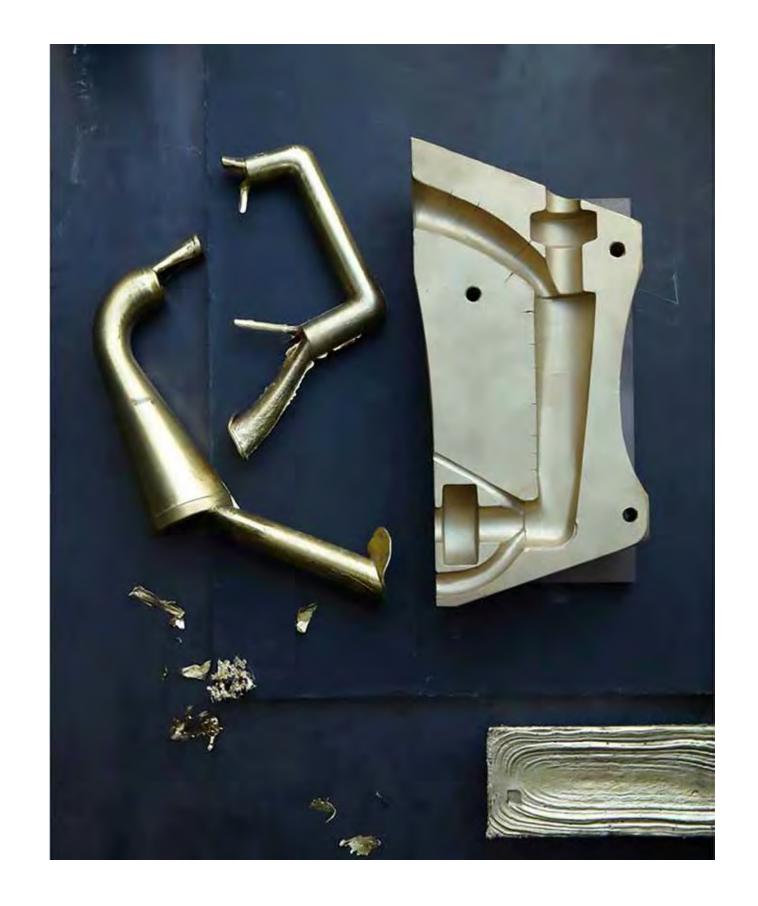
Touch-up painting



ilt owner requesting same. ** Each residence unit owner is responsible for paying its pro rata share of the cost for the provision of these services in accordance with such unit's Common Interest. *** All bespoke services available at an additional charge, subject to all all believes, terms and rates subject to change. **** Priority Status for Restaurant Reservation will be available to residence unit owners, subject to availability.

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ADDITIONAL BUILDING FEATURES & AMENITIES

BUILDING STAFF

The Collection Residence has a full-service lobby with a 24-hour concierge and doorman, building manager, porters & maintenance staff.

GARAGE, STORAGE AND PARKING CONVENIENCES

Ample designated self-parking within fully covered garage | Electric vehicle charging stations located on each parking level | Private storage rooms are available for purchase | Secure bicycle storage

SECURITY

24-7 video surveillance & digital recording of building entry points & common areas provides additional residential security.

VALET

Drive through landmarked archways to a fully covered drop-off lobby. Unload passengers or packages in a secure, enclosed space where a porter is available to assist you. Residents may also choose to Valet or self-park your vehicle.

ADVANCED TECHNOLOGY

Wi-Fi available throughout entire building including outdoor amenities areas | Fiber optic building backbone providing high-speed internet access | Electronic Access controlled building entry points | The Collection Residences Link: An integrated digital concierge service available to all residences | Semi- private residential elevators plus separate dedicated service elevator

VIP AUTOMOTIVE CARE

Vehicle washing and detail service available on-site.



