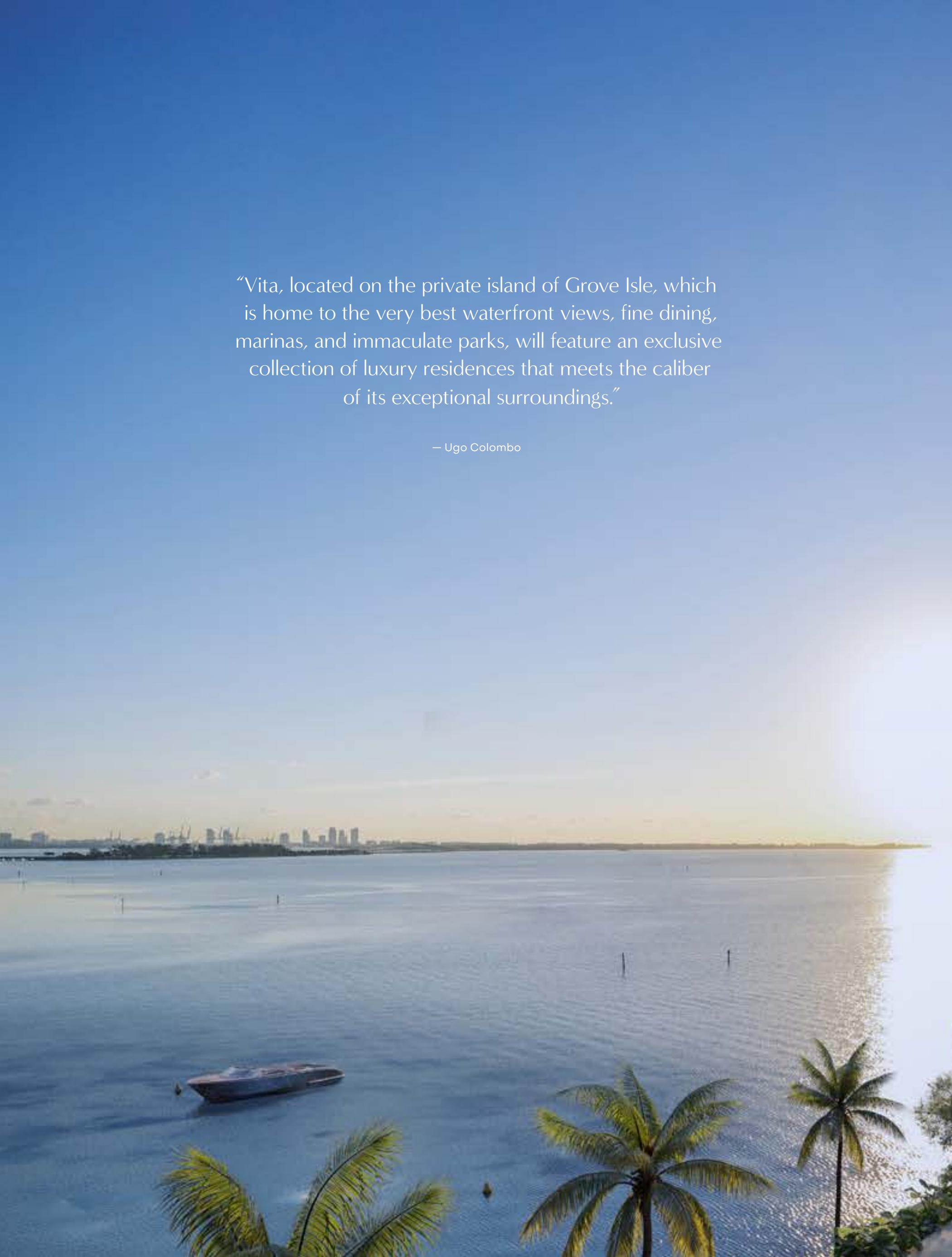


VITA

AT GROVE ISLE



“Vita, located on the private island of Grove Isle, which is home to the very best waterfront views, fine dining, marinas, and immaculate parks, will feature an exclusive collection of luxury residences that meets the caliber of its exceptional surroundings.”

— Ugo Colombo







08	OVERVIEW	Introduction to Vita
11	THE JOY OF LIFE	Vision & Lifestyle
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143	BOATING PARADISE	The Marina
149	VISIONARY & EXPERIENCED	The Team

The gracious curve of Vita is enhanced with horizontal ribbons of artful lighting. Transparent glass balcony railings allow unobstructed views over the bay.

Designed to follow the natural contours of Grove Isle's Biscayne Bay shoreline, Vita is an exclusive sanctuary of just 65 exquisitely detailed condominium residences.

On this unique private island, days are defined by spectacular sunrise and sunset views and life is elevated by an extensive collection of amenities for wellness, sport, and relaxation.







THE  
JOY  
OF  
LIFE

Vita, the Italian word for “life,” expresses the spirit of this uniquely elegant property along the shore of Grove Isle. Its three artfully connected buildings, Mare, Luce, and Sole – sea, light, and sun in Italian – offer a boutique residential experience combined with the advantages typically available in high-end single-home residences.

Vita is unlike any other condominium on the market in Miami, providing residents with the highest level of luxury in the area to date. Developed under the expert direction of renowned luxury developer Ugo Colombo of CMC Group, it is for those who understand and appreciate luxury, for those who love living.

Vita creates the setting to enjoy the best things in life; family, friends, nature, food, art, home. A lifestyle under the sun, surrounded by water, yet within reach of remarkable culture. All while enjoying every luxury and every experience down to the smallest detail.

This is the Joy of Life.













THE SPIRITUAL CENTER OF MIAMI

# COCONUT GROVE





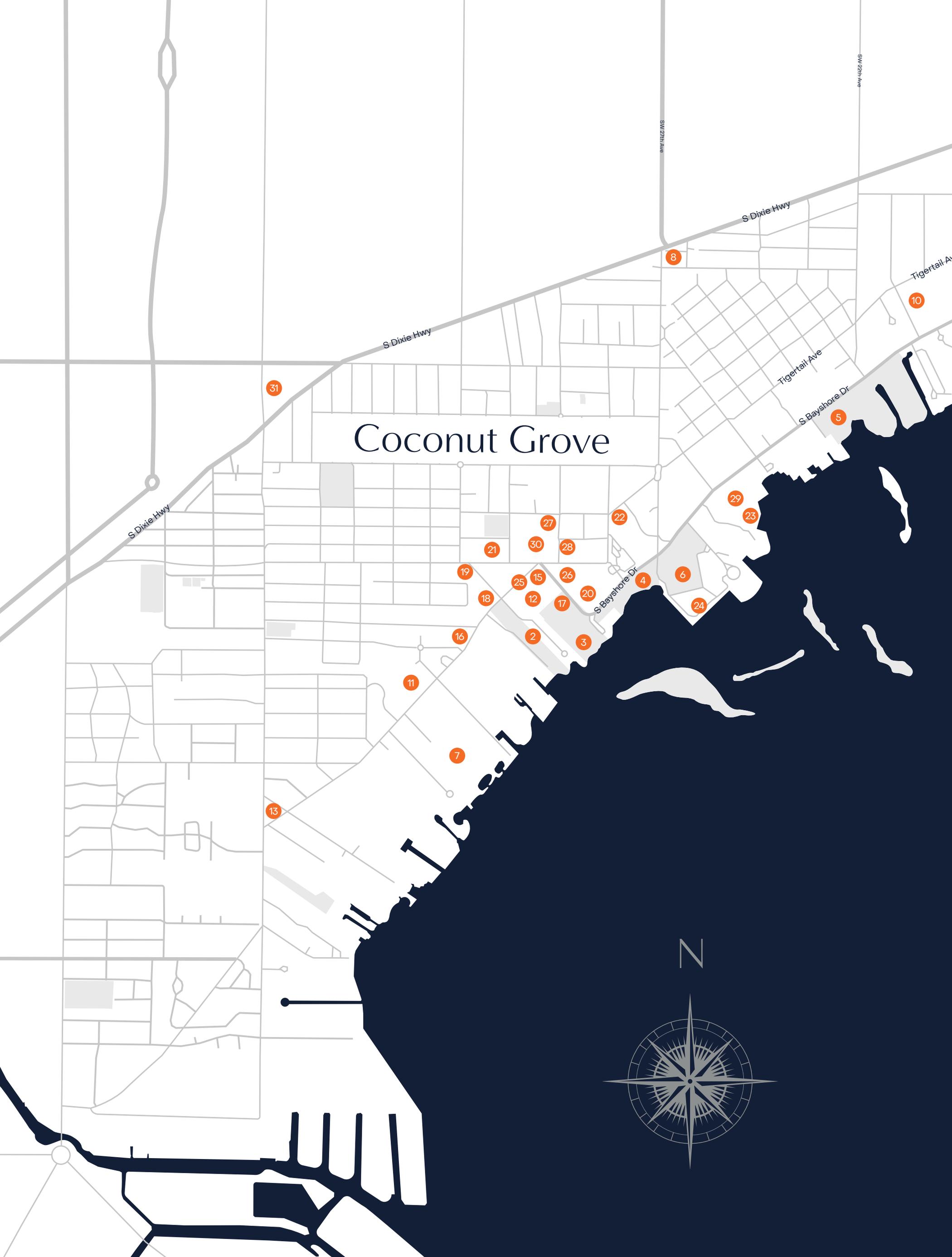


The remarkable privacy and breathtaking views of Vita at Grove Isle arise from its unparalleled location along the waterfront of Grove Isle, a 20-acre private island in Biscayne Bay just minutes from the heart of Coconut Grove, Miami's most soulful historic neighborhood.

Appearing as a single piece of architecture, but thoughtfully defined by two paseos, the three buildings – Mare, Luce, and Sole – with a total of 65 residences including 12 penthouses offer a boutique living experience. A boardwalk encircling the island at water's edge provides pedestrian connection to a variety of amenities, including tennis, padel ball, and pickleball courts, a marina, and children's playgrounds. A private bridge offers access from the mainland.



# Coconut Grove





## POINTS OF INTEREST

### PARKS

- ① Alice Wainwright Park
- ② The Barnacle Historic State Park
- ③ Peacock Park
- ④ Kenneth M. Myers Bayside Park
- ⑤ David T. Kennedy Park
- ⑥ Regatta Park

### SCHOOLS

- ⑦ Carrollton School of the Sacred Heart
- ⑧ Coconut Grove Montessori
- ⑨ Immaculata-La Salle High School
- ⑩ Ransom Everglades School
- ⑪ St. Hugh Catholic School
- ⑫ St. Stephen's Episcopal Day School
- ⑬ Vanguard School of Coconut Grove

### MUSEUMS

- ⑭ Vizcaya Museum and Gardens

### RESTAURANTS

- ⑮ Bellini at Mr. C Hotel
- ⑯ Ariete
- ⑰ Glass & Vine
- ⑱ GreenStreet Cafe
- ⑲ LoKal
- ⑳ Peacock Garden Bistro
- ㉑ Sapore di Mare
- ㉒ Sadelle

### MARINAS

- ㉓ Grove Harbour Marina
- ㉔ Dinner Key Marina

### HEALTH/SPA/GYMS

- ㉕ Buddha Grove Yoga
- ㉖ OM Movement Studio
- ㉗ Pilates in the Grove
- ㉘ Mayfair

