

# VILLA MIAMI

## A RESIDENTIAL EXPERIENCE BY MAJOR FOOD GROUP

**HOSPITALITY & LIFESTYLE**  
MAJOR FOOD GROUP

**INTERIOR DESIGN**  
CHARLES & CO

**ARCHITECTURE**  
ODP ARCHITECTS

**LANDSCAPE DESIGN**  
ENZO ENEA

**PROJECT VISIONARIES**  
TERRA • ONE THOUSAND GROUP

### **BUILDING FEATURES**

- Waterfront living imagined, programmed, and fully serviced by Major Food Group
- 55 floors including 49 residential levels and three levels of private club lifestyle amenities designed by Charles & Co.
- Endless 360° sunrise and sunset views spanning the Bay, Ocean, Downtown Miami and Miami Beach
- Iconic building design combining a unique cast bronze exoskeleton anchored by a multifaceted, gemstone-inspired glass amenity podium
- Full-floor Villa Piano residences range from four to five bedrooms
- Half-floor Villa Mezzo residences range from three to four bedrooms
- 20,000<sup>SP</sup> of world-class amenities serviced by MFG
- Piazza-style grounds connected to the forthcoming Miami Baywalk and promenade, with convenient accessibility to Design District shopping and dining
- Lush private gardens designed by Enzo Enea
- Premium bay frontage surrounding two sides of building
- Lake Como-inspired floating pool vessel on the Biscayne Bay, adjacent to cove

### **Arrival**

- Private dock with boat slip
- Helipad access for seamless arrivals and departures
- Private parking garage with electric charging stations

### **SERVICES**

- A seamless, next-level lifestyle imagined and fully serviced by the acclaimed MFG team. A philosophy of boundless opulence where all needs are anticipated and catered to
- On-site Estate Manager and In-House Curator work in tandem to oversee all household leisure and personal needs, requests, reservations, and personalized assistance
- Porte-cochere with 24-hour valet service
- 24-hour security and front-desk services
- Private vaults and safety deposit boxes on premises

### **FOOD & BEVERAGE**

- Villa's own MFG restaurant, conceived as an Italian-inspired culinary experience spanning two levels to include bayfront dining and private dining rooms exclusive to residents
- MFG curated food and beverage throughout building
- Residents-only juice bar and coffee lounge
- At-home private chef services and cooking lessons
- Preferred reservations, concierge service, and charging privileges across all MFG restaurants as well as VIP and priority access and invitations to events
- Kitchens and dining rooms on demand as well as private and on-site catering by MFG chefs
- Provisioning and in-residence grocery stocking options
- Poolside food and beverage service

### **AMENITIES**

#### **Health & Wellness**

- Spa experience inspired by Italian thermal spas containing plunge pools, steam and sauna rooms, and an extensive menu of treatments
- Spacious, light-filled fitness center with state-of-the-art Technogym equipment and fully equipped yoga, pilates and boxing studios
- Expansive women's and men's recovery lounges
- Fully serviced outdoor pooldeck with lounges and daybeds

#### **Leisure & Entertainment**

- Resident's club with library and intimate lounge rooms
- Boardroom and private work spaces
- Entertainment room featuring various game areas including billiards, poker, and shuffle board
- Screening and multi-media room
- Dedicated family lounge

# VILLA MIAMI

## RESIDENCES

- Sweeping, panoramic views of Biscayne Bay and the Atlantic Ocean
- Entry foyers open to expansive floor plans featuring 10-to-11-foot ceiling heights
- Floor-to-ceiling energy windows throughout provide unobstructed views
- Spacious sunrise and sunset terraces across every residence
- Choice of wood or porcelain flooring complemented by custom millwork for doors, cabinets, and trim

