RAFFLES

RESIDENCES
COCONUT GROVE

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RAFFLES : THE LEGEND COMES HOME

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RAFFLES

RESIDENCES
COCONUT GROVE

"For the first time in Raffles' 140-year history, we are bringing our legendary hospitality to a new expression of living: a standalone collection of private residences where the Raffles world of elegance and enchanted glamour becomes a way of life. Here, the personalized service, cultural richness, and unexpected moments of magic that have defined the brand for generations are reimagined for the intimacy of home. A new chapter in the Raffles legacy, made entirely your own."

OMER ACAR

CEO, Raffles Hotels & Resorts

OVERLOOKING BISCAYNE BAY

A PURELY RESIDENTIAL HEIRLOOM

YOURS *forever,* RAFFLES

Since 1887, Raffles has been the birthplace of stories and legends — a name that has defined the world's most celebrated addresses, from Paris to London, Dubai to Boston. What binds them is not a look but a manner: the Raffles butler, and a standard of care offered a moment before it is asked for.



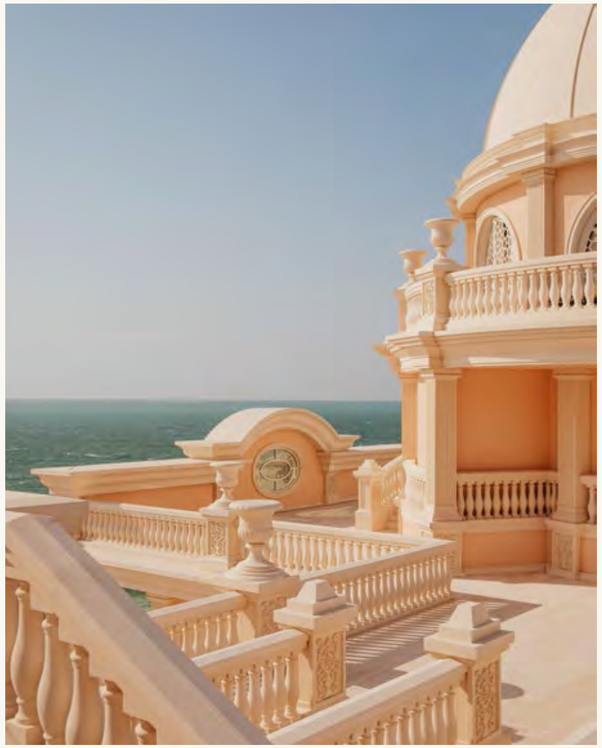


CANOPY TO SKYLINE AND BAY

A SHARED NATURE

RAFFLES, THE *legend*, AT HOME IN COCONUT GROVE

For the first time, the legendary world of Raffles comes to Coconut Grove, Miami's historic waterfront enclave. Bringing together 140 years of extraordinary hospitality and the neighborhood's distinctive character, where lush canopies, the gentle rhythm of Biscayne Bay, and a rich cultural heritage have long defined a singular way of life. Inspired by its surroundings and conceived as an intimate collection of private residences, a remarkable new chapter in residential living unfolds, unmistakably Raffles and uniquely Coconut Grove.





In the Spirit of British Etiquette, Tropical Splendour, and Asian Grace

Raffles begins in 1887, in Singapore, with a hotel named for Sir Stamford Raffles — diplomat, naturalist, founder of a city. From the first day, it stood for an art that has never dated: service offered as a quiet presence rather than a performance, care that arrives a moment before it is asked for.

Raffles earned its place as one of the most beloved names in the world, not merely for the beauty of its spaces, but for the captivating way of life it embodies, one that transcends time and generations.



LEFT TO RIGHT

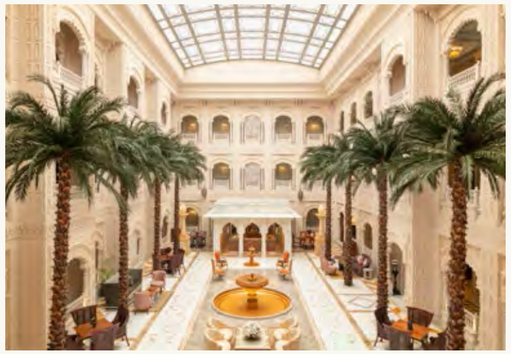
I.
RAFFLES THE PALM DUBAI

II.
RAFFLES LONDON AT THE OWO

III.
RAFFLES SINGAPORE













TOP TO BOTTOM, LEFT TO RIGHT

I. & II.
RAFFLES SENTOSA SINGAPORE

III.
RAFFLES JAIPUR

IV.
RAFFLES HAINAN CLEAR WATER BAY

V.
RAFFLES RESIDENCES BALI

VI.
RAFFLES LONDON AT THE OWO

Some places are made. Coconut Grove was grown.

