

57 OCEAN
MIAMI BEACH



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Welcome to 57 Ocean.

I have been a part-time resident of Miami Beach for almost 30 years, fully appreciating why so many people enjoy this vibrant, and incredibly diverse community. I feel extremely passionate about developing in this city that I call my second home.

Il Villaggio, on Ocean Drive, was my first luxury development in Miami, back in the early '90s. We prided ourselves on that condominium and the precision of its execution. Pavarotti was there to sing at its opening event, with 120,000 people in attendance, which to this day is considered a memorable night for Miami Beach. Though much time has passed since then, Il Villaggio still reflects the timeless character of all Multiplan developments—buildings that enhance and transform their landscapes.

57 Ocean has been a tremendous source of inspiration for our team. I founded and grew Multiplan Empreendimentos Imobiliários S.A. in Brazil to become one of the largest publicly owned real estate companies in Latin America. It is with the same focus that I begin this new endeavor of starting Multiplan Real Estate Asset Management in the United States, continuing and expanding our long-standing history of excellence with this iconic project that heralds a new and prosperous era for Millionaire's Row on Collins Avenue.

Our team are always innovating and searching for ways we can bring joy to people as they live, work and play in the spaces we create. Lush, fresh, soothing, and elegant, the design of 57 Ocean pays homage to the Brazilian way of life by enabling meaningful connections to nature and self. It is a building where the ocean is an extension of the home, and home is the healthiest place to be.

I love the ocean, and as an entrepreneur I have always recognized the value of living by the water. These locations are unique, increasingly scarce and encompass a fantastic vision: to live in perfect balance with two distinctive worlds—land and sea. I hope you enjoy living by the ocean as much as I have enjoyed dreaming up this modern residential sanctuary.

J Peres

José Isaac Peres
Founder of Multiplan REAM



The Ocean as Muse

On the sands of Millionaire's Row, Miami's most beautiful and exclusive strip of beachfront, sits 57 Ocean—a distinctive building that sparkles among its peers. Award-winning Arquitectonica has partnered with world-class designers to create a residence that is in complete harmony with its surroundings. Every aspect of the design—including the use of materials, the soft undulating façade, the flow of its interiors—is in constant dialogue with the sea.

From the moment you arrive, the ocean beckons. Grand vertical gardens guide you from the porte-cochère through a double-height lobby awash in natural stone, past the pools and meditation gardens, straight to the sand. The transition has never been more seamless: from city, to home, to ocean.

Here, the cadence of the Atlantic sets the pace for a life lived in full.







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On Collins Avenue, a dense array of indigenous planting—from towering palms to sculptural vertical gardens—creates a sense of privacy and grandeur for those arriving home.

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Collins Avenue Façade



Flow-Through Lobby

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Inspired Living Indoors & Out

Brazilian style cannot be easily defined through aesthetics. It is more a way of life: carefree and full of vigor. It is experienced both indoors, through texture and natural materials, and outdoors, through spaces that extend the home. All these elements combine to create an unparalleled sense of warmth and comfort.

Floor-to-ceiling windows are invitations to nature beyond. Each residence has an open floor plan that allows the living, dining and kitchen areas to merge into one great room, which then spills out onto an expansive terrace—to become a true outdoor living room, ready for relaxing or entertaining.

Among each residence's private spaces, master bedrooms dazzle with generous proportions that provide his-and-her bathrooms, open-plan walk-in closets and a tropical-modern design that brings a touch of Brazilian flair.



Residence Living Room

Designed with the entertainer in mind, the great room keeps the focal point on the views, while offering ample space and multiple seating areas for reading a book, playing a game, dining with family or hosting friends.

Terraces, up to 12 feet deep, are a defining feature of 57 Ocean. These vast, breezy spaces are a gracious continuation of the home, with one-of-a-kind wood-lined ceilings and glass balustrades to further connect the residence with the grand expanse of nature beyond.





Residence Kitchen

The beautifully planned kitchens were designed for the home cook, with clean and modern Poliform cabinetry, state-of-the-art appliances and a solid marble waterfall island that invites family and friends to gather. Whether it's used for prepping or celebrating, the kitchen will no doubt be the centerpiece of each home.