### SHOPPING

- ㉙ Fresh Market
- ㉚ Cocowalk
- ㉛ Merrick Park Mall

### NEARBY POINTS OF INTEREST

Not Shown in Map

Brickell City Centre 15min

Pérez Art Museum 15min

Frost Science Museum 15min

Adrienne Arsht Center 15min

FTX Arena 15min

Cruise Terminal 15min

Miami International Airport 20min

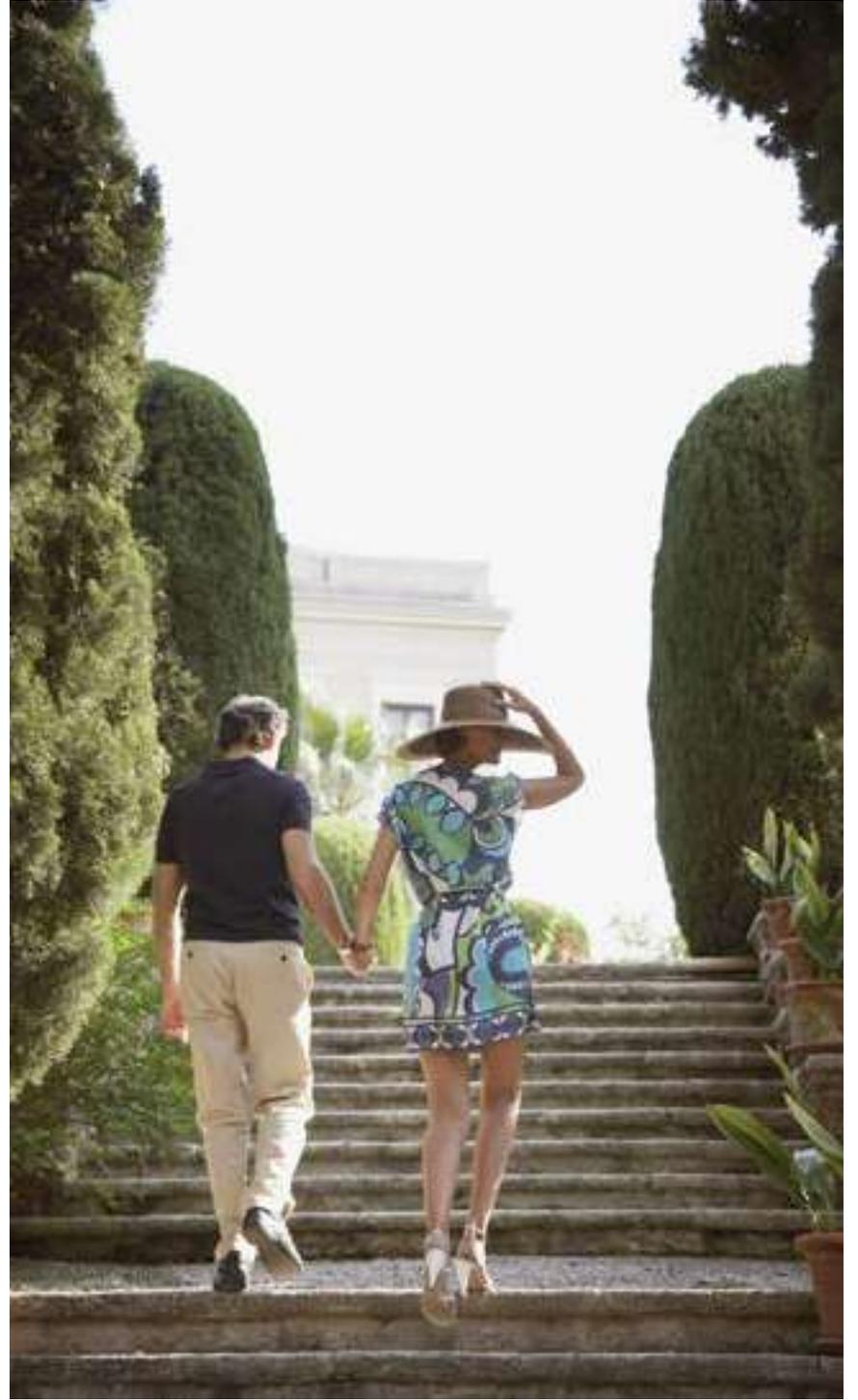
Miami Design District 20min

New World Symphony 25min

Driving Distance

● Local Parks





VITA AT GROVE ISLE | COCONUT GROVE

In The Grove, picturesque streets are shaded by the leafy branches of ancient trees, verdant parks offer inviting spaces for locals to relax and children to play, and museums attract visitors from near and far.

An eclectic array of boutiques, art galleries, cafés, and restaurants create a lively atmosphere. Pedestrian-friendly and welcoming, The Grove is a delightful place to browse through shops or dine with friends and family.

Other nearby destinations for luxury shopping, dining, and world-class entertainment include Coral Gables, Brickell, and Miami Beach. Miami International Airport is also easily accessible.



### COCOWALK

Located in the heart of historic Coconut Grove, the newly renovated CocoWalk is a welcoming mixed-use lifestyle destination featuring chef-driven restaurants, upscale retail, and entertainment. A rooftop terrace and event space overlook Coconut Grove's lush canopy of trees and offer Biscayne Bay views.



### PEACOCK PARK AND BARNACLE HISTORIC STATE PARK

On mainland Coconut Grove, Peacock Park and Barnacle Historic State Park offer lush green space overlooking Biscayne Bay. The nine-acre expanse of Peacock Park provides a wonderful array of family-friendly recreational facilities and Barnacle Historic State Park hosts events throughout the year.



VITA AT GROVE ISLE | COCONUT GROVE



#### VIZCAYA MUSEUM & GARDENS

Built in 1916 as the winter home of Chicago industrialist James Deering, the Biscayne Bay waterfront Vizcaya Museum & Gardens features an Italian Renaissance-style villa set within 10 acres of formal gardens. Visitors can walk through dozens of rooms that house its vast collection of 16th and 17th-century European art and antiques.



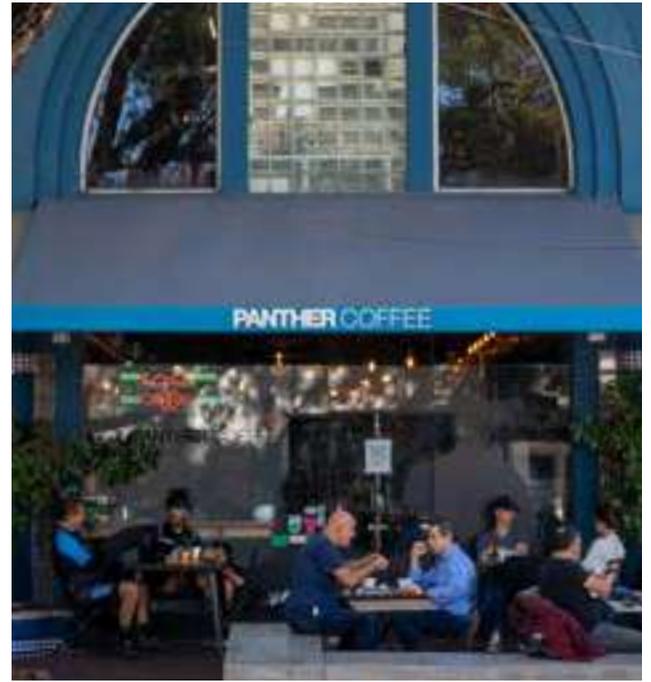
DINNER KEY MARINA



BISCAYNE BAY



PEACOCK PARK



PANTHER COFFEE



PEACOCK PARK











BUILDING'S FAÇADE





MODERN ARCHITECTURE & TIMELESS DESIGN

Vita at Grove Isle marks the start of a new era for this jewel-like private island in Biscayne Bay. A restoration of its natural beauty and the evolution of luxurious waterfront living.

Exquisite in every detail, Vita is a new standard for Miami's lifestyle.

Continuing the tradition of bringing art into his buildings, developer Ugo Colombo commissioned internationally renowned architecture and design firm A++ to create vertical metal mesh façade panels resembling the elegant, curved folds of curtains. The panels, which rise the full height of the building, are illuminated at night, giving them a softly dynamic appearance.



OCEANFRONT POOL DECK

VITA'S CURVED FAÇADE IS A DIRECT RESPONSE TO THE NATURAL CONTOUR OF ITS WATERFRONT LOCATION, ENSURING THAT EVERY RESIDENCE SHOWCASES UNOBSTRUCTED, PANORAMIC BAY VIEWS.

The most sophisticated residential condominium to date by Miami's most renowned luxury developer, Ugo Colombo of CMC Group, Vita at Grove Isle brings exquisite design and an extensive collection of exclusive amenities together in a breathtaking private island waterfront location. Pairing privacy and tranquility with exceptional access to nearby world-class shopping, dining, and entertainment, Vita offers the best in modern lifestyle.

Vita's residences and penthouses are bathed in natural light through floor-to-ceiling windows that frame panoramic Biscayne Bay views, and they feature expansive private outdoor space to provide for effortlessly elegant indoor-outdoor living in South Florida's marvelous climate. Every detail, from floor plan flow and smart home functionality to the selection of marbles at Italian quarries has been personally overseen by Ugo, a native of Milan, Italy, with a refined perspective on timeless luxury and unparalleled quality.





PORTE COCHERE

#### PRIVATE VESTIBULES

Smart elevators provide secure access to private vestibules, where every element—from the materials to the lighting—has been carefully designed to create spaces that are both functional and artful.



Artist's Conceptual Rendering





Artist's Conceptual Rendering

VITA AT GROVE ISLE | ARCHITECTURE & DESIGN

#### ARRIVAL DESK

The rich palette of materials used throughout Vita's lobbies, the clubhouse, and the residences, is all from nature. They include Noce Canaletto wood and hand-selected marble and stone imported from Italy.





LOBBY LOUNGE



Artist's Conceptual Rendering

COVERED GARAGE

With enclosed individual garages and a private elevator with a private foyer for every residence, Vita reimagines suburban-style privacy and convenience for boutique condominium living.

In addition, Vita's 24-hour valet is always available to assist residents and their guests at the canopy covered entrance, parking and retrieving cars from the main garage.



#### ENCLOSED GARAGE

Enclosed individual private garages accommodating up to four vehicles are just steps from the elevator vestibules where secured-access elevators travel directly to the private residences. Garages can be customized with electric vehicle chargers and dehumidifiers.







PRIVATE TERRACE

## EXPANSIVE INTERIORS WITH FLOOR-TO-CEILING WINDOWS OPEN TO PRIVATE WATERFRONT TERRACES

With high ceilings, floor-to-ceiling windows, flow-through floor plans, and expansive private terraces, Vita's three- and four-bedroom residences enjoy brilliant views and abundant natural light. Interiors ranging from 2,500 to 5,000 square feet are pre-installed with comprehensive smart home technology. Private elevator access servicing two residences per floor—and only 10 units in total—contribute to Vita's ambience of tranquility.

Developer Ugo Colombo's carefully thought-out floor plans have resulted in residences that are as functional as they are beautiful. Highlights include spacious master suites with large, well-placed closets and en-suite bathrooms with water views, double vanities, and two water closets. This attention to creating spaces that are truly accommodating continues with open-plan kitchens that can be enclosed with the simple addition of a wall, a dedicated walk-in A/V closet to neatly house all digital equipment out of sight, but easily accessible, and in select residences, large junior suites that easily serve as secondary master suites. Precision-crafted lift-and-slide glass doors by German manufacturer Schüco open with minimal effort due to an innovative weightless track operation and offer optimal experience of views thanks to hardware that virtually disappears upon opening.

Similarly keen attention was utilized in the selection of finishes, fixtures, cabinetry, and appliances. Over the course of this project, Colombo has traveled to Italy to personally meet with premier manufacturers and artisans and has journeyed to Italian quarries to choose the richly veined marbles used in Vita's gorgeous bathrooms.