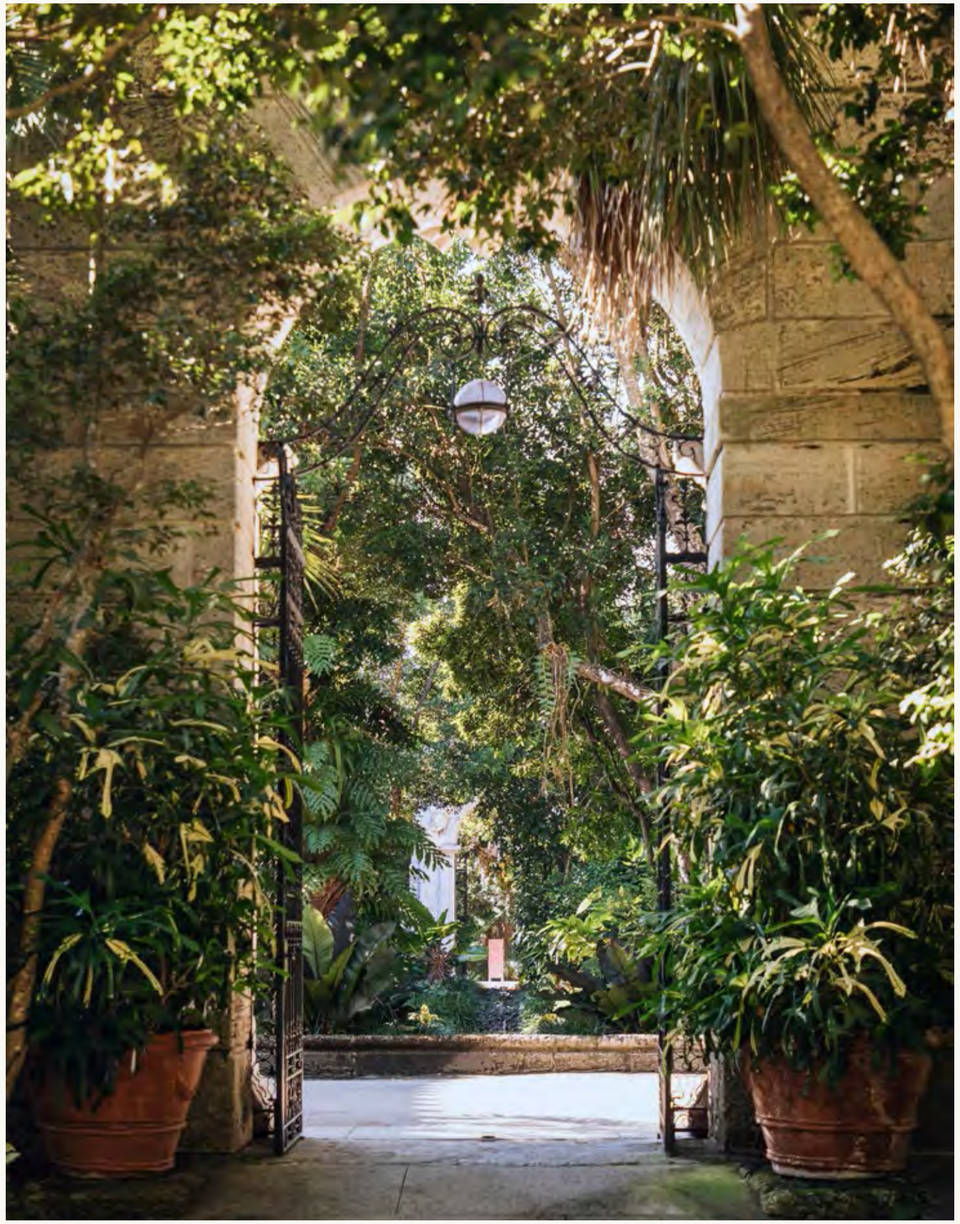
Coconut Grove is one of Miami's most storied neighborhoods. Established in the 1800s along the shores of Biscayne Bay, its character was shaped by lush gardens, maritime traditions, and generations of artists, writers, and naturalists. Rich in history and quietly cosmopolitan in spirit, the neighborhood offers a distinctive way of life that feels naturally aligned with the Raffles art of living.

WHERE *legend* MEETS VILLAGE

Raffles and Coconut Grove share a natural affinity, defined by a rich heritage, distinctive character, and an enduring spirit of originality. Both embrace a timeless sense of place, where culture, creativity, and authentic connection take precedence over spectacle.

Nature is woven into their identities. From the storied gardens of Raffles to the lush tropical landscape and bayfront beauty of Coconut Grove, life unfolds effortlessly and a sense of belonging flourishes.





A NATURAL AFFINITY

True Distinction Carries Magic

Raffles and Coconut Grove share an understanding that the finest things endure. Raffles Residences Coconut Grove: where two rarities become one address.