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Spacious master bedrooms open onto the terraces, turning these private sanctuaries into ultimate expressions of tropical-modern luxury. Inside, comfort reigns, with the cozy seating lounge for reading or watching television, and the large, well-considered his-and-her closets.



Residence Master Bathroom

Each master bathroom is a private couples retreat, lined in floor-to-ceiling stone and outfitted with floating tubs, sliding glass doors, and vanities by Poliform. Everything is perfectly accented with soft hidden lighting that sets just the right mood.

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Situated ideally between city and water, every window frames a view to treasure—whether facing the Atlantic, the Intracoastal Waterway or the Bay to the sparkling skyline of Miami.



City View from Collins Avenue West Terraces

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The Future of Luxury

Anyone choosing to live in Miami, right on the sand, places a premium on well-being. At 57 Ocean, every amenity was carefully planned to ensure a healthy lifestyle.

The private spa presents owners with cutting-edge therapies, soothing massages and a thermal suite designed to take them on journeys that energize both body and soul. Residents and their guests can spend time in the club room that is complete with a chef's kitchen and outdoor summer kitchen, in the outdoor bar and lounge, or simply reading in the library. Two infinity swimming pools sit just above the beach, which is only a few steps away.

On the third-floor sunset deck, the spa pool allows for relaxation while the outdoor MyEquilibria gym and indoor Technogym fitness center encourage a healthy lifestyle. The children's room lets owners entrust young ones with caregivers when they need time to pursue wellness goals or attend private training sessions.

Connecting to the ocean was paramount in defining the design of every space, including the amenities. The expansive pool deck—comprising an outdoor bar, social lounge, two pools and a sprinkling of cabanas—blends into the meditation gardens that connect the property to 250 linear feet of beach. Owners can explore the Miami Beach Walk right from the lobby door and easily walk, run or bike along Miami Beach, from Bal Harbour to South Pointe Park.





Pool Deck

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Site Disclaimers Page

Pool Deck



With the ocean never more than a few steps away, the transition from pool to beach is effortless. Poolside and beachfront concessions serve gourmet snacks and craft cocktails for festive gatherings or relaxing afternoons by the water.





Third Floor Sunset Deck

The third floor features a state-of-the-art fitness facility designed for indoor-outdoor training, along with an adjacent children's entertainment room. A spa pool helps residents feel restored and rejuvenated.



Indoor Fitness Center

The indoor fitness center is fully equipped with Technogym personalized equipment, a dedicated personal training area and a juice bar. Innovative Mylsle training equipment by MyEquilibria makes open-air workouts easy to achieve.



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01
PRIVATE ARRIVAL

Lush tropical landscaping and sculptural vertical gardens provide just the right amount of privacy, with the help of valets, to welcome you home.

02
LOBBY

The double-height space, lined in natural stone, peers directly onto the ocean. A concierge staff are on call to answer any request.

03
THE WELLNESS PAVILION

A world-class spa invites residents and their guests to relax and retreat.



04
THERMAL SUITE

Residents can experience an extensive journey through different heating and cooling elements to prepare the body before a treatment as well as heal and recover after exercise. The Thermal Suite will house a steam room, aromatherapy saunas, experience showers, and an ice fountain.

05
PRIVATE SPA SUITE

The private indoor spa suite is equipped to perform a variety of holistic treatments for the face and body.



06
OUTDOOR SPA SUITE

Residents and their guests can enjoy outdoor treatments that include hammock massages, stone treatments, and Thai stretching.

07
RELAXATION & MEDITATION AREA

The outdoor spa lounge provides a tranquil space for quiet meditation.

08
LIBRARY

A private place for residents to read, relax, and admire the ocean.

09
POOL DECK

Two expansive infinity pools feature loungers and cabanas that overlook lush meditation gardens and the ocean beyond.

THE AMENITIES

10
WELLNESS GARDENS

Paved paths lead residents through an array of fragrant flowers and greenery to soothe the mind and indulge the senses.

11
POOLSIDE BAR & LOUNGE

A beverage beside the pool makes for the ultimate at-home retreat or soiree setting.



