

# BEACH HOUSE §

DEVELOPED BY MORABITO PROPERTIES/CMC GROUP

ARCHITECTURE BY ARQUITECTONICA

*“Beach House 8 consists of a series of shifted frames, expressing a series of houses in a very pure and abstract way...*

*...the dynamic movement of Miami, all the energy of the ocean waves”*

# BEACH CULTURE MEETS CITY SERVICE

In shared outdoor and lobby areas, elements from wood-panelled drawing rooms to decking finished in Mauritian Teak, from natural-fiber banquettes to dark-blue mosaic tiling in the pool, from the garden waterfall to the airy 14-foot ceilings at the entry—combined with a full suite of concierge services appropriate for cosmopolitan living—all create an atmosphere of both understated elegance and contemporary informality. Just right for where the city meets the beach.

















# SOPHISTICATED KITCHENS

Each kitchen in Beach House 8 combines clean lines with crisp detailing. Informed by modern European traditions of refined industrial design, they feature professional-grade stainless-steel gas ranges and double-ovens by Miele—along with graceful extras from a dish-warmer to a built-in espresso machine. Generous refrigerators, freezers, and wine-coolers are scaled for entertaining—but disappear behind bleached oak panels that match the rest of the Boffi cabinetry. Substantial countertops and backsplashes in large-scale slabs of Calacatta Gold stone, quarried in Italy, add both durability and character. The result is sophistication with a touch of luxury appropriate for its setting and its open-plan adjacency to living and dining areas, combined with an informal ease perfect for the beach.



# DISTINCTIVE BATHROOMS

Bathrooms in each residence of Beach House 8 share a generosity of scale and a feeling of relaxation—down to the dual ceiling and wall rain-shower heads in each master bathroom—along with architectural detailing that welcomes in natural daylight while ensuring privacy. Yet, thanks to distinctive fixtures and finishes, each bathroom has its own unique character. Substantial, 2-inch-deep slabs of Italian-quarried Travertine, Carrara marble, and other stone surfaces for flooring, walls and countertops—some incised with a delicate light-catching texture that recalls the play of sunshine on water—bring a natural beauty to bathroom interiors that recalls the nearby beauty of sea and sand. Cabinetry and fixtures from Boffi, Duravit, and Dornbracht ensure enduring quality and comfort.





# SPECTACULAR PENTHOUSE

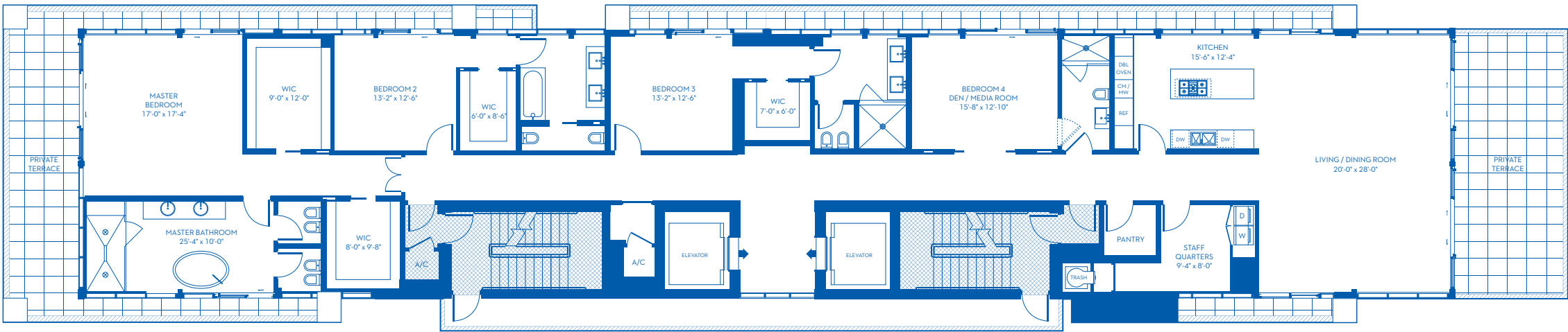
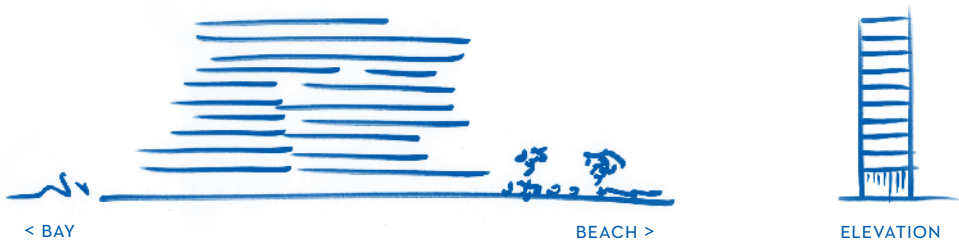
While each residence at Beach House 8 has its special qualities, the duplex penthouse is very special indeed. With some 6000 square feet of outdoor living space over two levels, this unique home includes elements like a master guest suite and a landscaped private plunge pool—perfect for both gracious entertaining and intimately secluded living. The master suite and private terrace at the rooftop level, (whose singular bathtub offers ocean views across a sweeping private deck), recalls the commanding proportions of the personal cabins on a yacht's quarterdeck, with the same gracious yet adventurous maritime feeling to be found in everything from the crisply-detailed cable-railings to the horizon-deep views of sea and sky.