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the CLUB LEVEL

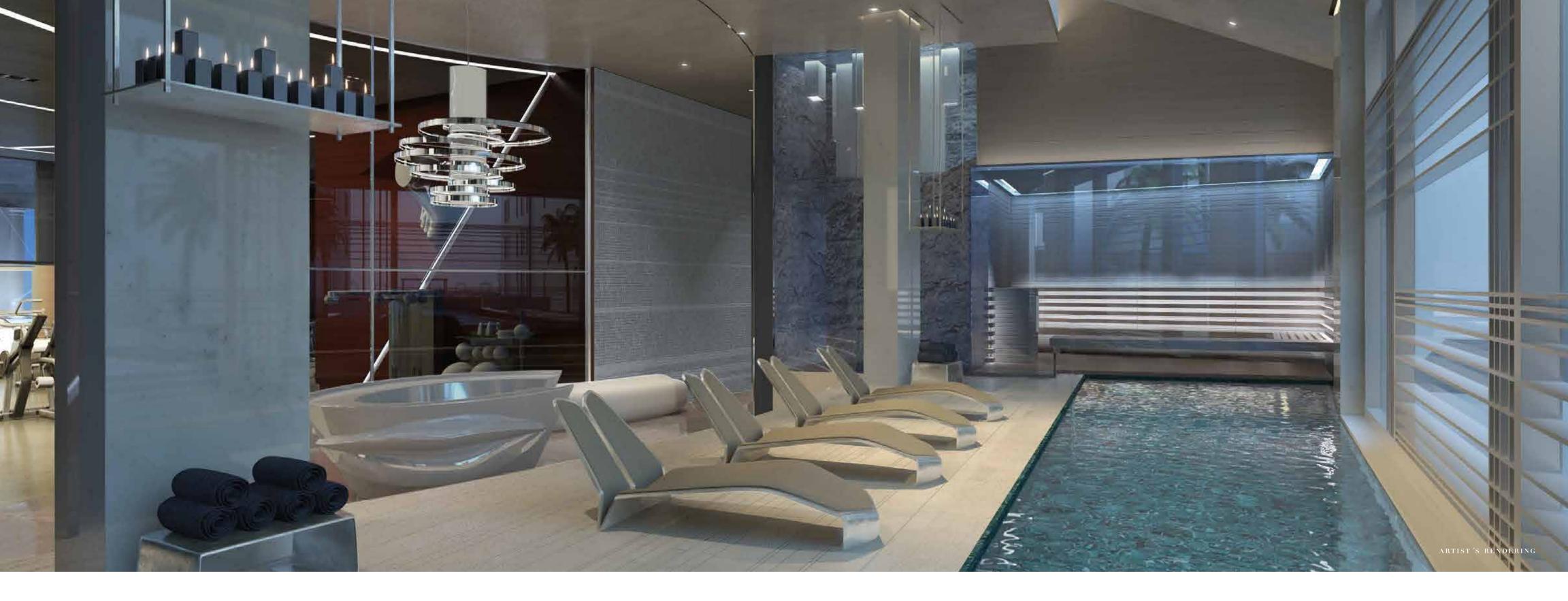
Fitness Center Swimming Pool Wellness Spa Courtyard Landscaped Pool Deck





FITNESS CENTER

A state-of-the-art designed fitness center featuring professional cardio & strength training equipment . Private yoga, pilates & spin studios are available for residential use & private training sessions.