12
CLUB ROOM & CHEF'S KITCHEN

A professional-grade cooking station and club room expand entertaining options.

13
SUMMER KITCHEN PAVILION

An open-air space for hosting a BBQ with friends and family.



14
MIAMI BEACH WALK

Residents have direct access to this paved path, ideal for strolling or exercising with dramatic views of Miami as a backdrop.

15
FITNESS CENTER

Indoors, residents have exclusive access to state-of-the-art weight training and cardio equipment, as well as a fully stocked snack and juice bar.

16
YOGA & PILATES

A dedicated space is accessible at all times for private practice or to meet with a personal trainer.



17
MYISLE BY MYEQUILIBRIA

The world's most innovative and ergonomic outdoor training equipment.

18
SPA POOL & WET DECK

A spa pool and lounge area deliver solace after hard workouts.

19
CHILDREN'S ROOM

Parents and caregivers can spend quality time with young ones in the decked-out playroom.



20
THE BEACH

Residents and their guests can enjoy access to private beachside lounge and concession services.

No on-site fitness, kitchen, or spa staff provided. Residents may use their own service providers subject to the rules and regulations of the condominium association.



GROUND FLOOR

- | | | | |
|---|------------------------------|----|----------------------------|
| 1 | PRIVATE ARRIVAL | 8 | LIBRARY |
| 2 | LOBBY | 9 | POOL DECK |
| 3 | THE WELLNESS PAVILION | 10 | WELLNESS GARDENS |
| 4 | THERMAL SUITE | 11 | POOLSIDE BAR & LOUNGE |
| 5 | PRIVATE SPA SUITE | 12 | CLUB ROOM & CHEF'S KITCHEN |
| 6 | OUTDOOR SPA SUITE | 13 | SUMMER KITCHEN PAVILION |
| 7 | RELAXATION & MEDITATION AREA | 14 | MIAMI BEACH WALK |



THIRD FLOOR

- | | |
|----|------------------------|
| 15 | FITNESS CENTER |
| 16 | YOGA & PILATES |
| 17 | MYISLE BY MYEQUILIBRIA |
| 18 | SPA POOL & WET DECK |
| 19 | CHILDREN'S ROOM |
| 20 | THE BEACH |



In This City, At This Moment

Miami has gone through many iterations, and it is presently in the midst of its most cultural one. As a modern renaissance takes shape in the Magic City, sophisticates from around the world are recognizing the high quality of life here, and not only making this their home, but also making it a center of art, culture and commerce. Major museums, institutions of higher learning, corporate headquarters, design firms—they are all planting flags here in this youthful, vibrant city by the sea.

Residents of 57 Ocean can be at any of the city's new attractions within minutes: La Gorce Country Club, shopping at Bal Harbour Shops or Lincoln Road Mall, dining on the incredible Miami River waterfront, or kayaking through mangrove tunnels at Oleta River State Park—all no more than 20 minutes away.

MIAMI BEACH

The great outdoors beckons residents of Miami Beach, where runners speed along its landscaped paths, cyclists pedal on its bike lanes, kayakers paddle in the bay and jet skiers whizz across the ocean swells. Ocean Drive, with its world-renowned Art Deco buildings, runs right through Miami Beach, with its upscale shops, chic hotels and vibrant nightlife. Nearby, the new Faena Forum attracts unexpected talent for spectacular performances, while top dining destinations are never too far to visit.



The Frank Gehry-designed New World Center boasts some of Miami's best performing arts shows. During summer, live concerts and films are presented in Soundscape Park as part of the center's Wallcast® projection series.

Bal Harbour Shops is Miami's most iconic and luxurious shopping destination, and it's only 10 minutes from home.



South Pointe Park is situated at the southernmost tip of Miami Beach. It is the perfect place for grabbing lunch along the water's edge and watching the ships go by. Spend a day cooling off at the miniature water park, playing at the dog park, checking out the sculptural art installations or just frolicking on the beach.



You can be at one of five golf courses within minutes including Miami's prestigious La Gorce Country Club.

Enjoy boating, kayaking, paddle boarding, jet skiing and more on beautiful Biscayne Bay.