# BH2-8 FLOOR PLAN

4 BEDROOM • 4 BATHROOM • PRIVATE TERRACES

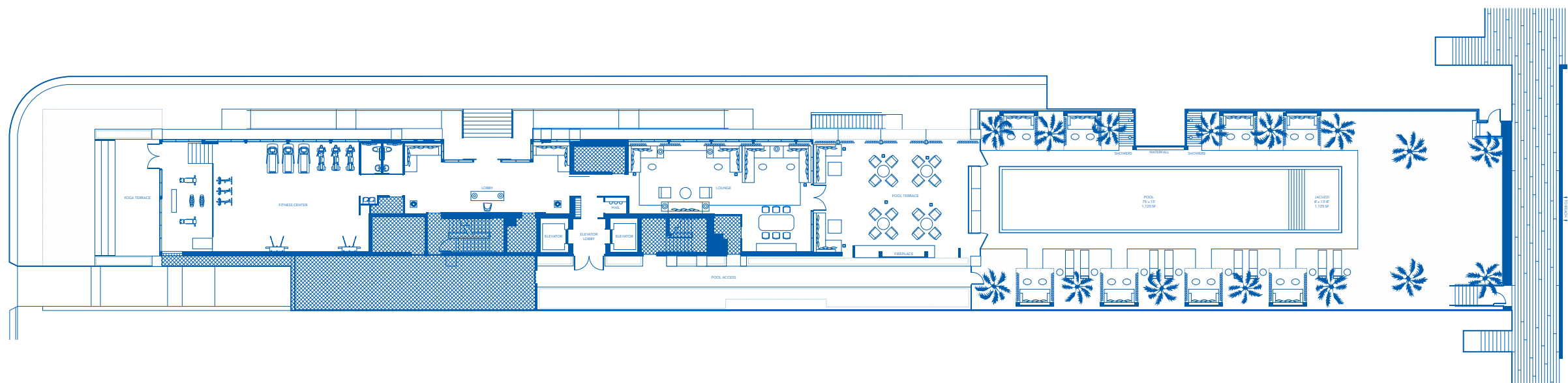


BH2	BH3	BH4	BH5	BH6	BH7	BH8
INTERIOR 3,783 Sq ft 351.5 Sq m	INTERIOR 3,783 Sq ft 351.5 Sq m	INTERIOR 3,783 Sq ft 351.5 Sq m	INTERIOR 3,783 Sq ft 351.5 Sq m	INTERIOR 3,783 Sq ft 351.5 Sq m	INTERIOR 3,783 Sq ft 351.5 Sq m	INTERIOR 3,783 Sq ft 351.5 Sq m
EXTERIOR 2,899 Sq ft 269.3 Sq m	EXTERIOR 1,014 Sq ft 94.2 Sq m	EXTERIOR 1,049 Sq ft 97.5 Sq m	EXTERIOR 978 Sq ft 90.9 Sq m	EXTERIOR 1,172 Sq ft 108.9 Sq m	EXTERIOR 1,212 Sq ft 112.6 Sq m	EXTERIOR 1,131 Sq ft 105.1 Sq m
TOTAL 6,682 Sq ft 620.8 Sq m	TOTAL 4,797 Sq ft 445.7 Sq m	TOTAL 4,823 Sq ft 448.1 Sq m	TOTAL 4,761 Sq ft 442.3 Sq m	TOTAL 4,955 Sq ft 460.3 Sq m	TOTAL 4,995 Sq ft 464.1 Sq m	TOTAL 4,914 Sq ft 456.5 Sq m



# GROUND FLOOR

LOUNGE & TECHNOGYM • YOGA TERRACE • PRIVATE CABANAS



## CONCIERGE

Beach House 8 features exclusive concierge service providing unparalleled access to a myriad of services, including dining, entertainment, travel, move-in coordination, cultural events, and other unique service requests.

