

Boasting an unrivaled 200 feet of frontage on Biscayne Bay in East Edgewater, Missoni Baia is a one-of-a-kind work of high-performance architecture, designed by internationally acclaimed Hani Rashid of Asymptote Architecture. South Florida's first development by OKO Group, led by one of Europe's most successful developers, this visionary architectural landmark is influenced by Minimalist art and driven by forward-thinking design. It offers a residential experience of unparalleled quality, as distinctive as the Missoni aesthetic and inspired by the same pioneering spirit of technical innovation and design excellence. The building offers expansive amenities that are unrivaled in Miami, including an Olympic-sized pool and one of the city's largest and most elegantly appointed spas. The tower's 146 two- to four-bedroom residences—with elegantly crafted interiors by rising New York design star Paris Forino, and richly layered landscape by Enzo Enea—set a new standard for quality and sophistication in East Edgewater.

THE MISSONI LIFESTYLE

One of the most recognizable and well-respected fashion labels in the world, Missoni embodies a passion for visionary design, quality, and innovation. Missoni Baia perfectly captures the Missoni family's joyful spirit and infuses the entire experience of the building with their relaxed sense of luxury.

EAST EDGEWATER

A residential enclave nestled between Biscayne Bay and the Design District and Wynwood Art District, East Edgewater is Miami's most desirable neighborhood, close to beaches, luxury shopping, and fine dining. The Arsht Center for the Performing Arts, the Frost Museum of Science, and the Pérez Art Museum Miami are all nearby, as are the Downtown and Brickell banking districts, the high-speed rail hub at Miami Worldcenter, AmericanAirlines Arena, and Marlins Park baseball stadium. Miami International Airport is approximately a 12-minute drive away.

BUILDING FEATURES

All 146 residences, ranging in size from 2,320 to 3,723 square feet, feature expansive terraces overlooking Biscayne Bay. Many offer flow-through layouts and 270-degree views of the city, the bay, Miami Beach, and the ocean. Three dramatic duplexes boast private bayfront terraces, while two full-floor duplex penthouses feature zero-edge plunge pools overlooking the bay and sculptural glass-enclosed staircases. Integrated into the extensive landscaping are water features that reflect the sea and sky. Amenities include a flow-through deck with cabanas, an Olympic-sized lap pool, plunge pools, children's water features, and elevated tennis courts; a minimum of two parking spaces for each residence, and private garages; a bayfront lounge with an infinity-edge pool overlooking the water; a media room; a salon; a children's playroom; a dog spa; an expansive gym overlooking the bay; and one of Miami's largest spas.

BUILDING FEATURES

- 146 units
- 56 stories
- 200 linear feet of bayfront frontage
- Minimalist modern design and architecture to maximize natural light
- Exterior sculptural, structural columns wrapped in aluminum, framing the building
- Glass curtain-wall construction on north and south façade
- Minimum relief balcony railings with support from interior of balcony. Balcony glass treated with frit and extending 10" lower than typical balconies to conceal slab with frosted glass

AMENITIES

LOBBY-LEVEL AMENITIES

- 27' ceiling height in lobby reception
- Personal concierge and 24-hour front desk attendant
- Package room for deliveries of online orders
- Valet parking service
- Lobby-level indoor bayside residential lounge
- Adjacent pantry for event catering
- Outdoor bayside terrace for use by residents and their guests only
- Extensive landscaping of outdoor terraces for privacy
- Access to Baywalk along the water

FOURTH FLOOR BUILDING AMENITIES

- Enclosed and climatized sky bridge connecting tower to parking garage
- Private screening room
- Hair and nail salon
- Kids' club
- Pet-grooming salon
- On-site building manager's office

EXPANSIVE FIFTH POOL DECK AMENITIES

- Outdoor bridge connecting the 5th-floor building amenities to pool deck
- Olympic-length lap pool
- Lounge pool
- Outdoor whirlpool spa
- Pool-side daybeds
- Splash-pad water play area for kids
- Children's play lawn
- Outdoor barbeque and bar cabana for alfresco dining
- Lush landscaping
- Two poolside resident lounges
- Men's & women's private locker rooms
- Elevated tennis and basketball courts

FIFTH FLOOR BUILDING AMENITIES

- Wraparound outdoor deck with multiple lounge seating areas
- Bayside terrace with cantilevered pool overlooking the bay
- Indoor bay-terrace lounge with double ceiling height
- Resident game room with billiard table, bar, large video screen and lounge seating
- Resident private dining / party room
- Pantry to serve both game and dining rooms

SIXTH FLOOR BUILDING AMENITIES

- 1,700 SF gym with 180° views of the bay
- Private yoga studio
- Private training room
- Men's and women's locker room
- Expansive spa with men's and women's sauna and steam rooms, and private massage treatment rooms with showers.