WELLNESS SPA

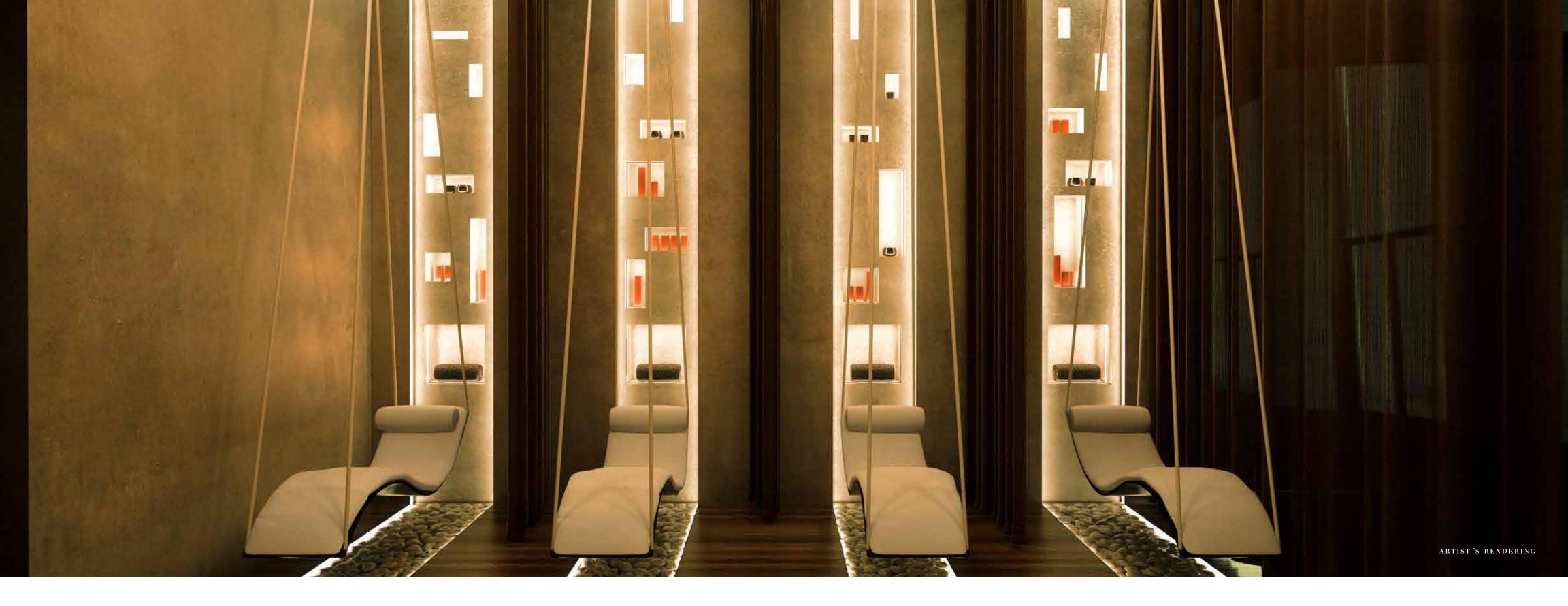
SERENE INDOOR WATER FEATURE

A sybaritic, spa-like experience with travertine marble walls, lofted ceilings, soft lighting & private alcoves for after swim relaxation.

SPA TREATMENT ROOMS

Private spa & treatment rooms available to residents.