"Raffles is exceptionally discerning about the destinations that become part of its legacy. Coconut Grove presented a rare opportunity to create something truly distinctive, in a neighborhood that shares the brand's appreciation for heritage, character, and timeless elegance."

ISAAC TOLEDANO
Founder & CEO, BH Group

ARCHITECTURE BY BRANDON HAW

A DIALOGUE WITH LIGHT AND *canopy*

A FORM THAT BREATHES WITH NATURE



SKETCH BY BRANDON HAW

"The architecture is a dialogue with the light and the historic green canopy of Coconut Grove. We've shaped a form that breathes with nature — clean, rhythmic lines that frame the horizon while creating a sense of quiet, ordered intimacy that defines the first Raffles built purely for the people who live in it."

BRANDON HAW

AIA, RIBA, President and CEO, Brandon Haw Architecture

Designed to Belong

Inspired by Coconut Grove, the architecture balances a gracious waterfront presence with a thoughtful connection to its surroundings.

Designed from the residences outward, expansive frontages, floor-to-ceiling glass, and generous terraces create a sense of openness and connection to the landscape.

Layered arches and columns lend depth and rhythm to the façade, allowing light and shadow to shift throughout the day. The result is contemporary architecture grounded in proportion, privacy, and place—a building designed to belong to Coconut Grove rather than simply stand within it.

Every detail reinforces the same discipline. The depth of the facade creates a gradual transition from interior to terrace, while warm bronze-framed glazing and carefully composed architectural elements give the building a sense of permanence and restraint.

“Garish is easy. Decorum takes discipline, and to me, decorum has always looked like Raffles.”

BRANDON HAW

AIA, RIBA, President and CEO, Brandon Haw Architecture



LINES, LAYERS, AND RHYTHM

FROM CANOPY TO COAST

A Home Drawn Toward the Light

The terraces are fundamental to the architecture of the homes. Extending up to 10 feet in depth and spanning up to 200 linear feet around select residences, they are conceived as true outdoor living spaces, extending the interiors toward the horizon and creating an exceptional connection to Coconut Grove's canopy and Biscayne Bay.



THE TERRACE AT SUNSET



AWAKEN TO THE BAY

From dawn to dusk, the beauty of Coconut Grove becomes an ever-changing part of life at Raffles. Soaring up to 12-foot ceilings and floor-to-ceiling glass invite natural light deep into the interiors, framing the rich greens of the Grove's historic canopy, the shifting blues of Biscayne Bay, and the soft golden hues of sunlight dancing across the water.

As the residences rise, new perspectives unfold, from intimate views among the treetops to sweeping panoramas of the bay and Miami skyline. Throughout, natural light moves gracefully through the interiors, creating an ever-changing interplay of light, landscape, and architecture that connects each residence to the natural beauty that has long defined Coconut Grove.

INTERIORS
CRAFTED TO BE *inherited*

THE KITCHEN AT DUSK



EDOARDO MAPELLI MOZZI & CAMILO MIGUEL JR.

INTERIORS BY BANDA

Spaces with the Soul of a Private Collection

Inspired by the natural beauty of Coconut Grove, the interiors embrace a refined palette of warm timber, natural stone, and marble. Rich textures, subtle contrasts, and thoughtfully selected finishes bring depth and warmth to each space, creating an atmosphere of understated elegance.

From the kitchens and bathrooms to the living areas, every detail balances sophistication with the relaxed character of its surroundings.



CAST GLASS, BRONZE, AND TIMBER, LAYERED PATIENTLY AND BY HAND

Banda’s design philosophy emphasizes timeless elegance, with natural materials thoughtfully selected to age gracefully. Meticulous craftsmanship lends the shared spaces the warmth and character of a home curated over time.

GREAT ROOM OVERLOOKING THE BAY

"The story that these residences and amenities tell is a feeling — a feeling of home. And to do that, we've very much focused on the quality of the products and the design, while staying authentic to the site, to Coconut Grove, and most importantly to Raffles."

EDOARDO MAPELLI MOZZI

Founder, Banda Studio



DINING WITH A VIEW

THE RESIDENCES

A rare collection of thirty-five private residences overlooking Coconut Grove's waterfront, each conceived to embrace the beauty of its natural surroundings.

Inside, a warm, natural palette, carefully selected materials, and refined finishes create an atmosphere of understated elegance, distinguished by quiet richness and enduring character.