PRIVATE TERRACE





DINNING & LIVING ROOM

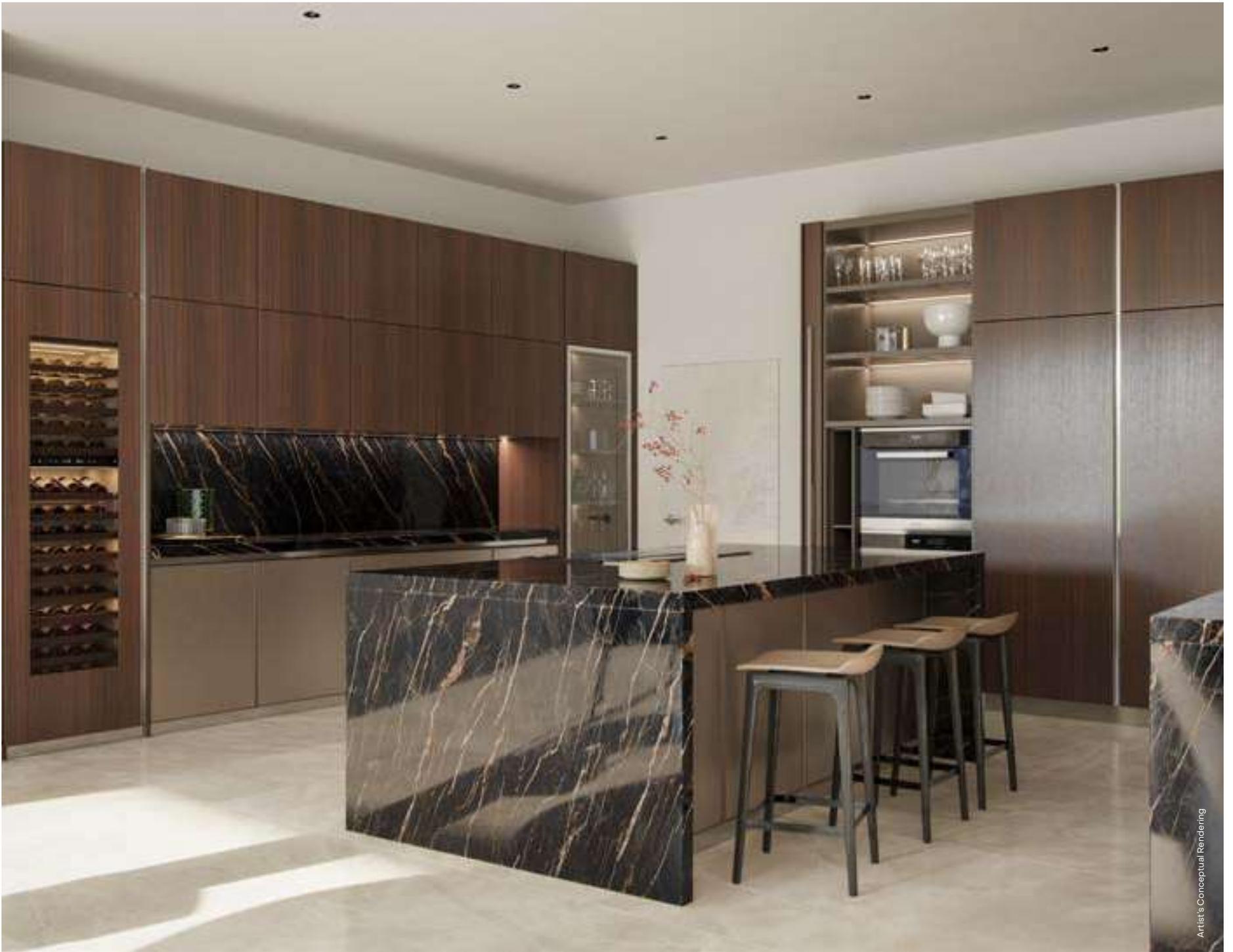


Under the discerning attention of Ugo Colombo, and with the world-class talent of A++, Milddue, and Margraf, Vita has set a new standard of excellence in Miami's luxury residential condominium market.





Vita's soaring 10'-clear ceiling heights conceal a space above to accommodate lighting, speakers, and linear diffusers.



Artist's Conceptual Rendering

RESIDENCE KITCHEN — DARK

A full suite of top-of-the-line appliances by Miele are concealed by integrated cabinet panels for a clean contemporary look. Kitchen cabinetry and appliances are sized to offer the ideal volume of storage and capacity for the dimensions of the residence.

Elegance meets optimal functionality in Vita's chef-caliber kitchens featuring custom designed and manufactured wood and lacquer cabinetry by Molteni&C—Italy's preeminent kitchen manufacturer.

RESIDENCE KITCHEN — LIGHT





Artist's Conceptual Rendering

KITCHEN – OPENED PANELS



Artist's Conceptual Rendering

VITA AT GROVE ISLE | THE RESIDENCES

KITCHEN – CLOSED PANELS





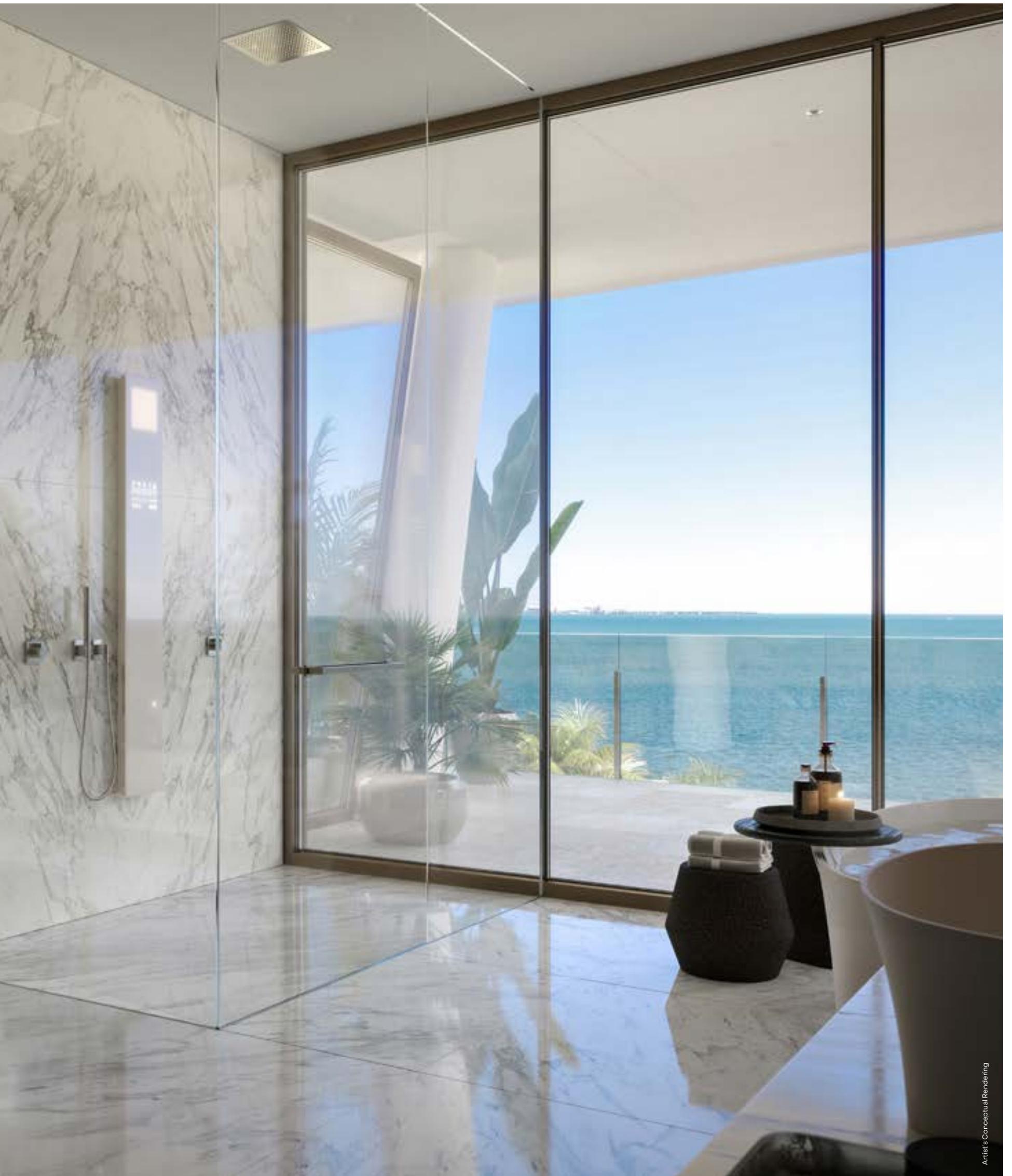
## MASTER BATH

The stunning master bathrooms offer a sophisticated oasis overlooking Biscayne Bay. A deep-soaking custom-designed bathtub by Noorth and glass-enclosed shower are placed for enjoyment of this remarkable view. Extensive custom marble work by the Italian company Margraf includes book-matched Venus polished marble floors and walls, polished Venus vanity tops, and a shower pan carved from a single piece of Venus marble slab. The shower by Effegibi, controlled via remote touch screen, transforms into a Turkish bath with aromatherapy and sound options.

## SECONDARY BATH

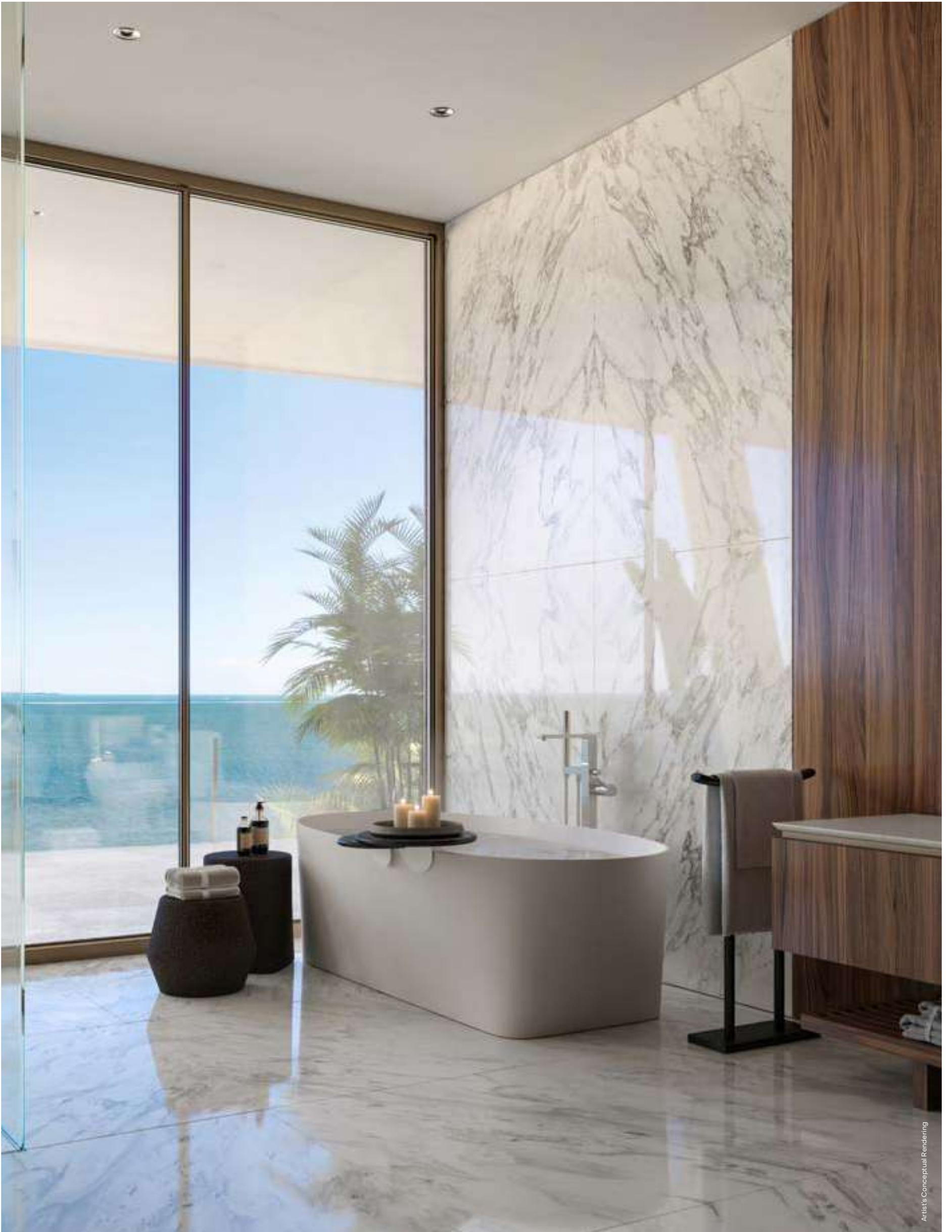
Secondary bathrooms are designed with custom floors and wet walls in polished Statuarietto marble by the Italian stonework company Margraf. Cabinetry is done in matte lacquer Lavica, and the vanity features an Azuma sink by Noorth, polished chrome fixtures by Dornbracht, and a backlit mirror. The wall-mounted toilet is by Duravit.





#### MASTER BATHROOM

The richly veined Venus marble used in Vita's master bathrooms was hand-selected by Ugo Colombo, who journeyed to Italian quarries to choose them. The marble was cut and book-matched in Italy, then shipped to the United States for installation by master craftsmen.



Artist's Conceptual Rendering

MASTER BATHROOM



Artist's Conceptual Rendering

#### POWDER ROOM

Powder rooms are works of art featuring Noce Canaletto wood wall paneling and a wood pedestal vanity topped with a sink carved from a block of Marquina marble and a platinum finish faucet by Dornbracht. The mirror and toilet paper holder are backlit for dramatic effect. Walls and floors are done in polished Bianco Ghiaccio marble.





