

ELEVEN ON LENOX

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"Miami Beach is the most desirable  
place in the world for those  
in search of a sophisticated, relaxed,  
modern beach lifestyle."

Masoud Shojaee  
President, Shoma Group







# INDEPENDENT STYLE IN THE HEART OF SOUTH BEACH

Nestled in one of South Beach’s most vibrant neighborhoods, Eleven on Lenox — as the name suggests — is a unique collection of just 11 exclusive townhomes.

Conceived as a celebration of the beach house, these sophisticated residences combine independent style with privacy and the prestige of a coveted address steps from the Atlantic Ocean and the best of Miami Beach life.





## RETREAT

Brought to life by celebrated five-time 'AD100' Interior Designer Charles Allem, Eleven on Lenox embraces shades of sand and stone reminiscent of the nearby coast.

Foyer, First Level



"The uncompromised vision is about creating an experience through which the lifestyle itself is elevated to an art form. Edited color, texture, and form all go beyond the essence of design in pursuit of a comfortable and provocatively luxurious lifestyle." – Charles Allem, Designer

Sitting Area, Second Level





Bright, spacious and inviting, Eleven on Lenox combines coziness and grandeur from the ground up. Select master suite features include a private terrace, plus his and hers walk-in closets.

Master Suite, Second Level



Precision-cut Italian tiles effortlessly merge with Pibamarmi marble tub and pedestal vanities, dual rain showers, Dornbracht fixtures and Duravit toilets.

Master Bath, Second Level





Double-height ceilings and a carefully considered loft space offer maximum luxury and flexibility.

Second Bedroom, Second Level



Parchment-colored matte lacquer finishes, a Scavolini kitchen, white Caesarstone countertops and Gaggenau appliances come together flawlessly in an open plan living space.

Dining and Kitchen, Third Level





## RELAX

Great Room, Third Level

Eleven on Lenox was designed with an independent spirit. Residences flow seamlessly over three floors via a unique pivot glass elevator, while telescoping glass doors provide a truly indoor-outdoor lifestyle accentuated by a private rooftop pool.





## INDULGE

Rooftop Terrace, Third Level

### Features and Amenities

- Exclusive beach, spa and fitness club membership
- Double car garage plus two parking spaces
- Private rooftop with heated pool and summer kitchen
- Telescoping glass doors
- Ceiling heights up to 15 feet
- Pietra di Brera flooring and walls, plus Pibamarmi bath in master bath; elegant black marble for monolithic powder room pedestal sinks
- Scavolini kitchen with Gaggenau appliances
- Duravit toilets and Dornbracht fixtures in baths
- Spine, cantilever stairs
- State-of-the-art security system with four key pads and camera ready system
- Smart technology capabilities throughout, from living room surround sound with three iPad wiring locations, to network and WiFi on every floor, plus smart TV and multi-zone wiring systems





# LIVE

With its laid-back luxury, desirable location and exclusive access to Miami Beach’s premier spa, fitness and beach club, Eleven on Lenox is more than at home in one of the city’s most fashionable neighborhoods. Never far from the ocean and never far from the action, Eleven on Lenox is at the frontier of modern city living.





Atlantic Ocean





The Bass Museum of Art



Mr. Chow



Estiatorio Milos by Costas Spiliadis



Alchemist



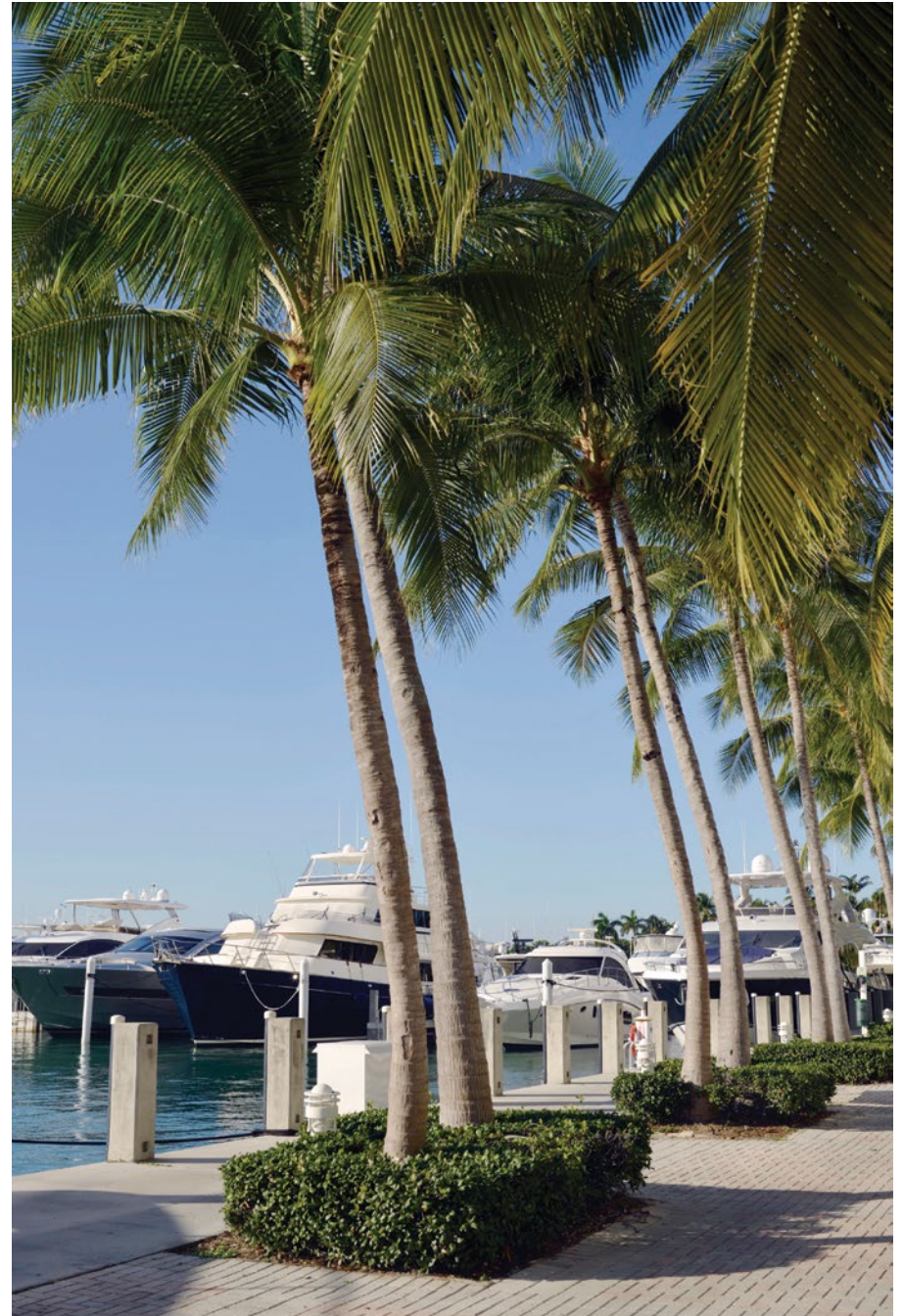
South Pointe Park





(Previous page)  
1111 Lincoln Road

(This page)  
Sunset Harbour  
Yacht Club







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View from the Venetian Causeway




Eleven on Lenox

On-Site Sales Gallery  
1030 15th Street  
Miami Beach, FL 33139

Developer  
Shoma Group

Interior Designer  
Charles Allem,  
CAD International

Architect  
Zyscovich Architects

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SHOMA