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RELAXATION ROOM

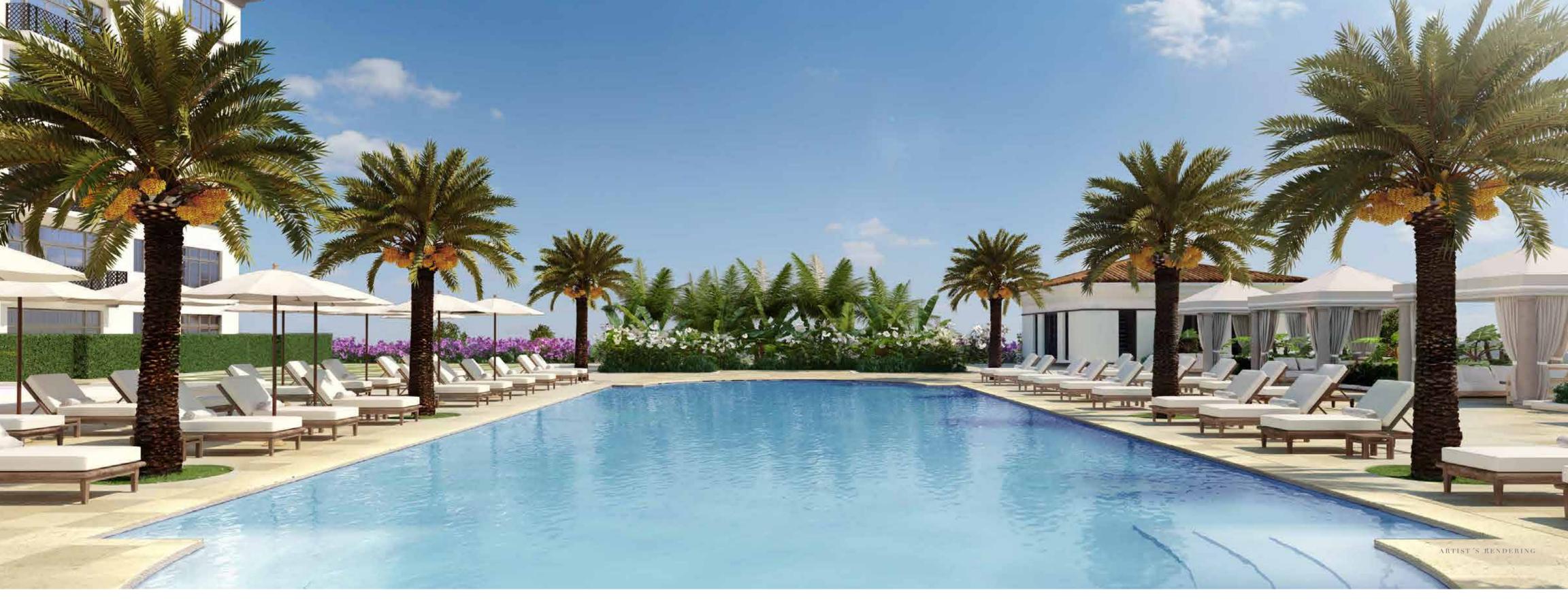
Designed to provide a sense of peace & well-being—the relaxation room is a tranquil space perfect for quiet meditation & unwinding.



THE GROUNDS AT THE COLLECTION RESIDENCES

Inspired by Coral Gables' lush surroundings, the classically landscaped private garden courtyard at The Collection Residences offers a true oasis in the center of town.

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LANDSCAPED POOL DECK

A meticulously landscaped pool deck with trellised gardens, offering quiet areas, as well as cabanas, showers for sun bathers & a wet bar.



THE SHOPS

Some of the finest establishments in all of South Florida are located just steps from The Collection Residences. The building's ground floor premium retail space provides residents with doorstep access to a posh Coral Gables.

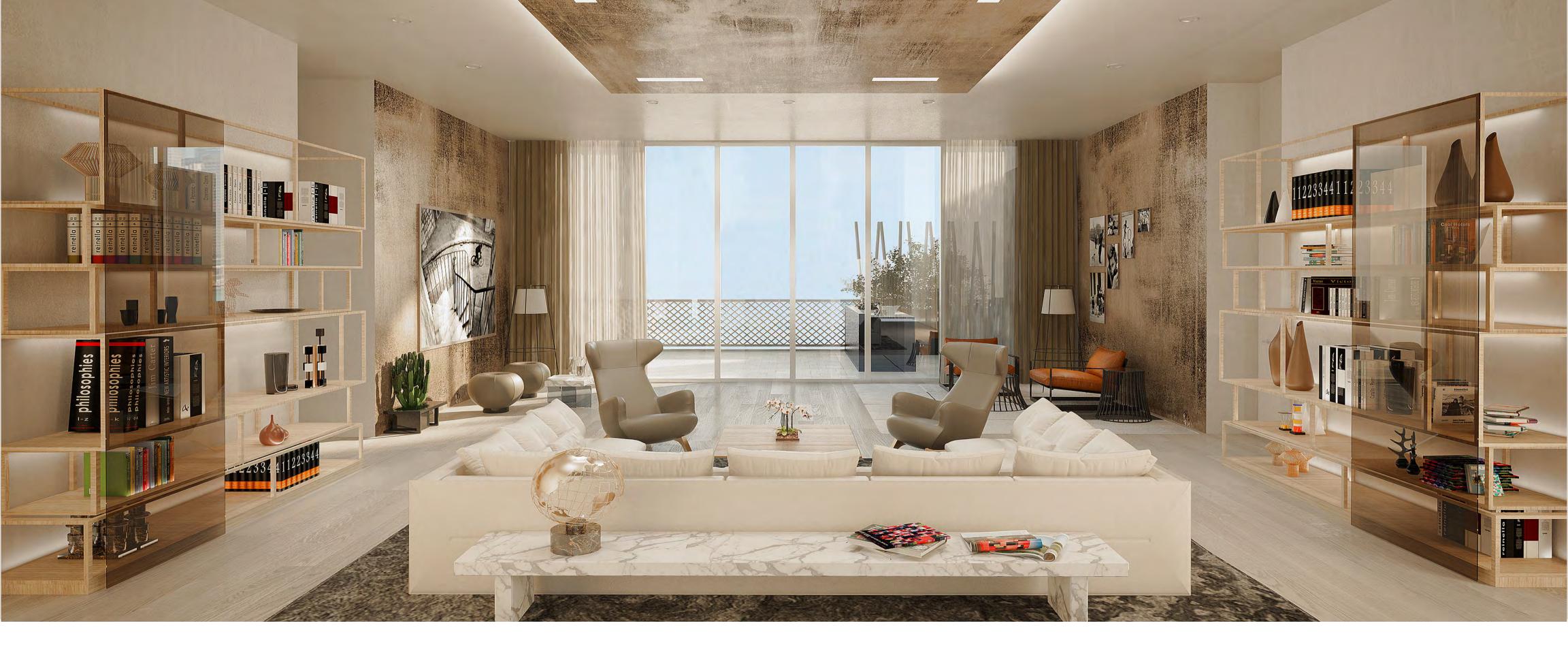
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CONCEPTUAL SKETCH