CUSTOM WOOD CABINERY AND WALL PANELING BY THE PRESTIGIOUS ITALIAN COMPANY MILLDUE IS DONE IN NOCE CANALETTO. CUSTOM VANITY MIRRORS ARE BACKLIT AND FEATURE INSET CURVED LIGHTING AS WELL. TWO WATER CLOSETS ARE APPOINTED WITH WALL-MOUNTED TOILETS BY DURAVIT; ONE ALSO OFFERS A BIDET BY DURAVIT.

## ADVANCED HOME TECHNOLOGY

**Vita's less visible features may ultimately be among the most impactful for residents' everyday living experience. These thoughtfully considered features are of the caliber and quality typically associated only with top-of-the-line single-family homes.**

### LIGHTING CONTROL

Lutron HomeWorks, a whole home lighting solution, including mobile app and timeclock control | Provisions at each window to allow for installation of motorized window treatments

### COMFORT

Variable refrigerant flow (VRF) heating, ventilation, and air conditioning (HVAC) system with multiple zone temperature control for enhanced comfort | In-residence water heaters with hot water recirculation for quick point-of-use hot water

### CONVENIENT

Point-of-use water filtration in the kitchen

### CONNECTED

Dedicated A/V closet | Leviton Load Center with Smart Breaker capability | Fiber-to-the-home (FTTH) technology for voice, video, and high-speed internet | Dedicated Gigabit Internet speeds to the home | Up to 10 Gigabit speeds per home available | Wi-Fi 6 Router/Access point(s)

### ENTERTAINING

Hotwire IPTV with HD programming, cloud storage, Replay TV, and access to major streaming providers

### SECURED

Units are equipped with a security system, including water-leak detection | Property-wide access control providing ultimate security with electronic keys for guests and service personnel

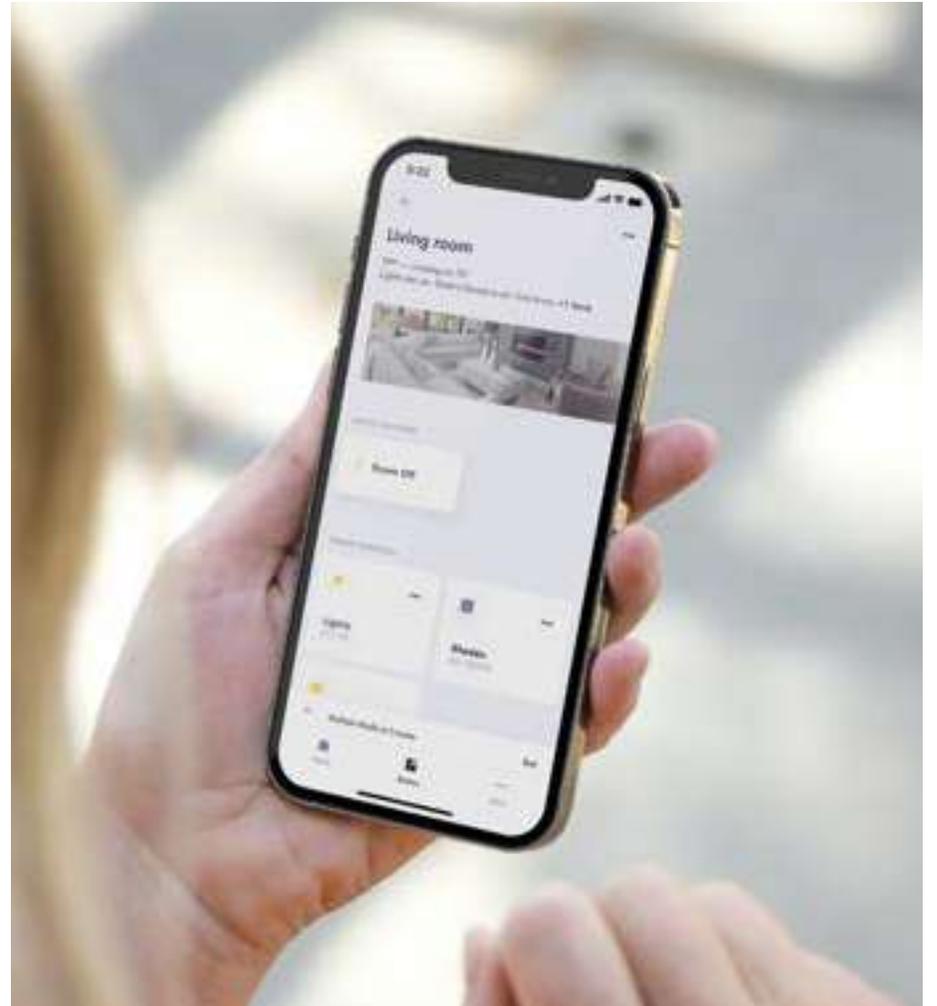
High-performance interior wall soundproofing, marble flooring, and point-of-use water filtration are just a few of the nearly invisible features that contribute to the peerless quality and comfort of Vita's residences and penthouses.

Top-of-the-line smart home technology allows complete control of your home's features at your fingertips.



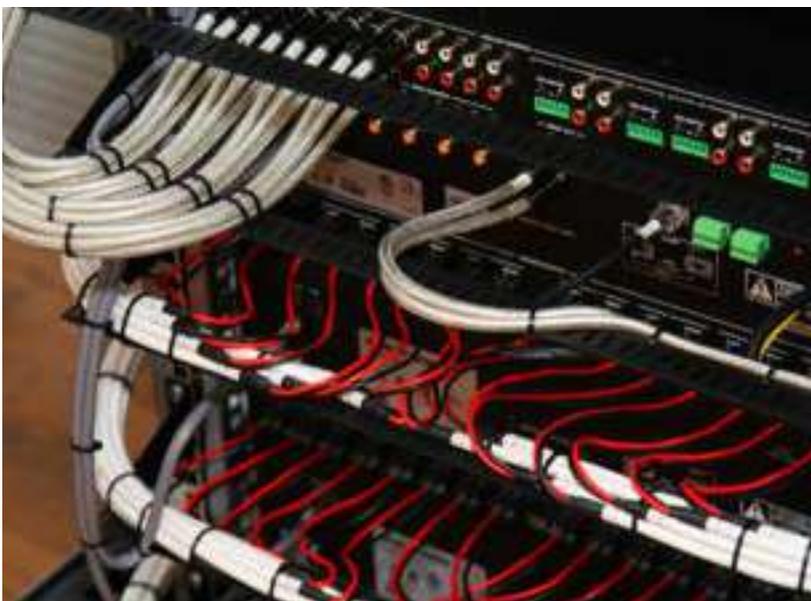
**SMART HOME APP**

Variable refrigerant flow (VRF) heating, ventilation, and air conditioning (HVAC) system provides the most energy efficient climate control with the capability of controlling individual zones within the home for maximum comfort.



**SMART HOME APP**

Control of lighting, heating & air conditioning, window treatments, and audio video systems

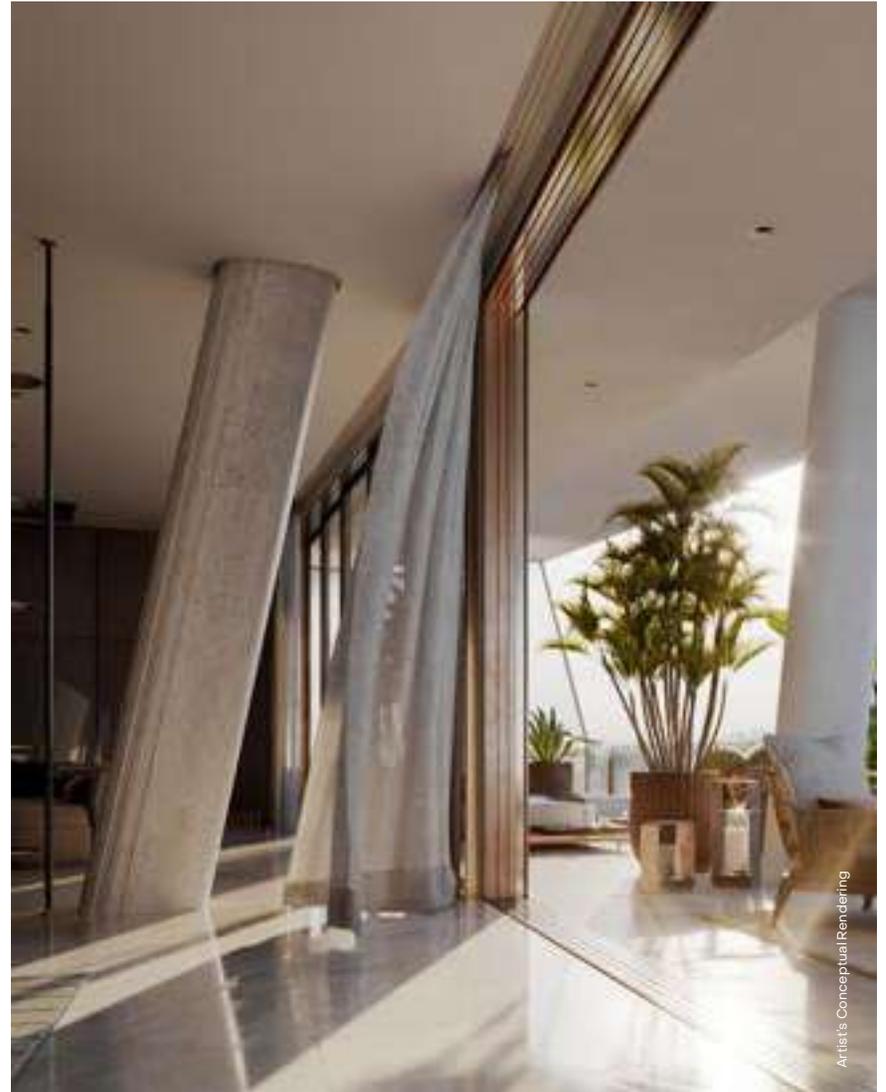


**SMART HUB & MEDIA CENTER**

Residences at Vita feature a dedicated A/V closet to conveniently house and organize hardware and smart home equipment.