### *Kitchen Features*

- Chef's kitchens custom-designed by Mario Carbone for gathering, hosting, and chef-level cooking
- CornuFé dual-fuel ranges with gas cooktops and electric convection ovens, professional-grade pasta cookers and mounted pot filler
- Dual built-in convection + steam ovens and integrated refrigeration by Wolf and Sub-Zero
- Countertops and backsplashes in Taj Mahal Quartzite stone
- Custom Italian cabinetry with fluted glass, wood island and the option of green or cream lacquer finish
- Walk-in pantries with built-in microwave and generous shelving
- Complementary materials menu of brass, lacquer, stainless steel, and fluted glass details and fixtures
- Built-in wine refrigeration and storage with customized shelving and temperature control

### *Bedroom Suites*

- Spacious primary suites with sweeping views, lounge area, and direct balcony access
- Gracious atelier-style dressing rooms with shelving and storage
- Primary en suite bathrooms feature Greige Onyx Porcelain walls and counter, travertine porcelain floors, and fluted glass shower doors
- Oversized soaking tub along window wall offers panoramic water views
- Dornbracht and Duravit bathroom fixtures and trim
- Custom Italian wood vanities

### *Tech & Appliances*

- Smart home pre-wired for individual lighting and shading control preferences throughout
- All kitchen appliances by CornuFé, Wolf, and Sub-Zero with laundry appliances by Electrolux

---

<b>VILLA MIAMI</b>	700 NE 29TH ST MIAMI, FL 33137
<b>CONTACT</b>	305.350.9842 MICHAEL.LIGHT@ELLIMAN.COM
<b>EXCLUSIVE SALES</b>	DOUGLAS ELLIMAN DEVELOPMENT MARKETING
<b>PROJECT VISIONARIES</b>	

The Condominium is not owned, developed, or sold by Major Food Groups or its affiliates ("MFG"). This condominium is being developed by 710 Edge Property, LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Terra, One Thousand Group and which uses the Villa marks under a license from MFG, which has not confirmed the accuracy of any of the statements or representations made about the project by the Developer. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra, One Thousand Group or MFG and you agree to look solely to Developer (and not to Terra, One Thousand Group or MFG and/or its or their affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the Condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall this brochure be considered an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or residents of any other jurisdiction were prohibited by law. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is prohibited. No real estate broker or sales agent (whether engaged by either developer or not) is authorized to make any representations or other statements regarding the project and no agreements with, funds paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. The illustrations and images are conceptual and may vary from concept to actual construction. The images are examples and do not reflect the design or décor of the completed Condominium. The floor plan, unit layout, location of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, views, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. Consult only the Developer's Prospectus for the Condominium to learn terms, conditions, specifications, estimated costs, and to learn what is included with a Unit purchase and how to calculate the Unit size. The balconies depicted are conceptual and the size will vary based on final permitting and completed construction.

Restaurants, culinary experiences, and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, culinary experiences and/or other businesses and/or operators within the Condominium may be relied upon. Restaurants, culinary experiences and/or other business establishments are anticipated to be operated from the commercial components of the Condominium which will be offered for sale to third parties. Determination regarding use of the commercial components will be in the discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. The private dock and vessel are subject to obtaining applicable permits and approvals, which have not yet been obtained. There is no guarantee that the project will include a private dock and/or vessel. Use and operation of any helipad is conditioned upon obtaining FAA and other governmental approvals. Approval has not yet been obtained and there is no assurance that the project will include a Helipad. Additionally, since the Helipad, to the extent approved, is anticipated to be operated from a commercial component of the Condominium which will be offered for sale to third parties, there is no assurance that it will be operated as such. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. Consult the Developer's prospectus and the Agreement for a description of those features/items which are to be included in the units. All dimensions and ceiling heights are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Additionally, Ceiling heights are measured from top of slab to top of slab and exclude areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. The floorplan designs, fixtures, furnishings, finishes, and décor depicted include creations and selections which may not be included with the purchase of a Unit. There may be finishes are available to purchase as an upgrade to your Unit. Consult the Prospectus for the developer of the tower in which you are purchasing for information regarding the Unit designs and to learn what is included with your Unit purchase and what upgrades may be available at additional cost. And The Condominium views will vary depending on the Unit purchased. No view, water or otherwise, is guaranteed. Equal housing opportunity. 