TIMELESS RESIDENCES

Thoughtfully designed & graciously proportioned homes combine spacious open-plan living with elegant finishes.



LIVING SPACE

Each residence is crafted with the highest quality materials, & offers expansive floor plans, grand ceilings & detailed finishes. These elements come together as the signature hallmark of a life well-lived.

F ARTIST'S RENDERING

BESPOKE ITALIAN KITCHENS

Italian made & fully accessorized Snaidero kitchen cabinetry custom

designed by Massimo Iosa Ghini

Italian marble countertops & backsplash

Interior cabinetry & kitchen counter LED lighting

Fully integrated Miele electric oven & microwave

Miele induction cook top with custom designed stainless steel exhaust hood

Miele built-in refrigerator/freezer

Miele built-in dishwasher with multi- setting concealed control panel & clean air drying system

Double stainless steel sink with polished chrome fixtures made in Italy



BEAUTIFULLY CRAFTED BATHROOMS

Generous en-suite master bathrooms offer moments of calm & comfort, designed with elegant yet bold materials.

INTERIOR DETAILS

The interiors at The Collection Residences have been curated by acclaimed interior architect, Massimo Iosa Ghini. His vision has resulted in a design that dovetails elegant simplicity with classical style through a calm, sophisticated palette of materials.

MASTER BATH

Italian manufactured Milldue suspended cabinetry with back-lit wall mirror, custom designed by Massimo Iosa Ghini | Polished, imported Italian marble floor, base, & walls | Italian custom designed double sinks | Brushed nickel Zucchetti faucets & fixtures with thermostatic valves in tub & shower | Custom designed under mount oversized spa tub with therapeutic lighting | Separate enclosed toilet closet | Duravit soft-close, white high-gloss ceramic toilet & bidet

POWDER ROOM

Italian manufactured & custom designed Milldue suspended cabinetry with back-lit wall mirror | Polished, imported Italian marble floor & accent wall | Chrome-finished Zucchetti faucets & fixtures made in Italy | Duravit white high-gloss ceramic toilet with soft close lid

SECONDARY BATHROOM

Italian manufactured & custom designed Milldue suspended cabinetry with back-lit wall mirror | Polished, imported Italian marble floor & wet walls | Chrome-finished Zucchetti faucets & fixtures made in Italy | Duravit white high-gloss ceramic toilet with soft close lid

LAUNDRY

Bosch front-loading washer with multi-cycle settings | Bosch front-loading multi-cycle dryer with anti-vibration, noise suppression technology