WALL-MOUNTED TOUCH CONTROL PANEL



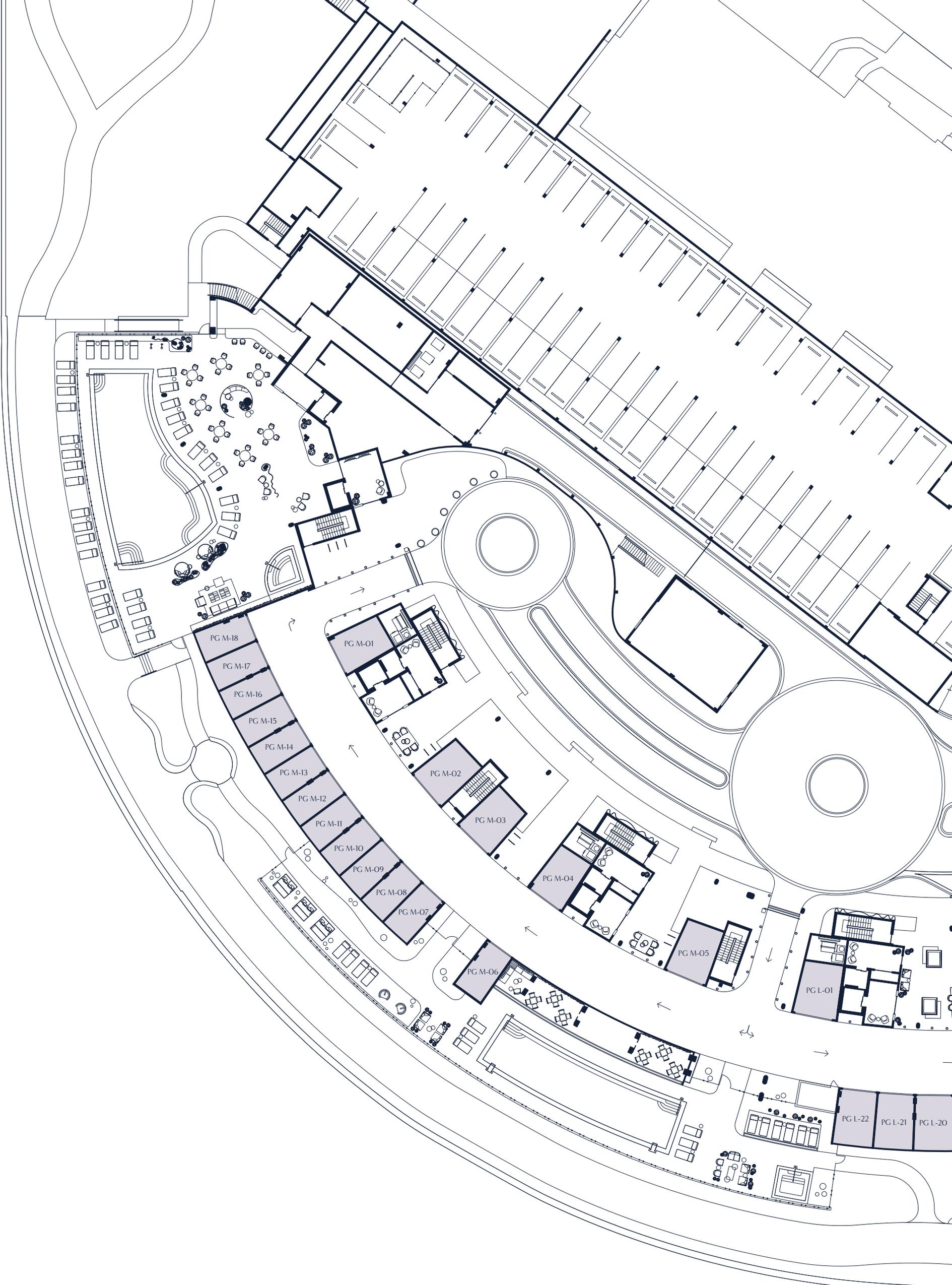
DIGITALLY-CONTROLLED WINDOW TREATMENTS

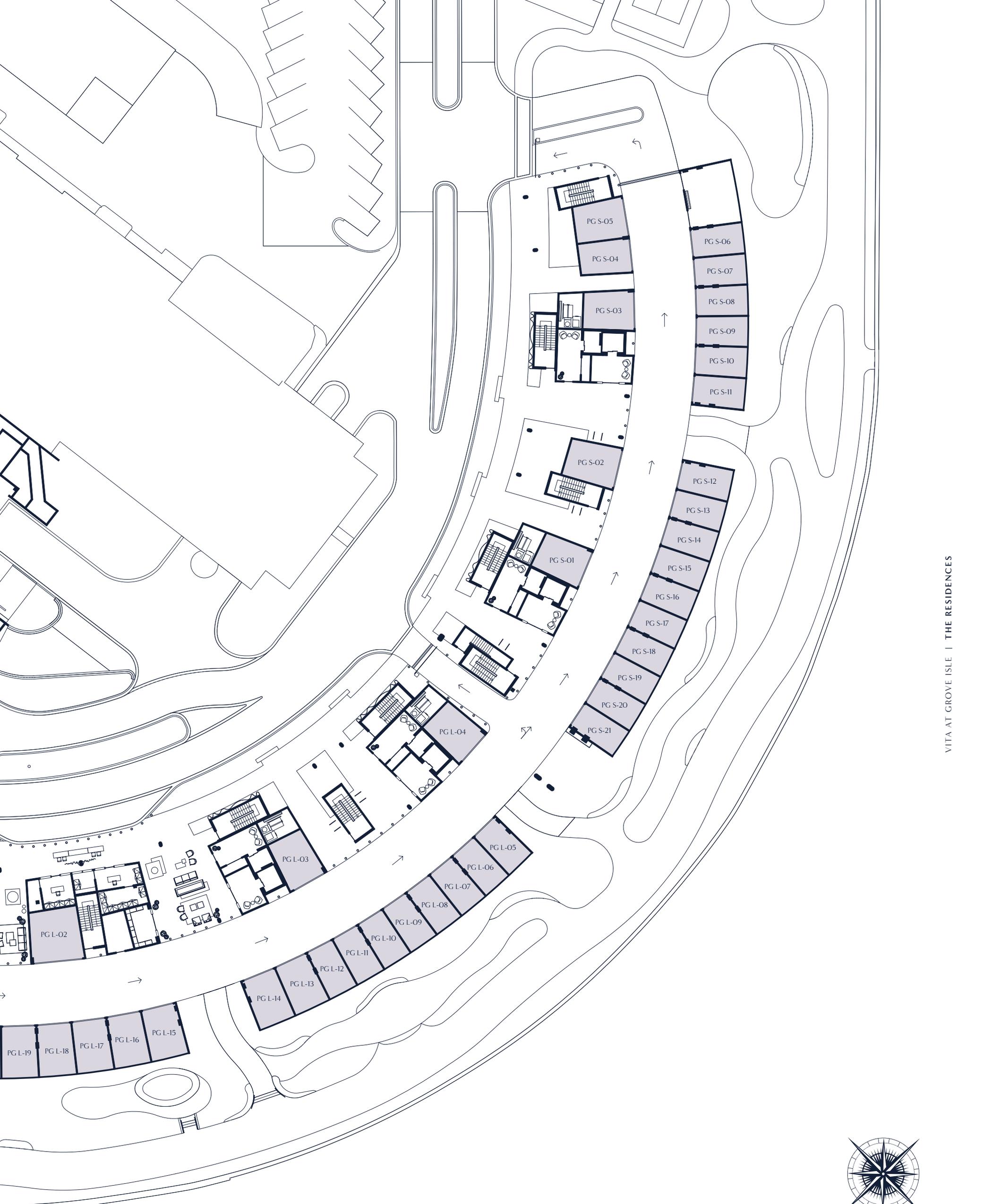
Residences have windows and sliding glass doors with provisions to allow for the installation of motorized curtains that can be controlled from your smart home app.



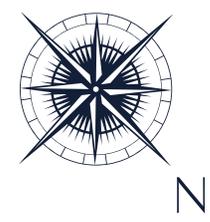
LIGHTING  
Pre-installed Lutron Homeworks lighting control system