DESIGN DISTRICT & WYNWOOD

The world’s most iconic luxury brands have set up shop in the art-filled environs of the Design District, perhaps America’s most exciting new shopping destination. And there are many other opportunities for retail therapy across the city. All that may be temporarily eclipsed by Art Basel Miami Beach, which started as a small fair for artists and the patrons who love them in 2002, but has grown into a world-renowned arts festival drawing some 77,000 people every December. Dozens of offshoots of the main event have been launched to great success, including Design Miami and Art Miami, many of whose exhibits and events take place in the immeasurably hip Wynwood area.



In the heart of the Design District stands the historic Moore Building, which plays host to local artisans as well as cultural events year-round. At its core is a sculptural installation by famed late Architect Zaha Hadid.



Though it is becoming more widely known for its extensive showcase of global street art, Wynwood is also home to bespoke luxury brands, home-grown new retail concepts, innovative culinary ventures, microbreweries and local coffee roasters.



BRICKELL & DOWNTOWN

Downtown Miami is a hot spot for culture, with venues such as the waterfront Pérez Art Museum Miami, the Phillip and Patricia Frost Museum of Science, the Adrienne Arsht Center for the Performing Arts and the skyline-altering AmericanAirlines Arena.

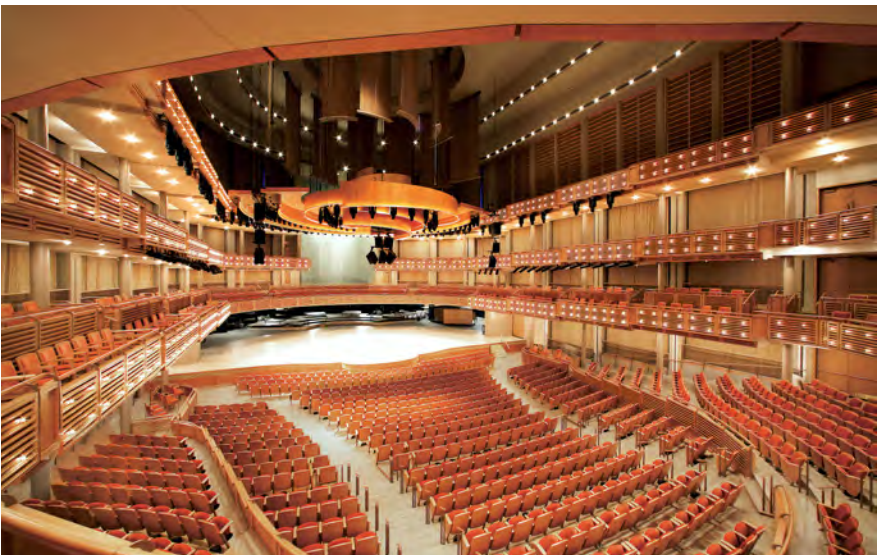
To the south is Brickell, the city’s financial district, where visitors find envelope-pushing art galleries, inventive dining establishments and glamorous rooftop bars—all of which also draw local Miamians to the urban core of their city, where something exciting is always happening.



Phillip and Patricia Frost Museum of Science and Pérez Art Museum Miami are newly designed jewels of the city, celebrating ocean life and Latin American art respectively. Museum Park, a sprawling green space along Biscayne Bay, unites the two with Jaume Plensa’s sculpture of “Looking Into My Dreams, Awilda” positioned as a beacon for cruise ships as they enter and leave the Port of Miami.



Three stories and 500,000 sf. of premier retail and restaurants make Brickell City Centre a destination of its own.



Arrive by boat to some of Downtown Miami’s top restaurants, then soak up the views of the city skyline.

Vizcaya Museum and Gardens is a historic landmark just south of Brickell. Its limestone architecture and sprawling European-inspired gardens on the bay demand more than a one-time visit.



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5775 Collins Avenue

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Known for its Art Deco architecture and beautiful beaches, Miami Beach is the city's original playground. Top destinations include Bal Harbour Shops, Oleta River State Park, La Gorce Country Club, Ocean Drive, Lincoln Road Mall, and South Pointe Park.

DESIGN DISTRICT 15 Min.

