



Boasting an impressive 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 and developed by OKO Group under the leadership of Vladislav Doronin, one of Europe's most successful developers, this visionary architectural landmark is influenced by Minimalist art and driven by forward-thinking engineering. Missoni Baia offers a residential experience of unparalleled quality, as distinctive as the aesthetic of Missoni, one of the world's most legendary fashion houses, and inspired by the same pioneering spirit of technical innovation and design excellence. New York designer Paris Forino, under the creative direction of Angela and Rosita Missoni, envisioned the tower's 249 elegantly crafted one- to five-bedroom residences, furnishings, and artworks that complement Asymptote's modern architectural design. The building offers expansive amenities unrivaled in Miami—including an Olympic-sized pool and one of the city's largest and most elegantly appointed spas—and a richly layered landscape designed by Enzo Enea. Missoni Baia sets 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, up-and-coming 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 Downtown and Brickell, The Bright Line Rail at MiamiCentral Station, AmericanAirlines Arena, and Marlins Park baseball stadium. Miami International Airport is approximately a 12-minute drive away.

#### TEAM

DEVELOPER  
OKO Group LLC

DEVELOPER  
OB Group

DEVELOPER  
Cain International

DESIGN ARCHITECT  
Asymptote Architecture

CREATIVE DIRECTION  
Missoni

EXECUTIVE ARCHITECT  
Revelta Architecture International

INTERIOR DESIGN  
Paris Forino Interior Design

LANDSCAPE ARCHITECT  
Enea Garden Design

EXCLUSIVE SALES & MARKETING  
Fortune Development Sales



## BUILDING FEATURES

- 249 residences ranging in size from 775 to 4,895 square feet
- 57 stories
- 200 linear feet of bayside frontage
- Minimalist modern design and architecture to maximize natural light
- Exterior sculptural columns wrapped in aluminum, framing the building
- Exclusive access to the Grand Bay Club in Key Biscayne

## AMENITIES

### LOBBY-LEVEL

- Valet parking service
- Outdoor bayside terrace, for use by residents and their guests only
- Access to baywalk along the water
- Personal concierge and 24-hour front-desk attendant
- Package room for deliveries
- Indoor bayside residential lounge

### FIFTH-FLOOR

- On-site building manager's office
- Hair and nail salon
- Kids' club and indoor play-area
- Pet spa
- Resident game room with billiard table, bar, large video screen and lounge seating

### SIXTH-FLOOR BUILDING

- Wraparound outdoor deck with multiple lounge-seating areas
- Bayside terrace with cantilevered pool overlooking the bay
- Indoor bay-terrace lounge with double-height ceiling
- Residents' private dining and party room
- Private screening room

### SEVENTH-FLOOR BUILDING

- 3,300 sqft. gym with 180° views of the bay
- Private yoga studio
- Private training room / Pilates room
- Men's and women's locker rooms
- Expansive residents-only spa with men's and women's sauna and steam rooms, and private massage treatment rooms with showers

- Olympic-size pool
- Lounge pool
- Outdoor whirlpool spa
- Poolside daybeds
- Kids' splash-pad
- Children's play lawn
- Outdoor barbecue and cabana bar
- Two poolside residents-only lounges
- Men's and women's locker rooms
- Elevated tennis court

### OFF-SITE

- Exclusive access to Grand Bay Beach Club in Key Biscayne

### SEVENTH-FLOOR POOL DECK

## RESIDENCE FEATURES

### GENERAL

- Direct bay or city views from every residence
- Flow-through South Tower residences with 270° views
- East Bay and Tower residences with 180° views
- 10'-deep balconies facing the bay
- 8'-deep balconies facing the city
- Floor-to-ceiling glazing throughout the residences
- Walk-in closets
- One to five bedroom residences
- Automated unit climate control
- Centralized hot water

### MASTER BATH

- His and hers vanities and bathrooms in East and South Tower residences
- Floor-to-ceiling marble, including marble baseboard
- Double showerheads in East and South Tower residences

### KITCHEN

- Custom-designed European cabinetry
- Top-of-the-line appliances including:
  - Wine cooler
  - Cooktop
  - Subzero refrigerator
  - Zone dishwasher
  - Pull-out pantry
  - Hood above cooktop
  - Garbage disposal