# GROUND LEVEL



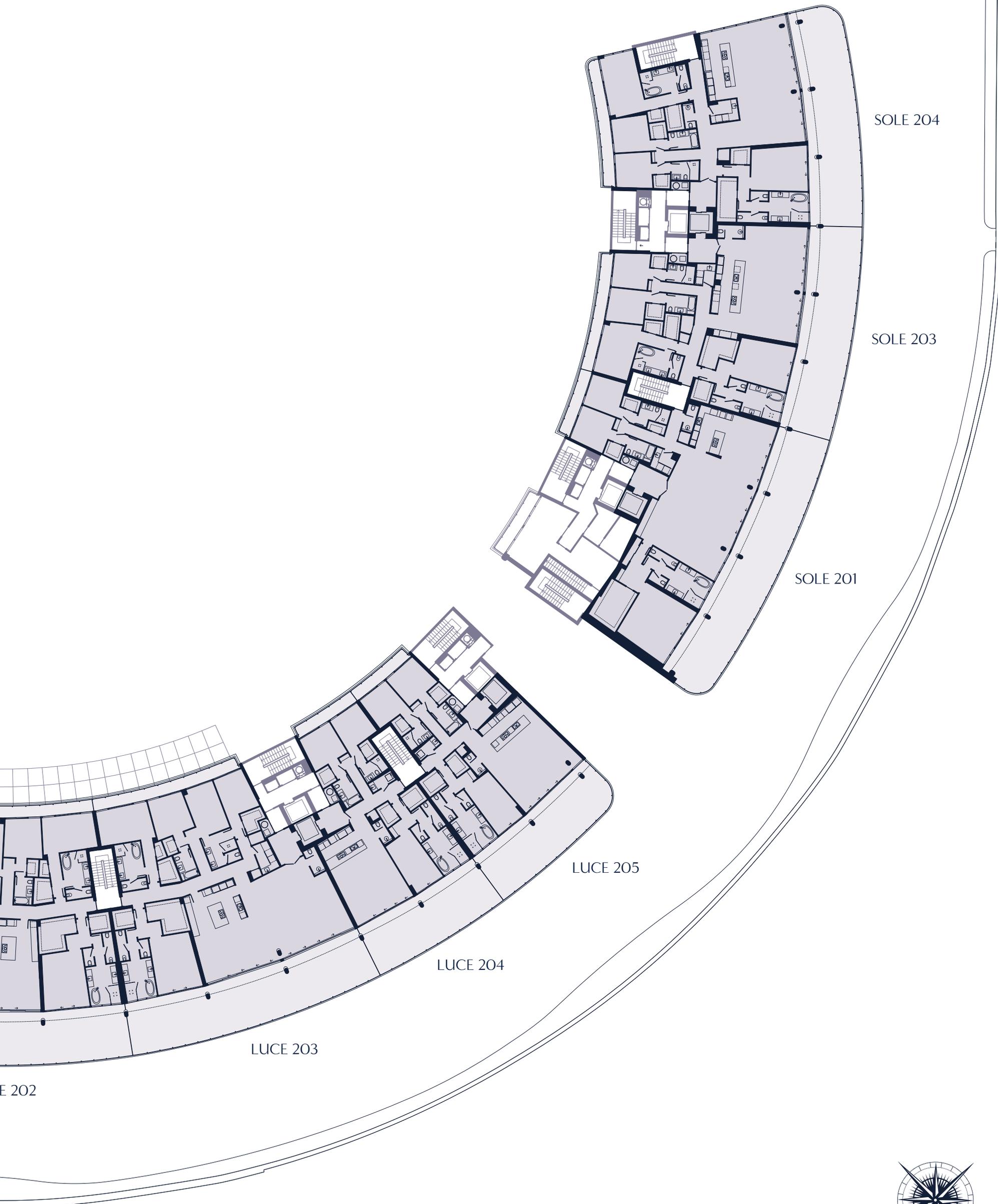
MARE 201

MARE 202

MARE 203

MARE 204

LUC



SOLE 204

SOLE 203

SOLE 201

LUCE 205

LUCE 204

LUCE 203

E 202

VITA AT GROVE ISLE | THE RESIDENCES

2<sup>ND</sup> LEVEL



N

MARE O1

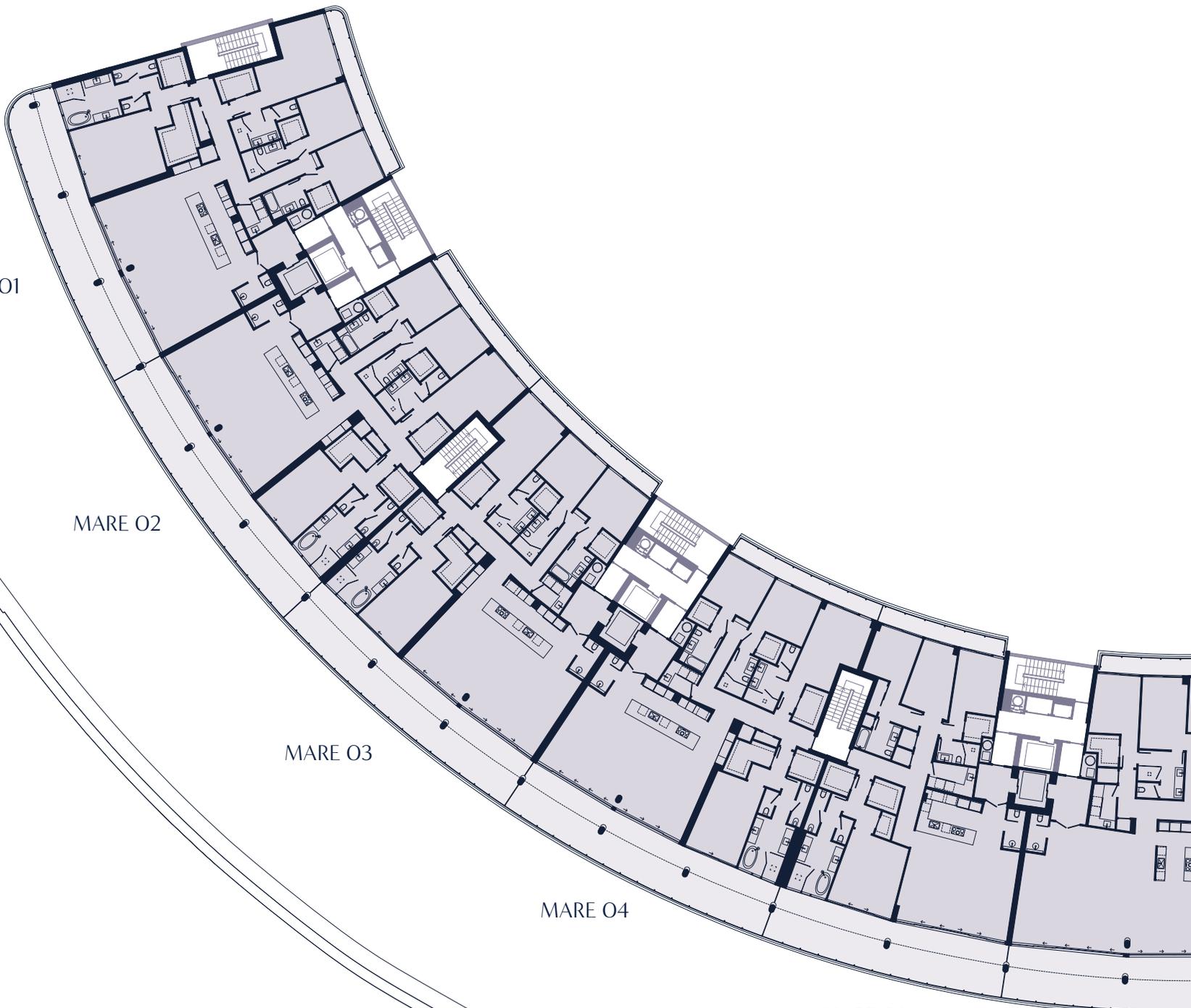
MARE O2

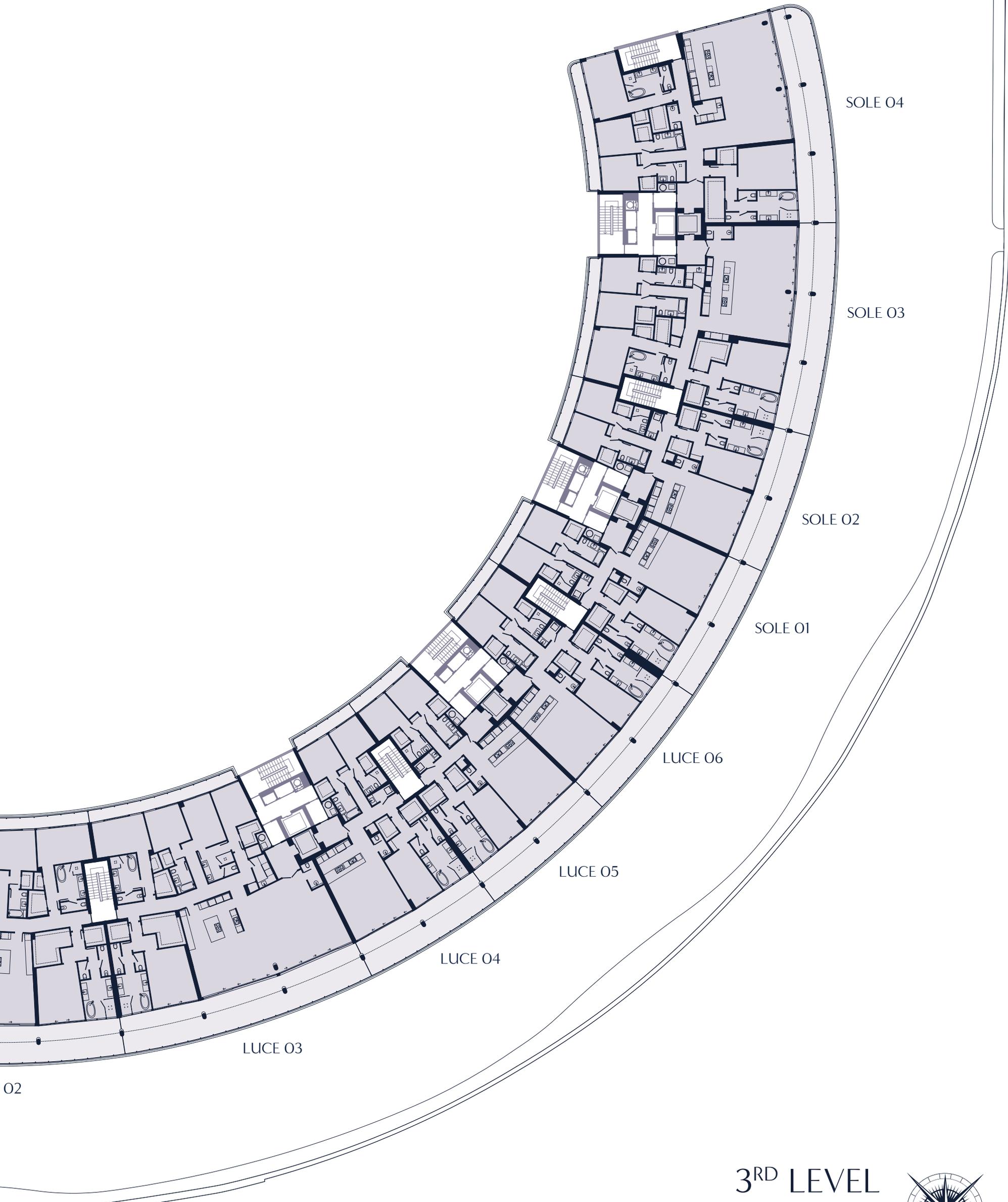
MARE O3

MARE O4

LUCE O1

LUCE





SOLE 04

SOLE 03

SOLE 02

SOLE 01

LUCE 06

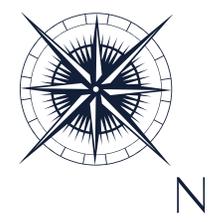
LUCE 05

LUCE 04

LUCE 03

02

3<sup>RD</sup> LEVEL  
4<sup>TH</sup> LEVEL  
5<sup>TH</sup> LEVEL





DRAMATIC SPACES

# TWO-STORY PENTHOUSES



## ENTERTAINMENT-SCALE INDOOR AND OUTDOOR SPACES CULMINATE IN A MAGNIFICENT PRIVATE ROOFTOP TERRACE WITH A POOL AND SUMMER KITCHEN.

Set at the sixth and seventh floors and featuring soaring 11'-clear ceiling heights throughout the residence, as well as floor-to-ceiling windows, Vita's limited collection of duplex penthouses take waterfront private island living to the next level. Exceptionally spacious, the penthouses range from 3,400 to 6,600 interior square feet with an additional 2,900 to 6,100 square feet of outdoor space.

13'-deep, wrapped terraces at the main level of the penthouses are amply spacious to be furnished for dining and lounging, and are surrounded with spectacular water views from sunrise to sunset. A floating staircase leads from the main level living area to the upper-level living area, which opens through sliding glass doors to a rooftop terrace with a 4'-deep swimming pool and summer kitchen. Both levels of the penthouses are also accessible via elevator.



PENTHOUSE LIVING ROOM





PENTHOUSE DINING ROOM



VITA AT GROVE ISLE | TWO-STORY PENTHOUSES

Artist's Conceptual Rendering





Artist's Conceptual Rendering



PENTHOUSE LIVING ROOM





PENTHOUSE MASTER BEDROOM





PENTHOUSE ROOFTOP TERRACE

Each penthouse features a two-level rooftop terrace with a 4'-deep pool, creating multiple spaces for lounging and dining. A fully equipped, sheltered summer kitchen is ideal for preparing meals and refreshments to enjoy in the fresh air.

Elevators that travel from the lobby to the second story are ideal when hosting guests, allowing them to arrive directly to the entertainment space, which offers a bathroom.





PENTHOUSE ROOFTOP TERRACE





ROOFTOP TERRACE



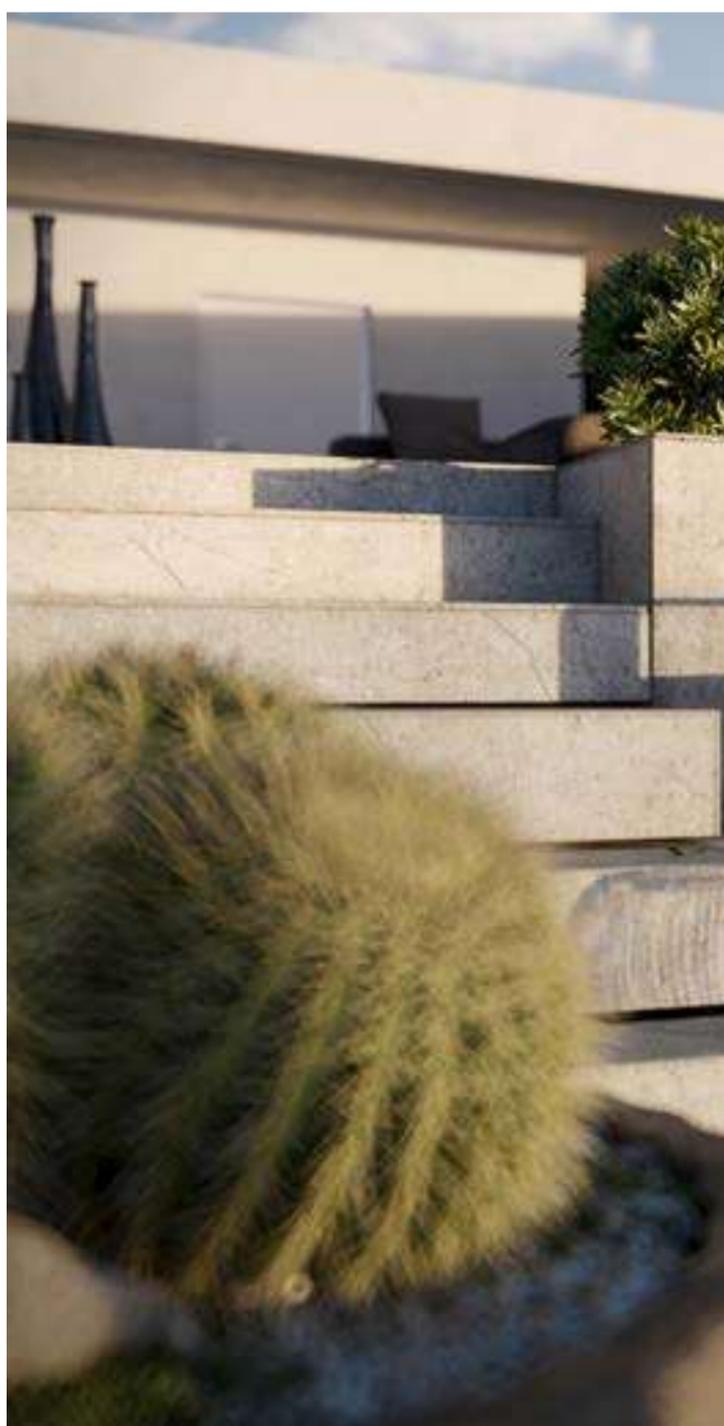
Artist's Conceptual Rendering

E LOUNGE DETAIL

Lounging poolside on the upper level of the penthouse terrace, residents enjoy infinity-style views that reach to the horizon.