Modern architecture that doubles as eye candy, high-end shopping, world-class art galleries and the new Institute of Contemporary Art make this the thinking person's entertainment enclave.

MIDTOWN AND WYNWOOD 15 Min.

This creative hub is home to murals by world-famous street artists, on-the-cusp art galleries and regular hangouts of the city's creative class.

DOWNTOWN AND BRICKELL 20 Min.

As the epicenter of culture and entertainment, these areas boast some of the city's best rooftop bars, beloved restaurants and a postwork social scene.

KEY BISCAIYNE 20 Min.

This barrier island is home to two major parks populated by native flora and fauna—a tropical oasis and the "lungs" of this bustling international city.

COCONUT GROVE 20 Min.

Waterfront walkways, leafy residential blocks and lots of opportunities for shopping, working out or rendezvousing for a coffee make this the preferred stomping ground of many of Miami's upscale residents.

MIAMI INTL AIRPORT 20 Min.



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A Visionary Building

When Multiplan founder José Issac Peres decided it was time to return to Miami, he would settle for nothing less than a legacy project that would lay the foundation for a larger real estate platform in the city he has loved since he first built residential Il Villaggio two decades ago. “In the same way that Il Villaggio was a landmark project in the ‘90’s, changing the landscape of Ocean Drive, we wanted 57 Ocean to be an iconic building on Millionaire’s Row,” says Mr. Peres.

He envisioned a quiet, reserved, contemporary building that emphasized healthy living, right on the Atlantic. The challenge was to locate a piece of land that highlighted the city’s best assets: access to major traffic arteries, direct placement on the beach, and enough space to offer owners numerous ways to live a full and well-balanced life.

57 Ocean catalyzed that vision on a 250-foot oceanfront site, bringing to life a one-of-a-kind boutique tower that is connected to nature in meaningful ways—through its use of natural materials, elegant architecture, intelligent design, indigenous landscaping and the most coveted amenity in the world: direct access to the ocean.

Multiplan

MULTIPLAN REAL ESTATE ASSET MANAGEMENT



Il Villaggio residences in South Beach, Miami.

Multiplan Real Estate Asset Management, the visionary behind 57 Ocean, was established by internationally recognized developer José Isaac Peres to pursue real estate development opportunities in the South Florida real estate market. Over the course of his career, Mr. Peres has developed over 35,000 residential condominium units in over 350 projects within Brazil and South Florida, with a particular focus on sustainability.



Barra Golden Green condominium towers in Rio de Janeiro: luxury oceanfront residences with an exclusive residents-only golf course.



Barra Golden Green—a luxury condominium development, set accross from the Rio de Janeiro beachfront—is comprised of 13 residential towers and a private golf course. Barra Golden Green has been recognized as one of the most preferred luxury residential communities in Brazil. Subsequently, Mr. Peres developed the highly acclaimed Il Villaggio residential and retail community, located on Miami Beach’s Ocean Drive, facing Lummus Park and the beach. Multiplan REAM continues Mr. Peres’s dedication to quality and experience with 57 Ocean, a project that breathes new life into Miami Beach’s Mid-Beach neighborhood.

multiplanream.com

Multiplan

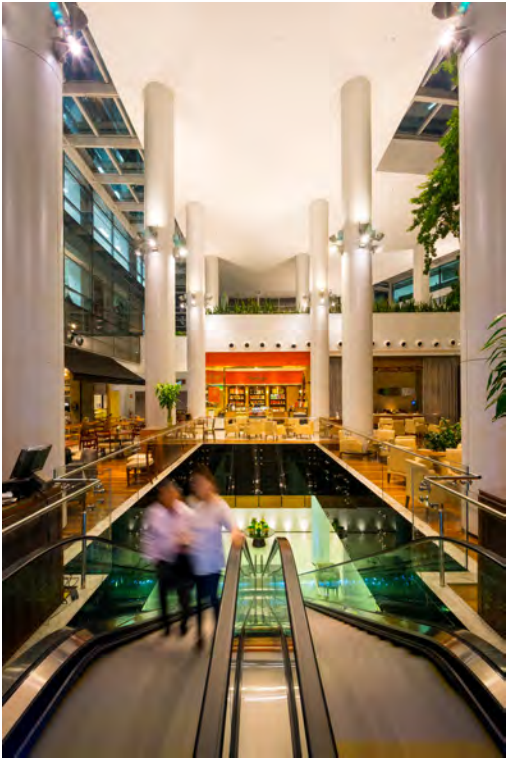
MULTIPLAN REAL ESTATE ASSET MANAGEMENT



Multiplan’s high-end Village Mall, an ICSC-awarded project, with a luxurious collection of iconic and international brands, located in Rio de Janeiro, Brazil.