FEATURES

- Private elevator arrival into a dedicated foyer
- Discreet service entrance
- Gracious two- to four-bedroom residences ranging from approximately 2,148 to 4,216 square feet
- Twelve-foot floor-to-ceiling glass framed by bronze mullions, complemented by integrated cove ceilings
- Up to ten-foot-deep wraparound terraces, approximately 35 to 50 feet in length with sweeping views of Biscayne Bay, the treetops, and Miami skyline
- Honed natural stone flooring throughout
- Family rooms in nearly every residence, with additional dens in many layouts
- Banda Studio-designed kitchens featuring Dolce Vita quartzite stone countertops, backsplashes and island, full-height custom timber cabinetry, and sculpted bronze hoods
- Full Sub-Zero and Wolf appliance suite
- Butler's pantry in select residences
- Seamless living and dining spaces designed for entertaining
- Primary suite with dual dressing rooms and a midnight bar
- Primary bathrooms appointed in stone, featuring dual vanities and sculptural freestanding soaking tubs in select residences
- En-suite bathrooms in every bedroom



WRAPAROUND TERRACES WITH SWEEPING VIEWS



PRIMARY KITCHEN

THE KITCHEN

Where the Home Gathers

Warm timber, natural stone, and bronze come together in a refined expression of texture and craftsmanship. Stone extends seamlessly from countertop to wall, while full-height cabinetry features delicate Shaker-inspired detailing. Above the stone island, a sculptural bronze hood creates a distinctive focal point, anchoring a kitchen that flows effortlessly into the adjoining great room.

FEATURES

- Dolce Vita stone countertops, backsplash, and island with integrated appliances
- Full-height custom timber cabinetry with refined Shaker detailing
- Contoured bronze pulls, softly curved to the hand
- Sculpted bronze hood with a softly patinated finish
- Honed to a velvet finish, warm-veined marble extends seamlessly from countertop to backsplash and waterfall edge
- Full Sub-Zero and Wolf appliance suite
- Integrated stainless-steel sinks with premium fittings
- Layered ambient and task lighting, including integrated under-shelf lighting

THE PRIMARY SUITE

Rest, Unhurried

The primary suite offers a private retreat, thoughtfully designed for rest and relaxation. Generously proportioned dressing rooms provide a sense of space and privacy, while a midnight bar adds a thoughtful touch of indulgence to the rituals of morning and night.

FEATURES

- Twelve-foot floor-to-ceiling glass across the residence, framed in warm bronze
- Honed natural stone flooring throughout
- Refined skirting and architectural trim
- Integrated cove ceilings
- Recessed curtain pockets



PRIMARY SUITE



PRIMARY BATHROOM

THE PRIMARY BATHROOM

Stone, Water, and Repose

The primary bathroom offers a serene sanctuary, where natural stone, warm timber, and bronze inlays come together in a refined interplay of texture and detail. Thoughtfully considered finishes create an atmosphere of warmth, tranquility, and understated luxury.

FEATURES

- Expansive dual vanity with intricate stonework and floating warm timber storage
- Rich stone enveloping the vanity and shower walls
- Sculptural freestanding soaking tub
- Glass-enclosed shower with refined metal detailing, formed stone benches, integrated linear drains
- Warm bronze fittings and fixtures

RAFFLES CARE,
woven INTO EVERY DAY

SERVICE, *perfectly* ATTUNED TO YOU

The service is unmistakably Raffles; the feeling, unmistakably home.

Rooted in generations of legendary hospitality, the Raffles Butler brings an intuitive, personal touch to everyday living. From entertaining at home to wellness, housekeeping, and travel, every detail is thoughtfully anticipated, allowing life to unfold with effortless ease.

FEATURES

- Dedicated, Raffles-trained residential butler
- Raffles Director of Residences attending to residents' needs
- Personalized lifestyle concierge, attuned to residents' individual preferences
- 24-hour manned reception with valet service
- Deliveries received through each residence's private foyer
- Discreet home management, including housekeeping, maintenance, floral arrangements, and pantry provisioning*
- House car available upon request

*SELECT SERVICES ARE AVAILABLE À LA CARTE, AT ADDITIONAL COST





GRAND LOBBY

A Day, Shaped by Raffles

From the moment of arrival, the Raffles experience unfolds with effortless elegance. A grand porte cochère welcomes residents into an expansive lobby, setting the tone for a world of exceptional living. Above, an intimate collection of spaces invites moments of connection and discovery. The Drawing Room and The Writer's Room offer refined settings for gathering, conversation, and quiet retreat, framing captivating views of Biscayne Bay. A thoughtfully curated wellness program brings together the restorative tranquility of the spa with spaces designed for fitness, movement, and personal well-being, while a rooftop pool overlooking Biscayne Bay offers an idyllic setting for relaxation and leisurely afternoons.