DOORS & HARDWARE

Custom Barausse solid wood doors made in Italy | Soft-close hinge | Italian designed & manufactured hardware & handles in polished chrome

WALLS

Insulation for enhanced sound proofing between units | Finished walls with two coats of primer paint | Water resistant drywall in bathrooms & behind all marble wall locations

CEILING

Grand ceiling heights | Recessed down lights in kitchen, bathrooms & hallways | Smooth, finished ceilings with two coats of white paint



TERRACES & GLASS SYSTEM

Outdoor garden balconies | Energy efficient, impact resistant windows & sliding glass doors, built to meet the latest hurricane safety requirements

TECHNOLOGY SYSTEMS

The Collection Residences Link: An integrated amenities solution enabling interactive communication with building amenities & services via tablet, PC or Smartphone | Fiber-to-the-home (FTTH) technology provides each unit with gigabit capable internet access | Structured media panel pre-wired for HD cable television, telephone system & computer network | HDTV & cable television outlets in kitchen, living & sleeping areas | Private wireless network provided to each residence | Keyless residential entry via smart lock system

MECHANICAL & ELECTRICAL DESIGN

Energy efficient air-conditioning & heating systems in each residence | 8" structural concrete slabs limits use of columns | Centralized water system delivering unlimited hot water to each residence | Ample wall insulation ensures maximum soundproofing that exceed industry standards









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LUXURY TOWNHOMES AT THE COLLECTION RESIDENCES

DRIVING MODERN LIVING:

To anticipate the needs of the entrepreneurial, successful and executive set, The Collection Residences includes unique multi-use townhomes, an innovative concept in the Miami market. The Collection Residences' two-story townhomes provide the flexibility of live — work space with front-facing street access as well as a separate second story comprising a generous residential living area.

Offering private covered garage parking and valet.



CORAL GABLES



the CITY BEAUTIFUL



Swimming at the Venetian Pool,1940 PHOTO CREDIT: HISTORY MIAMI

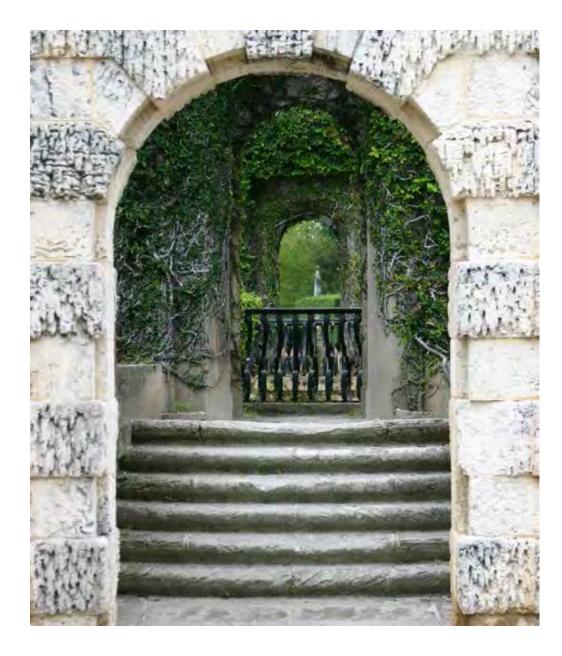


Tahiti Beach (Coral Gables, Fla.),1926 рното скедіт: нізтоку міамі

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NEIGHBORHOOD



The Collection Residences is located within walking distance to a wealth of premium shopping, dining & cultural attractions, including the Biltmore Hotel and nearby Village of Merrick Park.