Multiplan’s Morumbi Corporate Towers, comprised of more than 700,000 sf. of AAA LEED Gold leasing office space in São Paulo, Brazil.



José Isaac Peres is the founder and CEO of publicly listed Multiplan Empreendimentos Imobiliários S.A., one of Latin America largest and most reputable real estate companies, and responsible for the planning, development and management of one of the biggest and most renowned shopping mall portfolios in the region. The company has also been the innovator behind a number of mixed-use projects connected to shopping malls and has been strategically involved in the commercial and residential real estate sectors, developing a myriad of projects for high-end consumers. Adding to the company’s distinction, Multiplan is the first Brazilian real estate-focused enterprise to receive an investment-grade rating from S&P on a global scale and has maintained long-term partnerships with many of the world’s top institutional investors, including the Canadian Ontario Teachers’ Pension Plan Fund.

multiplan.com.br



Arquitectonica

Architect

Based in Miami and with nine international offices, Arquitectonica is known for its bold modernism, which sparked an architectural renaissance in Miami. Founded in 1977 by principals Bernardo Fort-Brescia and Laurinda H. Spear, the company continues to push the limits of the built world, incorporating an innovative use of geometry, pattern and color to present a distinctive brand of humanistic modern design. Today the practice spans the globe, with projects in 58 countries on five continents. Arquitectonica has received hundreds of design awards for projects that include the Microsoft European Headquarters in Paris, the Bronx Museum of the Arts in New York City, the International Finance Center in Seoul, the SM Mall of Asia in Manila, the Banco Real Santander Headquarters and the WTorre Plaza in São Paulo, and the AmericanAirlines Arena in Miami.

arquitectonica.com

Image: AmericanAirlines Arena, architecture by Arquitectonica.



ArquitectonicaGEO

Landscape Architect

Founded in 2005 by Laurinda H. Spear, Miami-based ArquitectonicaGEO has been designing contemporary, technologically informed landscapes to meet the challenges of our changing environment. Their projects aim to address ecological objectives while adding value to a community by improving performance and livability. Their commitment to sustainable design, provides passive and active opportunities for a deeper understanding of emerging environmental issues. Since its founding, the firm has flourished under the additional leadership of Director, Margarita Blanco, LEED AP, ASLA. In 2015, ArquitectonicaGEO received the ASLA's General Design award for their work on Perez Art Museum Miami. Other projects include Brickell City Centre-East Miami Hotel, PortMiami Tunnel, and the Phillip and Patricia Frost Museum of Science.

arquitectonicageo.com

Image: Perez Art Museum Miami, landscape design by ArquitectonicaGEO.



Anastassiadis Arquitetos

Interior Design

Under the direction of architect Patricia Anastassiadis, Anastassiadis Arquitetos has become one of the most sought-after interior architect firms in Brazil. Founded in 1993, the São Paulo-based firm offers the expertise of more than 60 architects and professionals and has completed 700+ projects in several countries. Services include material research, historical and anthropological considerations, and optimized design for interiors, architecture and products. Anastassiadis works with many of the most recognizable brands in hospitality, including Four Seasons, Ritz-Carlton and Fairmont; and the firm is known for its care in creating spaces that reflect their surroundings, imprinting the value of each brand in context of the design experience.

anastassiadis.com.br

Image: Michelin-starred restaurant Tangará Jean-Georges at Palácio Tangará in Rio de Janeiro, with interiors designed by Anastassiadis Arquitetos.



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5775 Collins Avenue

La Gorce Country Club

Collins Avenue





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