FEATURES

- Porte cochère arrival leading to a grand residential lobby
- Rooftop pool overlooking Biscayne Bay and Coconut Grove
- Private cabanas and sun chaises designed for leisurely days by the pool
- The Drawing Room, a secluded rooftop clubroom for gathering, entertaining, and unwinding
- The Writer's Room, a quiet rooftop sanctuary with sweeping views toward the Miami skyline
- Residents' spa featuring sauna, steam room, experiential shower, hot and cold contrast plunges, and an ice fountain
- Private treatment rooms, including a couples treatment room, which also functions as a private salon
- State-of-the-art fitness suite with a dedicated movement and meditation studio, private Pilates reformer studio, and outdoor terrace for yoga and stretching
- Speakeasy with an adjoining lounge terrace for evenings of relaxed entertaining
- Cinematic screening room with plush lounge seating
- Dedicated children's lounge opening onto an outdoor imagination garden
- Secure bicycle storage for convenient everyday access





THE DRAWING ROOM

THE ROOFTOP CLUB

Above the Canopy

Rising above the canopy, The Drawing Room unfolds as a private world overlooking Coconut Grove. Intimate spaces for dining, conversation, and retreat shift naturally from quiet afternoons to social evenings.

Beyond, a serene rooftop pool, secluded cabanas and inviting sun chaises open toward Biscayne Bay, where afternoons linger into sunset and evenings unfold against the glow of the Miami skyline.



EVENING AT THE DRAWING ROOM

ROOFTOP POOL & HEATED SPA

An expansive pool and lushly landscaped terrace stretch across the rooftop, suspended above the verdant canopy with sweeping views over Biscayne Bay. Throughout the day, the setting shifts with the light, from brilliant blue skies and shimmering water to golden sunsets and the illuminated Miami skyline.

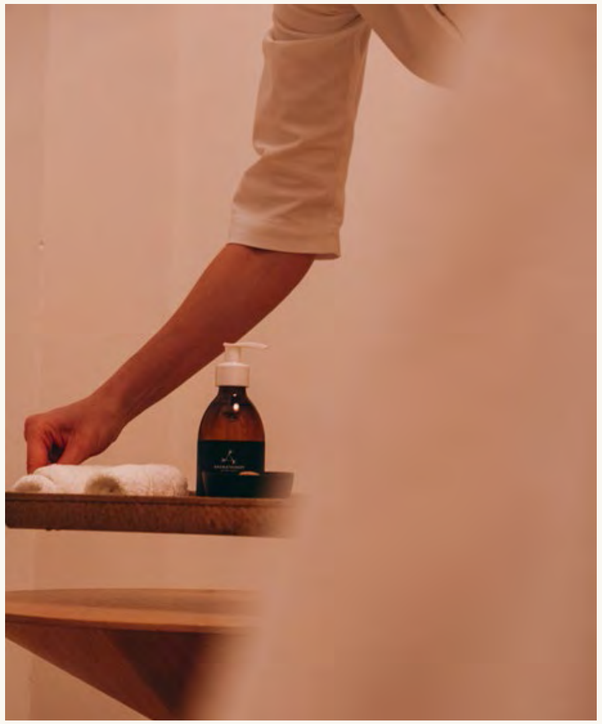
The Ritual of Wellbeing

The spa is conceived as a world apart, where the pace slows and a sense of calm takes hold. Natural stone and softly textured plaster, complemented by bronze detailing and sculptural botanical reliefs, create an atmosphere of quiet sophistication.

The wellness experience brings together sauna and steam, an experiential shower, hot and cold plunges, and an ice fountain. A tranquil relaxation lounge and private treatment rooms provide spaces for restoration and renewal, while soft, integrated lighting accentuates the warmth of the natural materials.









THE SPA

FEATURES

- Sauna, steam room, and experiential shower for restorative relaxation
- Contrast hot and cold plunges with ice fountain
- Dedicated relaxation loungers for quiet moments before and after treatments
- Private treatment rooms, including a couples treatment room, which also functions as a private salon
- Private changing suites



A QUIET MOMENT OF REPOSE

Wellness in Motion

Designed to make movement a natural part of everyday life, the fitness suite combines a welcoming, residential atmosphere with state-of-the-art facilities. Warm finishes and bronze-framed mirrors complement an extensive selection of best-in-class equipment for cardio, strength, and functional training. An adjoining outdoor terrace provides a natural setting for yoga, meditation, and stretching amid the surrounding greenery.

For a more focused practice, a private movement studio offers an intimate space for reformer Pilates and mat work. Together, these spaces support a balanced approach to wellbeing, from invigorating workouts to moments of mindful movement.

FEATURES

- State-of-the-art cardio and strength training framed by landscaped terraces and gardens
- Private movement studio with Pilates reformers
- Outdoor terrace dedicated to yoga, stretching, and meditation
- Custom display joinery for fitness equipment
- Integrated towel service and refreshment station



FITNESS SUITE



SKETCH BY ENZO ENEA

GARDENS BY ENEA

Rooted in History

Coconut Grove's landscape, shaped over generations, is inseparable from the character of the neighborhood. Drawing on a deep respect for mature trees and the passage of time they represent, Enea's landscape design preserves and builds upon the natural beauty of its surroundings.