## ON-SITE UNDERGROUND PARKING

Each residence includes two exclusive parking spaces located in the underground parking level with 24/7 valet service.

## PRIVATE CABANAS

Each residence has an 8 by 6 foot-wide private poolside cabana featuring privacy curtains, chaise lounge, towel service and mini bar.

## LOUNGE & POOL TERRACE

A comfortable seating and social dining area, cozy fireplace, library and game room for residents and their guests.

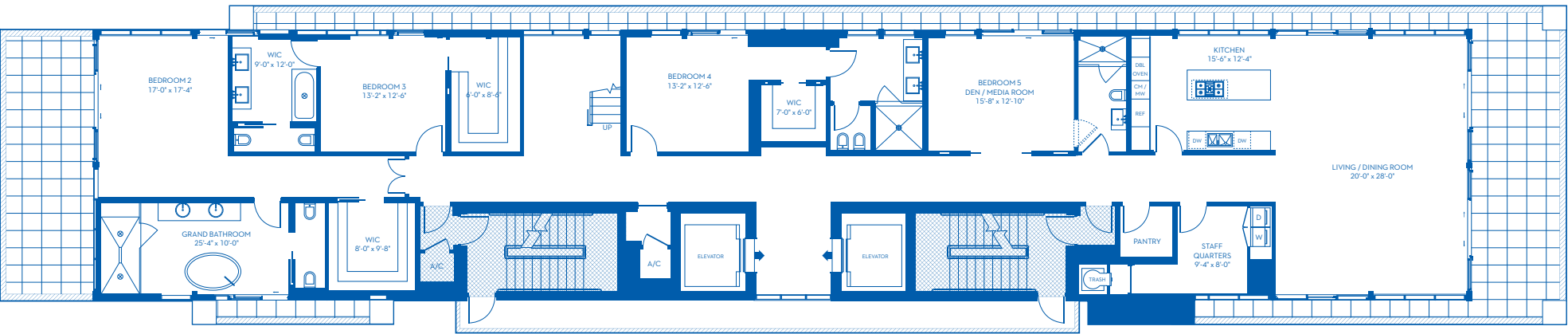
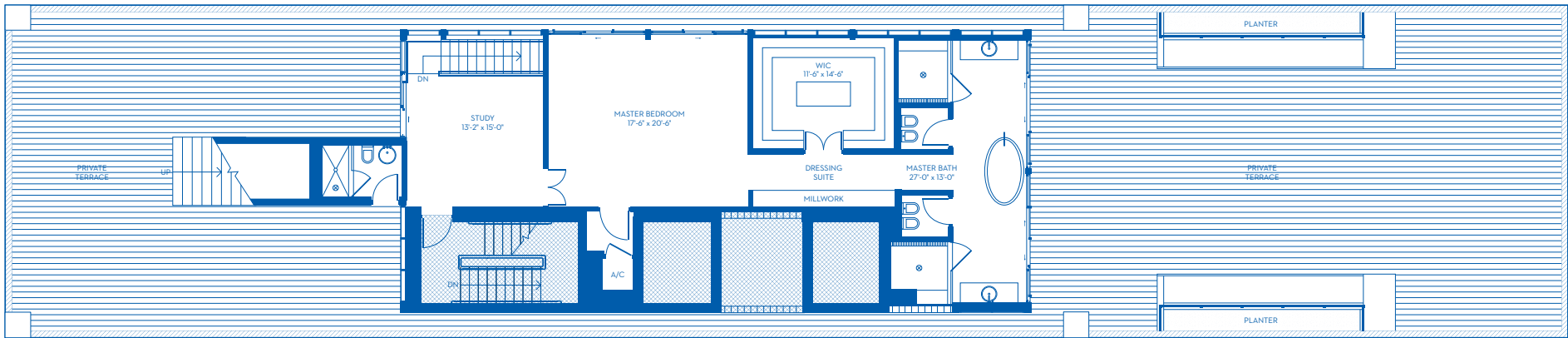
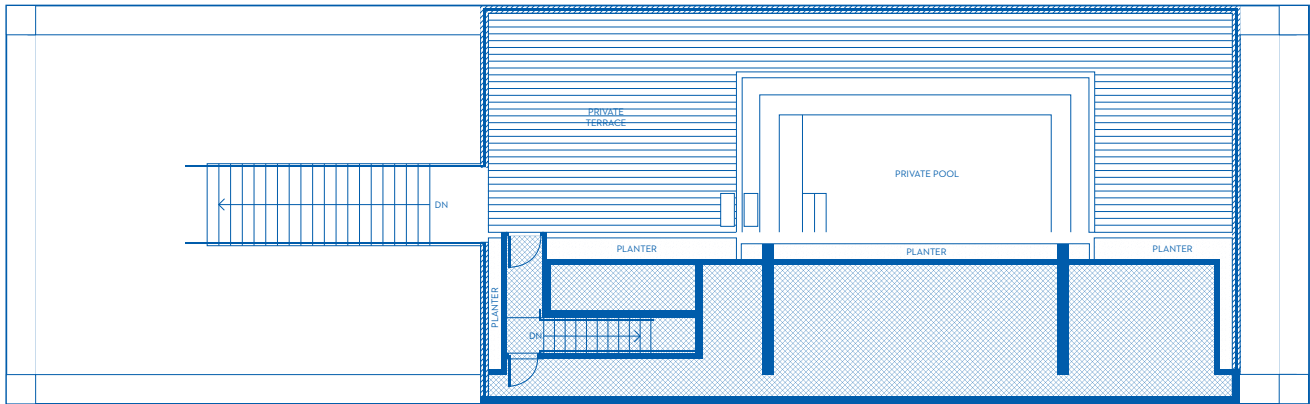
## FITNESS