ROOFTOP TERRACE



Artist's Conceptual Rendering

VITA AT GROVE ISLE | TWO-STORY PENTHOUSES

E LOUNGE DETAIL

MARE PH1

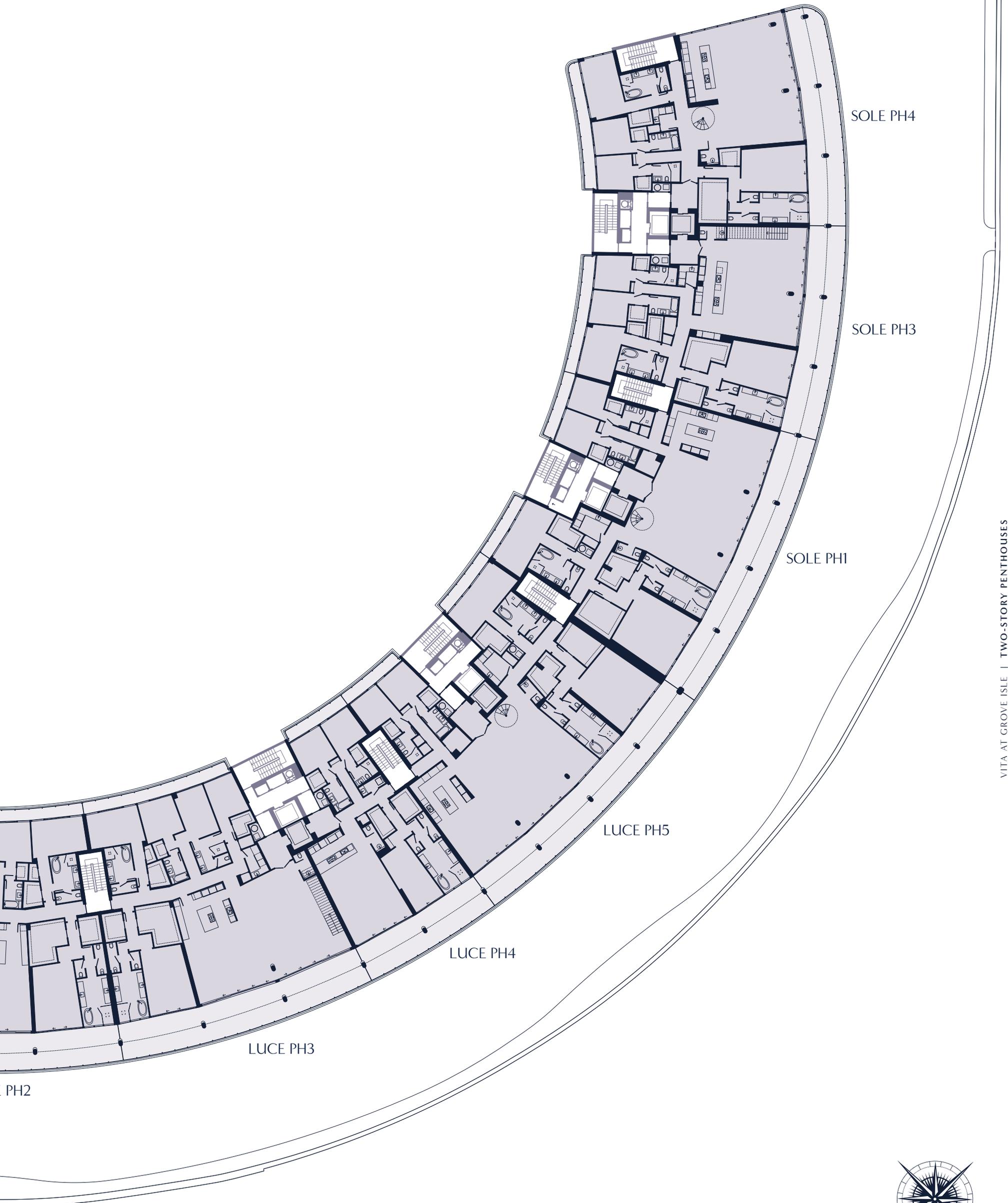
MARE PH2

MARE PH3

MARE PH4

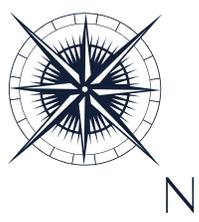
LUCE PH1

LUCE



VITA AT GROVE ISLE | TWO-STORY PENTHOUSES

# PENTHOUSE LEVEL



MARE PH1

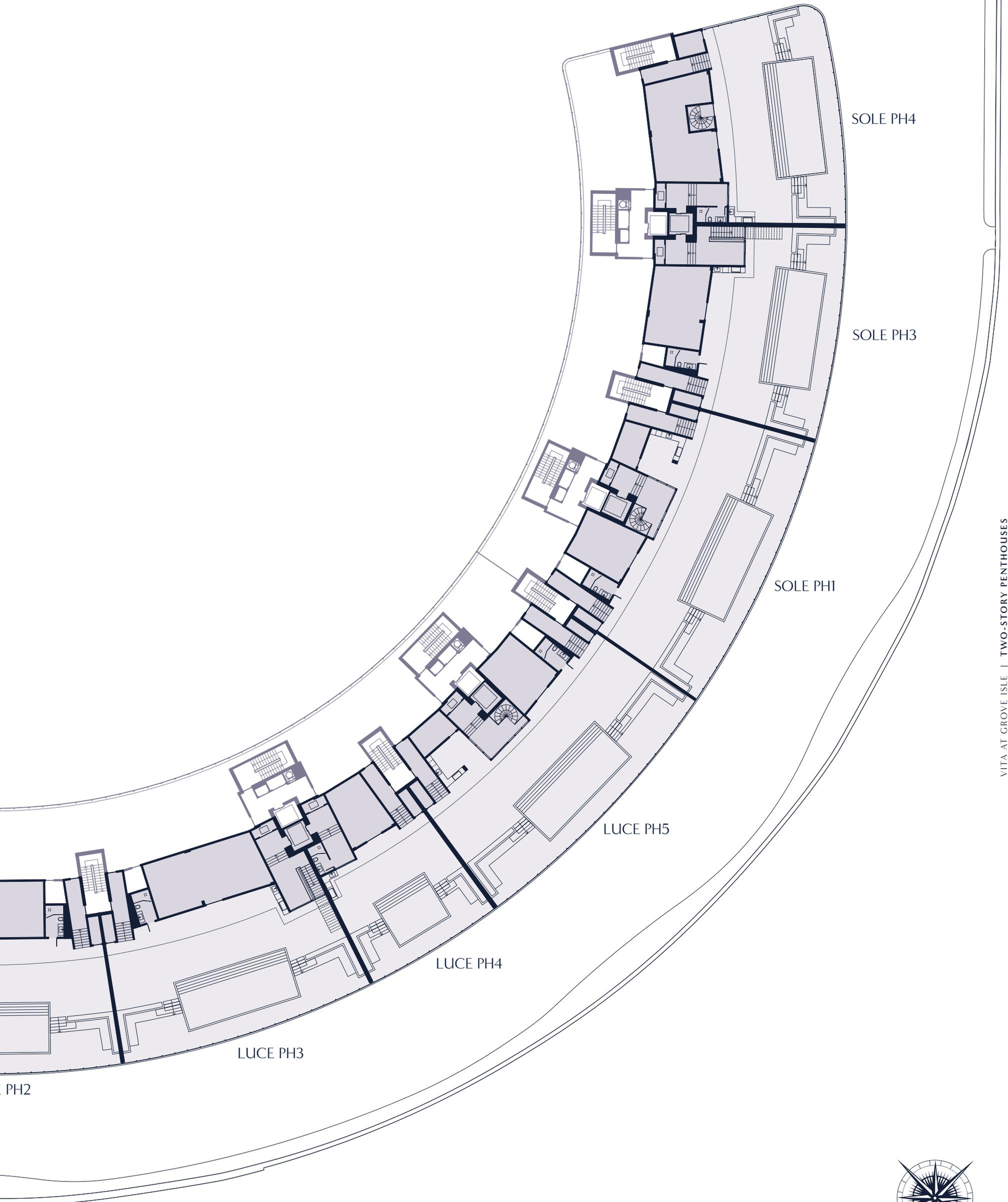
MARE PH2

MARE PH3

MARE PH4

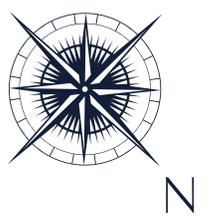
LUCE PH1

LUCE



VITA AT GROVE ISLE | TWO-STORY PENTHOUSES

# PENTHOUSE TERRACE





AMENITIES

# RESORT-INSPIRED LIFESTYLE





Vita's extensive array of outdoor amenities are featured along the waterfront and set within elegantly landscaped grounds planted with a variety of native Florida palms and flowering trees.

Indoor wellness amenities designed in Italy by A++ provide visually inspiring and functionally sophisticated spaces for exercise and rejuvenation.

## AMENITIES

Residents of Vita enjoy access to an extensive and thoughtfully curated collection of indoor and outdoor amenities as well as personalized services. From water's edge to indoor social spaces and beyond, Vita creates the ultimate South Florida lifestyle.

### GOURMET

A high-end restaurant and bar serving lunch, dinner, and cocktails

### POOLSIDE

A private residents-only bayfront pool, poolside bar, and lounge

### FITNESS & WELLNESS

Designed in Italy by A++ and available exclusively to Vita's residents, the fitness and wellness center includes a state-of-the-art gym with feature walls designed to resemble works of art, a dedicated studio room, and a spa housing men's and women's locker rooms with saunas and steam rooms

### VIP ACCESS

House membership to the Vita at Grove Isle Club, which offers a bayfront pool and a poolside bar

### SPORTS

Tennis courts lighted for night games, pickleball and padel courts

### BOATING

Grove Isle marina with boat slips

### CHILDREN

Playground

---

## SERVICES

### CONCIERGE

Available to assist with a wide array of arrangements, such as dining and entertainment reservations, water sporting excursions, special events, and travel, as well as in-residence services including private event planning, home provisioning, housekeeping, babysitting, pet sitting, and mail collection and forwarding

### VALET

24-hour valet parking for residents and their guests

### VITALINC

A digital Concierge App providing residences with the ability to register guests and provide them with an electronic key, contact property management, privately message residents, check pending or delivered packages, access appliance manuals and condo docs, and request valet for your own or a guest's car

### WI-FI

Wi-Fi throughout all indoor and outdoor shared spaces





CLUBHOUSE POOL



Vita's clubhouse features a bayfront pool and poolside bar at the ground level and an upscale restaurant on the second floor where diners enjoy sweeping water views.

CLUBHOUSE POOL & 2ND FLOOR RESTAURANT



Artist's Conceptual Rendering



Artist's Conceptual Rendering

CLUBHOUSE POOL LOUNGE



Artist's Conceptual Rendering





CLUBHOUSE INTERIOR





CLUBHOUSE INTERIOR



From the second floor of the clubhouse, the restaurant's floor-to-ceiling windows showcase panoramic views over Biscayne Bay. In addition to the main dining room, patrons can enjoy a wine bar, a tasting room, and a private dining room.



Artist's Conceptual Rendering



Artist's Conceptual Rendering

VITA AT GROVE ISLE | AMENITIES

Reminiscent of high-design circa-1970s Italian interiors, the restaurant is finished in a soft neutral palette with metallic and jewel-toned accents. Minimalist lines and organic shapes create a warm, sophisticated ambiance.



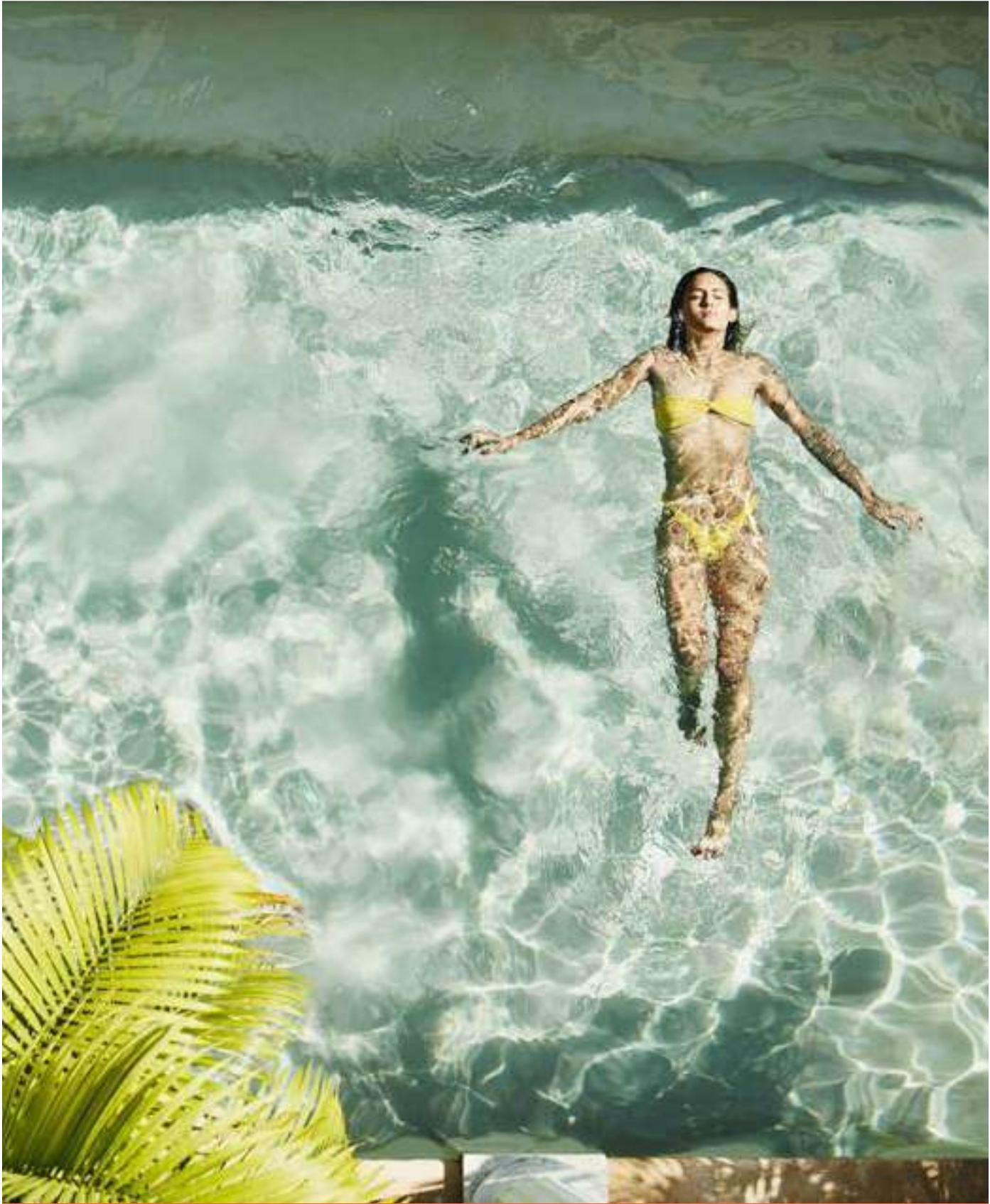
Artist's Conceptual Rendering











The private Vita bayfront pool features a poolside bar and lounge seating.