Architecture and landscape are conceived as one, with gardens, shaded spaces, and mature greenery embracing the building rather than simply surrounding it. The result feels established and enduring, as though it has always belonged to the Grove.

"The most important thing was to begin with the trees. They give the property its age, its shade, and its sense of belonging. The landscape does not decorate the architecture; it gives the architecture a place to live."

ENZO ENEA

Founder, Enea Landscape Architecture

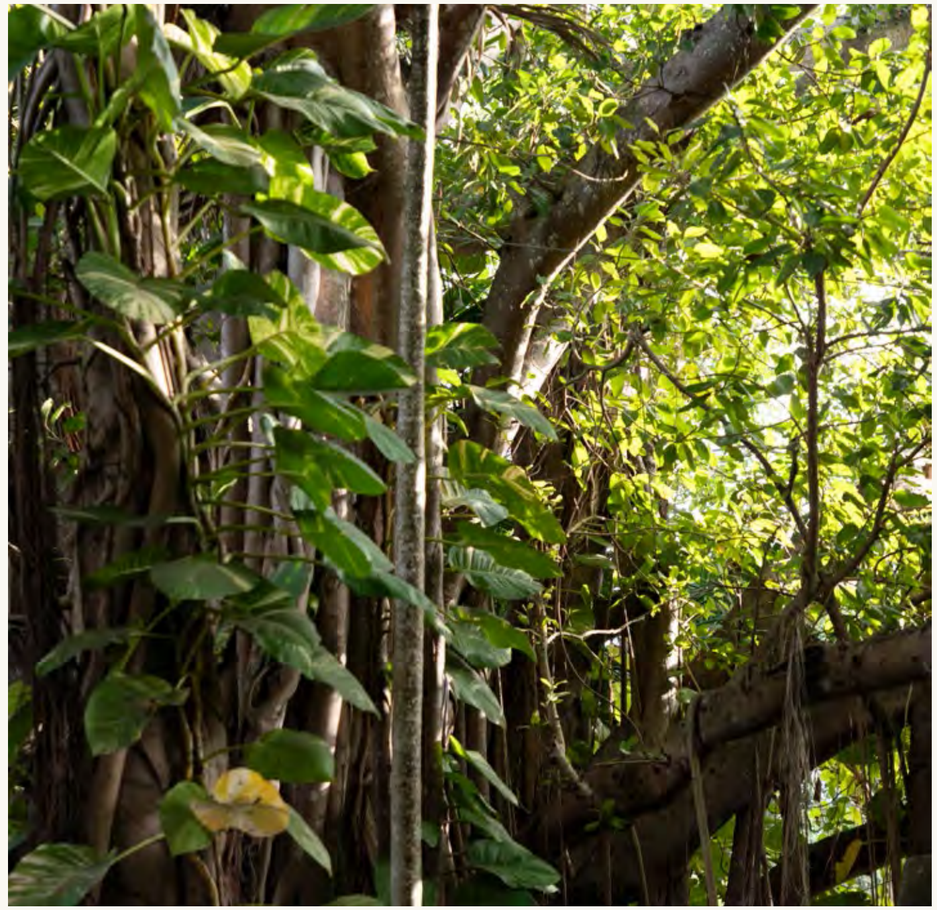
LIFE IN COCONUT GROVE



There is only one Coconut Grove — Miami's most cherished waterfront village, inherited rather than made, a legacy measured in generations, not moments.

A world apart in character, yet remarkably connected, Coconut Grove is just moments from Brickell and within easy reach of Miami Beach and the city's cultural and cosmopolitan destinations.





A garden long before it was a neighborhood. Now, a Raffles .