Ground level features a state-of-the-art Technogym, outdoor yoga terrace, 75-foot pool and jacuzzi.



# PENTHOUSE

PRIVATE ROOFTOP TERRACE • MASTER GUEST SUITE • PRIVATE POOL



INTERIOR	5,242 Sq ft 487 Sq m
EXTERIOR	4,794 Sq ft 445.4 Sq m
TOTAL	10,036 Sq ft 932.4 Sq m









# THE BEST OF MIAMI

Miami's finest hotels, restaurants, museums, elite galleries, and sports facilities such as the Indian Creek and La Gorce Country Club are all minutes away.

Easily accessible to both public and private airports, major highways, and Downtown Miami, Beach House 8 offers both seclusion and access to a thriving social community.

• BEACH HOUSE 8



# TEAM

*VALERIO MORABITO. Mr. Morabito has been involved in various residential and commercial real estate projects in Italy before moving to New York, where he successfully developed the residences at 70 Greene Street and the townhouse at 45 East 74th Street. Beach House 8 is his first project in Miami.*

*Creating sophisticated and remarkable spaces, Mr. Morabito advocates superb craftsmanship, state of the art technology, and above all, timeless elegance and architectural style.*

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*UGO COLOMBO. Mr. Colombo is one of Miami's leading developers. He has played a significant role in the rejuvenation of South Florida by creating two landmarks on the Miami skyline—Bristol Tower and Santa Maria on Brickell Avenue.*

*Mr. Colombo's most recent developments include Epic Residences and Hotel, a 55-story luxury condominium and hotel at the mouth of the Miami River in downtown Miami, and Grovenor House, a 166-unit luxury condominium project completed in 2006 in the heart of Miami's Coconut Grove community.*

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*BERNARDO FORT-BRESCIA, FAIA. Mr. Fort-Brescia is a founding Principal of Arquitectonica. He studied architecture and urban planning at Princeton University and received a Master of Architecture from Harvard University, where he later taught. In 1977, he founded Arquitectonica with a group of young architects and set up a studio in Coconut Grove. Today Arquitectonica has designed buildings in forty countries from eleven offices around the world.*

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*MICHELE BONAN. Mr. Bonan is an internationally acclaimed architect and interior designer based in Florence. His many projects include the Palazzo Tornabuoni, JK Place, Hotel Lungarno, Gallery Hotel Art, and the Continentale in Florence. His later works include projects for private houses in Miami, London, Paris and restaurant club in Aspen.*



# BHS

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