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OLD WORLD GLAMOUR









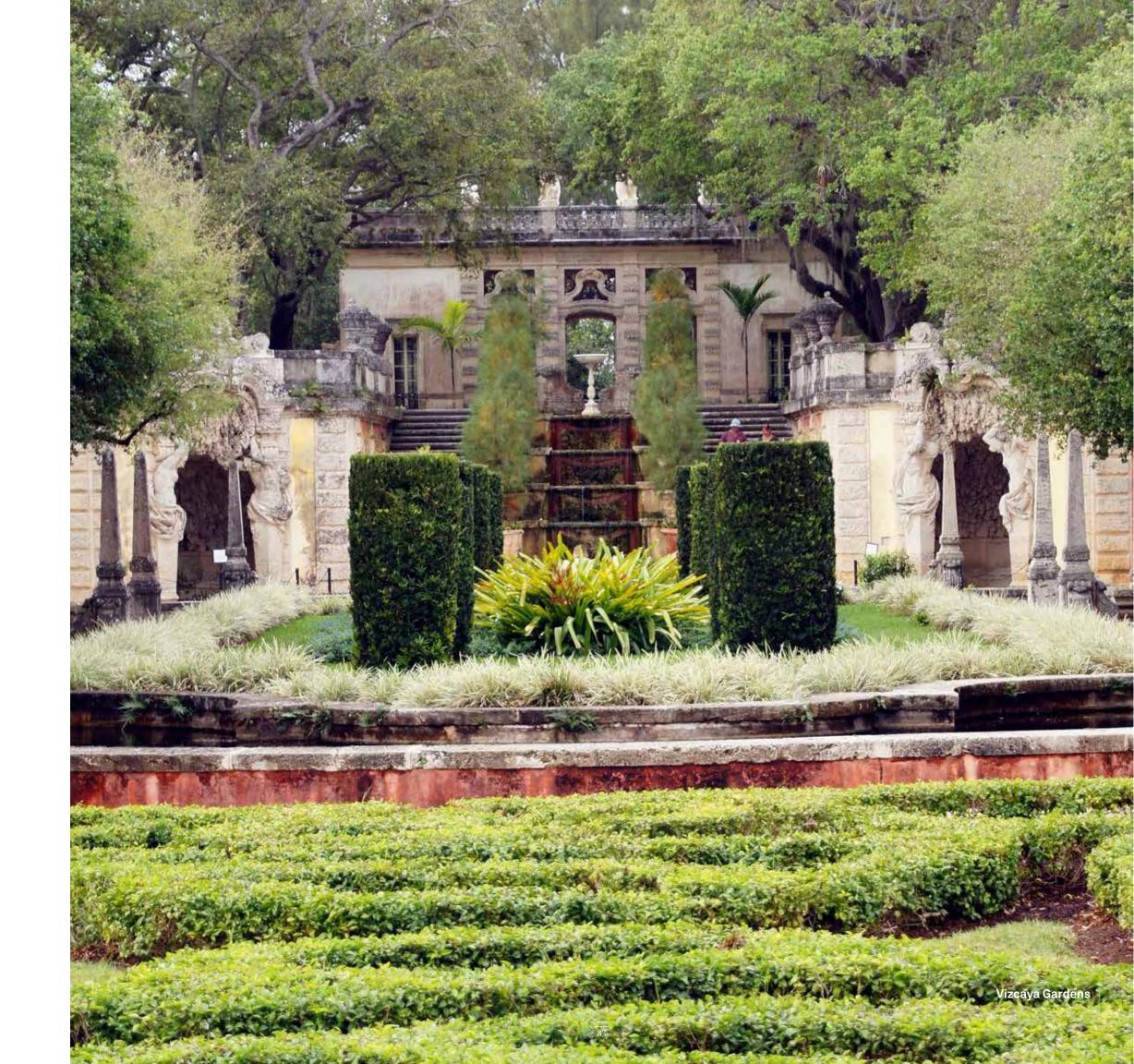


A NATIONAL HISTORIC LANDMARK

A Coral Gables landmark, The Biltmore Hotel is a world-class resort featuring a stunning location with luxury accommodations, meeting space, a full-service spa, golf, dining & upscale amenities.



In addition to its thriving business center, the Gables is a vibrant community with numerous theatres, museums, art galleries & more than two dozen city parks.