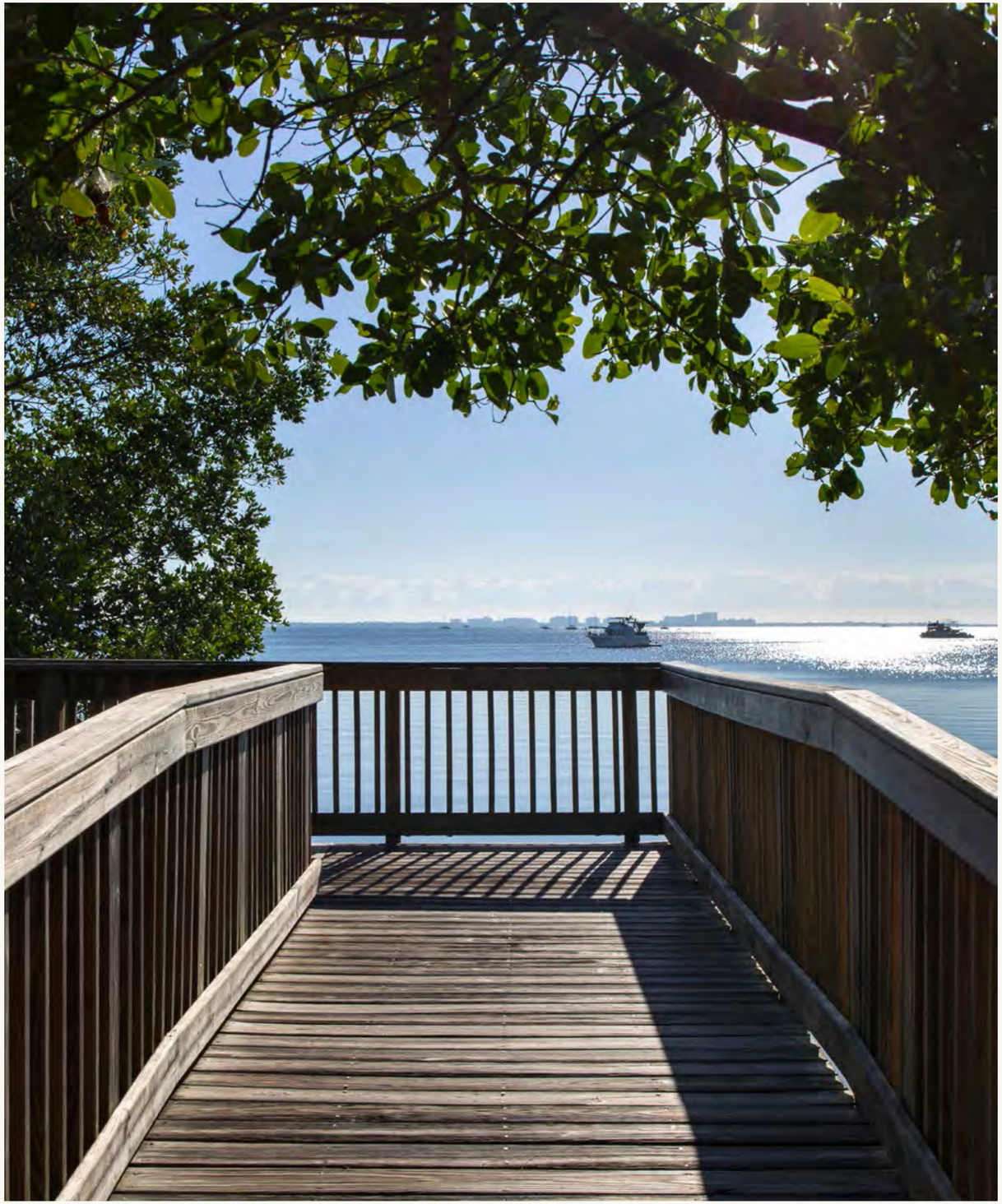
Before there were streets, there was a native forest of live oak, mahogany, and gumbo-limbo reaching to the water's edge. Coconut Grove's first homes were built within it rather than cleared from it, and a stand of it survives at The Barnacle, much as the first settlers found it.



WHERE LAND MEETS BAY

A legacy of art, sail, and sun.

Artists, sailors, and generations of residents have made Coconut Grove their own, drawn to a place where the natural landscape and an independent spirit have always gone hand in hand.





REGATTA GROVE

Mornings begin with walks along the waterfront, past marinas and manicured parks. Saturdays bring visits to the farmers market, while afternoons are given over to long lunches and slow browsing. Nearby, Peacock, Regatta, and David T. Kennedy Parks offer peaceful escapes surrounded by Coconut Grove's natural beauty.

Today, Coconut Grove is coveted for the rare ease of its lifestyle: acclaimed restaurants, independent boutiques, and historic charm.









I.
NAVI COFFEE & FLOWERS

II.
KOKO

III.
SADELLE'S

IV.
CARBONE VINO



AMAL MIAMI

Some places are defined by what is built. Coconut Grove is defined by what has endured. Its mature trees, the bay, the intimacy of its streets, and the spirit of those drawn here have shaped a way of life unlike anywhere else in Miami.

Rare by nature, impossible to recreate.