RESIDENCE FEATURES

- Direct bay views from every unit
- Flow-through north and south units with 270° views
- East-facing units with 180° views
- 10'-deep balconies facing the bay
- 8'-deep balconies facing the city
- Floor-to-ceiling glazing throughout the units
- Walk-in closets in dressing areas
- 2- 3- and 4-bedroom residences, each with staff area
- Automated unit climate control
- Centralized hot water
- Two parking spaces per residence

KITCHEN

- Italian cabinetry
- Gaggenau appliances featuring:
 - o Microwave
 - o Wine cooler
 - o Microwave
 - o Cooktop (5 or 6 burners)
 - o Side-by-side large fridge and freezer
 - o Zone dishwasher
 - o Pull-out pantry
 - o Hood above cooktop
 - o Garbage disposal in sink

MASTER BATH

- His and hers vanities and bathrooms
- Master-bathroom fixtures by Hansgrohe
- Floor-to-ceiling marble, including marble baseboard
- Double showerheads

TEAM

DEVELOPER

OKO GROUP LLC in partnership with OB GROUP & CAIN HOY

Established by chairman and CEO Vladislav Doronin, the real estate development firm OKO Group builds on the expertise of Mr. Doronin, one of Europe's most successful developers, having built more than 75 million square feet of world-class commercial, retail, and luxury residential space. As chairman of the property and development firm Capital Group, Mr. Doronin has overseen 71 projects. OKO Group brings considerable financial strength to the U.S. market, as well as a passion for working with renowned architects and designers, including Jacques Grange; Skidmore, Owings & Merrill; and Zaha Hadid. okogroup.com

DESIGN ARCHITECT

ASYMPTOTE ARCHITECTURE

Founded in 1989 by Hani Rashid and Lise Anne Couture, New York-based Asymptote Architecture is an international practice distinguished by intelligent, visionary designs, informed by cutting-edge technologies. The firm's recent projects include the Yas Viceroy Hotel in Abu Dhabi, the ARC Multimedia Museum in Daegu, South Korea, and the luxury residences of 166 Perry Street in New York City. Asymptote is presently designing the State Hermitage Modern Contemporary Museum in Moscow. Asymptote's work is included in the collections of the Museum of Modern Art, the Centre Pompidou, and the Solomon R. Guggenheim Museum, among others. asymptote.net

EXECUTIVE ARCHITECT

REVUELTA ARCHITECTURE INTERNATIONAL

Established by principal Luis Revuelta, Miami-based Revuelta Architecture International has designed some of the tallest and most complex residential buildings in the southeastern United States. Among them are several of the area's most prestigious luxury condominiums, including the Santa Maria, EPIC Residences & Hotel, Bristol Tower, The Bath Club, Azure, Jade Residences, and Grovenor House. Over the years the firm has partnered with respected local and national development teams on successful high-end residential, commercial, and hospitality projects throughout South Florida. revuelta.com

INTERIOR DESIGN

PARIS FORINO INTERIOR DESIGN

New York-based Paris Forino Interior Design, launched in 2012 by Australian-born Paris Forino, is a full-service international design firm specializing in luxury residential real estate, hotel, and restaurant projects. Forino brings 15 years of experience, including tenures with Tihany Design and CetraRuddy Architecture, to complex, high-end commissions, which currently include more than 40 projects in the United States, Canada, and Europe. Forino has been published in *Elle Décor* and the *New York Post*, which ranked hers as one of the top four firms "designing New York City" in 2015. parisforinodesign.com

LANDSCAPE ARCHITECT

ENEA GARDEN DESIGN

Since establishing his firm in 1993, renowned Swiss landscape architect Enzo Enea has completed more than 1,000 gardens for private residences, hotels, resorts, residential buildings, and parks around the world, including projects in Russia, Greece, France, Italy, Spain, Germany, Austria, China, Brazil, Colombia, the Bahamas, and the United States. Based near Zürich, the firm opened a second office in Miami in 2005 and is adding a New York office in 2016. Enea's work has received numerous international awards, including honors from the American Society of Landscape Architects and the RHS Chelsea Flower Show in London. enea.ch

EXCLUSIVE SALES & MARKETING

CERVERA REAL ESTATE

Combining unparalleled local knowledge with an established international clientele, Miami-based Cervera Real Estate has been South Florida's leader in luxury condominium sales for more than four decades. Cervera was the area's first brokerage to market extensively on an international scale. With a team of more than 400 professionals, the company has exclusively represented the most prominent developers, sold over 110 condominium projects, and closed more than 50,000 units. Today, Cervera remains the broker of choice for Miami's newest luxury developments. cervera.com

BRANDING & ADVERTISING

AND PARTNERS, NY

Since 1999, And Partners has helped brand and market over \$5 billion of residential properties in Manhattan. Their approach integrates branding, design, innovation, and technology—along with deep experience outside the real estate industry—to design every detail of the customer experience. The result is a more robust and more intelligent turnkey offering for real estate projects of all kinds. andpartnersny.com