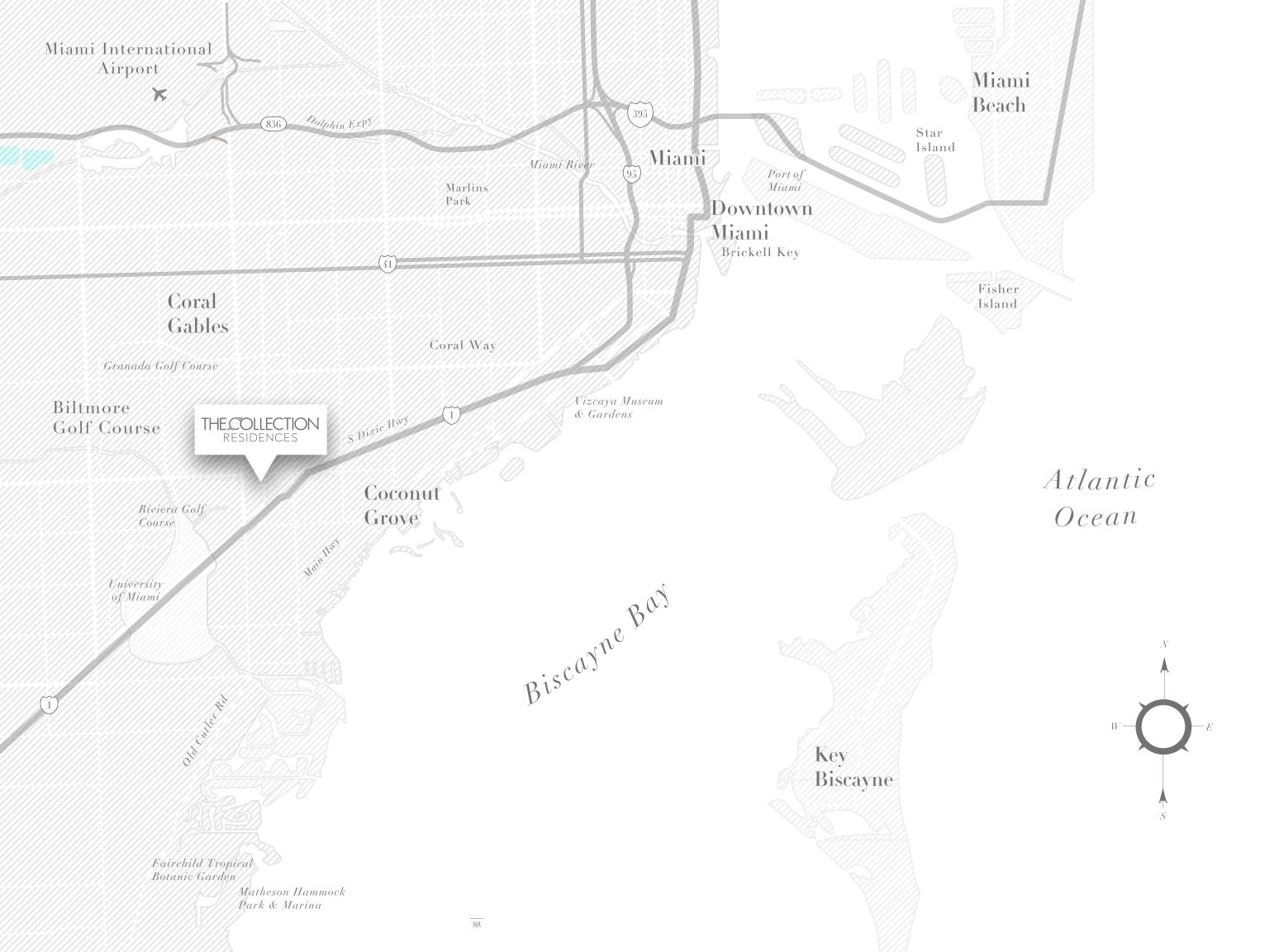












Downtown Coral Gables

4 MINUTES

Coconut Grove
6 MINUTES

University of Miami

Downtown Miami

Miami International Airport

13 MINUTES

Fisher Island

Key Biscayne

Miami Beach

While its historic charm makes it seem worlds away from bustling South Beach & Downtown Miami, Coral Gables is conveniently located near Miami International Airport and the Port of Miami.



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