WHERE GREEN GROWS EFFORTLESSLY



VISIONARIES

THE MAKERS OF A *legend*

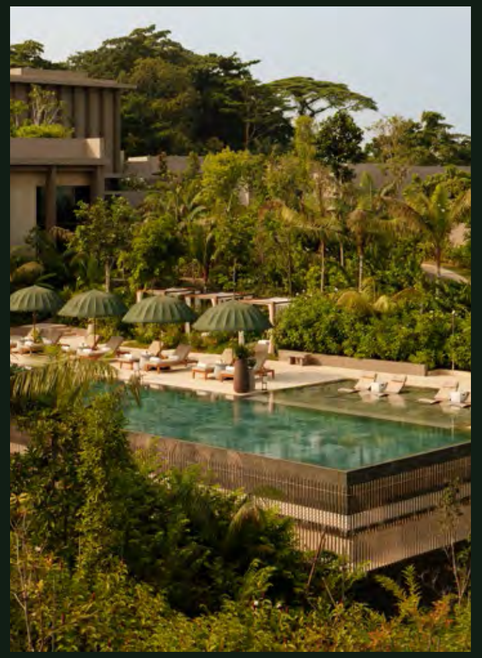
Raffles Residences Coconut Grove is the result of a rare alignment of talents—each a master of their craft, united by a singular ambition: to create the most refined expression of Raffles living,

BRAND

RAFFLES HOTELS & RESORTS



RAFFLES SINGAPORE



RAFFLES SENTOSA SINGAPORE

Born in Singapore in 1887, Raffles has shaped the world of luxury hospitality for nearly 140 years, creating landmark addresses distinguished by gracious service, cultural relevance, and a character that could belong nowhere else. Its legendary Butler Service remains at the heart of the experience, defined by an intuitive and deeply personal standard of care. Today, that legacy extends into the private residence, bringing the spirit of Raffles into the intimacy of home.

ARCHITECTURE

BRANDON HAW ARCHITECTURE



FAENA TULUM RESORT



WILLIAMSBURG WHARF

Brandon Haw established his New York studio following twenty-six years at Foster + Partners, where, as Senior Partner, his work encompassed internationally significant projects including the Hearst Tower in New York and the Commerzbank Headquarters in Frankfurt. His portfolio also includes Miami's Faena House, one of the city's most recognized residential buildings. His work is defined by a deep sensitivity to setting, with light, landscape, and context informing every gesture.

INTERIORS

BANDA STUDIO



81 YARRANABBE



SWITZERLAND HOTEL

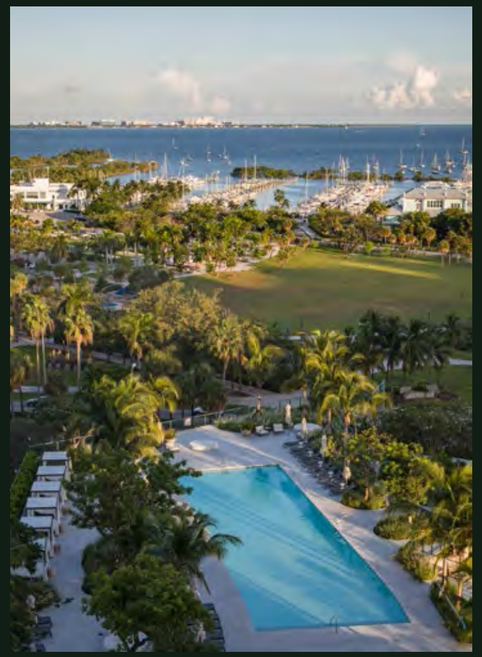
Banda Studio is the London-based design practice of Edoardo Mapelli Mozzi, known for interiors that are warm, tactile, and deeply personal. The studio's guiding belief is that a home should be better in ten years' time than on day one. Every project is shaped by its surroundings, with honest materials and considered craftsmanship chosen to age gracefully rather than date.

LANDSCAPE

ENEA LANDSCAPE ARCHITECT



PRIVATE GARDEN



PARK GROVE

Enzo Enea founded his Swiss practice in 1993 and is among the world's foremost landscape architects and collectors of trees. With offices in Zurich, Milan, Miami, and New York, he also created a celebrated tree museum near Lake Zurich. His designs blur the line between house and garden, creating landscapes that feel as though they have always belonged.

DEVELOPER

MAST CAPITAL



THE PERIGON MIAMI BEACH



LITTLE PALM ISLAND RESORT

Mast Capital is a leading real estate investment and development firm with more than $5 billion in projects shaping South Florida's most coveted destinations. Established by Camilo Miguel Jr. in 2006, the firm is defined by an approach that unites real estate, architecture and global hospitality, bringing together exceptional sites, world-renowned creative talent and iconic brands to create residences and destinations of enduring significance. Its portfolio reflects a singular ambition: to create places that leave a lasting mark and endure for generations.

DEVELOPER

BH GROUP



THE RESIDENCES AT SIX FISHER ISLAND



THE RITZ-CARLTON RESIDENCES, WEST PALM BEACH

BH Group is a Florida-based real estate development firm focused on the ground-up development of luxury projects throughout South Florida. BH has extensive experience in the acquisition, construction, design, capital structuring and asset management of complex developments. For the last 20 years, BH Group has been involved in many large-scale real estate transactions and developments by utilizing strong relationships to provide investors with opportunities not otherwise available in the real estate market.

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