Artist's Conceptual Rendering

VITA POOL DECK



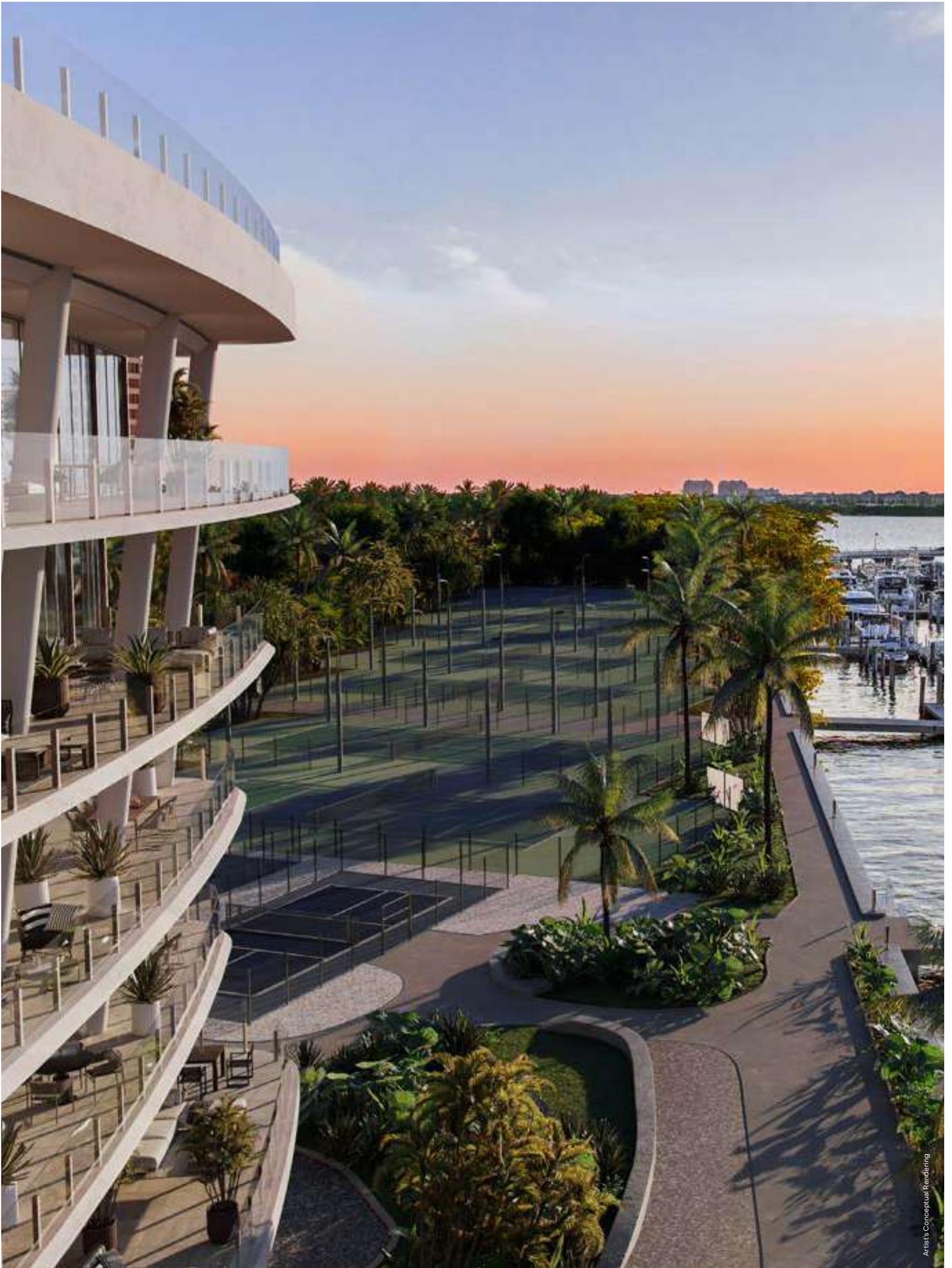
VITA DAY BEDS



PADEL COURTS



PICKLEBALL COURTS



TENNIS COURTS



FITNESS CENTER

The third floor of the clubhouse offers a residents-only special event space as well as wellness amenities including the spa, gym, and yoga studio. It is an inspiring space with sweeping Biscayne Bay views.



#### FITNESS CENTER FEATURE WALLS

Backlit metal mesh art installations by A++ resonate with the monumental metal mesh façade panels.





WELLNESS SPA

Artist's Conceptual Rendering





Residents of Vita enjoy the ultimate convenience of having the Grove Isle marina just steps from their front door, providing the perfect launch point for a day of sailing or yachting.





Discover life in the  
“Sailing Capital of Miami”





DINNER KEY MARINA



Known as the “Sailing Capital of Miami,” Coconut Grove has long been prized by those who have a passion for sailing, yachting, and deep-sea fishing adventures in South Florida’s cobalt blue waters. With an annual calendar of world-class regattas and sailing events, including the Columbus Day Regatta, the Orange Bowl Regatta, and Miami Sailing Week, it becomes a glamorous swirl of social activity throughout the year.

With Grove Isle’s private marina just steps away, residents of Vita can escape for a day of sailing, yachting, powerboating, deep-sea fishing, or water sports at a moment’s notice.





# DEVELOPER STORY



Ugo Colombo  
Founder & CEO, CMC Group

Ugo Colombo has played a pioneering role in the development of Miami's skyline. He is widely regarded as one of South Florida's most respected and successful residential and commercial developers. Born in 1961 in Milan, Italy, Mr. Colombo came to the United States in 1983. His real estate career began while he was studying at the University of Miami. After acquiring and selling the inventory in two Brickell Avenue buildings – the Imperial and Villa Regina Condominium – Mr. Colombo and his company, CMC Group, focused on the design and construction of high-rise luxury condominium buildings across Miami.

Mr. Colombo's commitment to timeless style, breathtaking luxury, and meticulous detail has been a constant in the sea of change that has come to define Miami real estate over the past three decades. In 1993, he and his firm, CMC Group, began building Bristol Tower on Brickell Avenue, the condo that ignited the luxury residential boom in Miami.

Bristol Tower's success was followed by the launch of Santa Maria in 1996, the 52-story tower whose 'mansions in the sky' reshaped the Brickell skyline and put the district on the map as one of the world's top-tier luxury markets. He also played a significant role in the rejuvenation of Miami Beach's South Beach community by redeveloping two of Ocean Drive's most important Art Deco hotels: The Waldorf and Casa Grande.

Since then, Mr. Colombo and CMC Group have focused on developing a handful of successful condominium developments – Porto Vita in Aventura, Grovenor House in Coconut Grove, EPIC Hotel & Residences in Downtown Miami, Beach House 8 in Miami Beach, and most recently, Brickell Flatiron in Miami's Brickell Financial District – all of which have retained their value and are considered some of the most sought-after buildings in the market, even today.

Mr. Colombo's current residential developments include Onda Residences, a 41-residence luxury condominium now underway in the exclusive waterfront community of Bay Harbor Islands; and Vita at Grove Isle, an ultra-luxury condominium in Miami's Grove Isle, a 20-acre gated private island situated just offshore of the city's Coconut Grove neighborhood. On the commercial front, Mr. Colombo acquired The Collection, a seven-franchise luxury automotive dealership (Jaguar, Porsche, Ferrari, Maserati, Aston Martin, Audi, and McLaren) in 1994. The Collection is ranked as one of the top-performing luxury car dealerships in the United States. In 2002, CMC Group completed a 750,000-square-foot mixed-use office/retail development in Coral Gables to house The Collection and third-party office and retail tenants. In addition to The Collection, 4000 Ponce offers 150,000 square feet of Class A office space and 32,000 square feet of ground-level retail space.

Most recently, in 2019, CMC Group completed a new stand-alone Ferrari dealership on Biscayne Boulevard on the ground floor of a Mid-Century Modern former bank building the firm meticulously renovated as the new home for its corporate headquarters. In 2022, the firm also completed a multi-story expansion for The Collection in Coral Gables, encompassing a new 500,000-square-foot Jaguar Land Rover dealership in an eight-story neo-Mediterranean building on US-1.

## GROVENOR HOUSE

Vita at Grove Isle marks the return of developer Ugo Colombo to Coconut Grove. In 2005, he developed Grovenor House, an ultra-exclusive 32-story condominium set on 3.5 lushly landscaped acres of property on South Bayshore Drive overlooking Biscayne Bay. Grovenor House redefined luxury condominium living in Coconut Grove and remains one of the most sought-after addresses in South Florida.

GROVENOR HOUSE



# THE TEAM

Led by Miami's most renowned luxury developer, Ugo Colombo of CMC Group, Vita at Grove Isle was designed by a visionary and experienced team. Together, they have combined a global perspective and timelessly elegant European style with deep knowledge of the local area to create a world-class property.

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## A++

Interior Design

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A++ is the internationally recognized brand through which ARCH GROUP communicates its work. The group is a multi-disciplinary organization made of different companies that target everything that affects HUMAN space: from product design to communication, from architecture to interiors, from development to procurement. They work in more than 10 countries around the world on different types of projects. Their strength and growth as a global firm provide one further important benefit: their vision is a creative process where ideas can flow freely through cultural barriers and gain from the commingling of diverse disciplines and techniques.

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## CALLISONRTKL

Architect

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CallisonRTKL, a global architecture, planning, and design practice, began over seven decades ago and has evolved into a cultural agency to advance positive outcomes in communities. Their team addresses the imperatives of resiliency, well-being, and technology, and their influence in the built environment through a human-centric design approach.

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## S & E Architects

Architect

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Joggle joint \jäg-l jöint \, n. — Masons' terms for joining two stones in such a way as to prevent them from slipping or sliding, by means of a notch in one and a corresponding projection in the other. As a joggle joint creates strength by unifying individual stones, Robert (Bob) Schneckenberg and Marvin Estrada united to create S & E Architects, Inc. in 2009. In their 13 years under S & E, they have successfully utilized their diverse talents and experience working side by side on numerous high end multi-family and commercial projects. With their combined 60 years of experience in architecture, they provide each client with reliable guidance throughout the intricacies of planning, design, and construction of their projects. Committed to attending to the unique requirements of each client, their design approach treats each project individually with respect to the client's vision, aesthetic concerns, project location, and budget.

# CMC GROUP

Developer

CMC Group is a fully integrated real estate development company focused on luxury residential, commercial, and retail properties. Founded in 1986 by visionary developer Ugo Colombo, CMC has redefined luxury residential development in South Florida through its use of fine materials and quality construction. Over the past 35 years, CMC Group's properties have played a significant role in the rejuvenation of Downtown Miami, Brickell, South Beach, and set a new standard of excellence in Coconut Grove, and introduced the ultimate country club living experience in Aventura. Market-leading luxury residential properties by CMC Group include Grovenor House, Beach House 8, Brickell Flatiron, Epic Residences and Hotel, and Porto Vita.



ONDA RESIDENCES | BAY HARBOR



EPIC RESIDENCES & HOTEL | MIAMI



BRICKELL FLATIRON | BRICKELL

VITA AT GROVE ISLE | THE TEAM





# VITA

AT GROVE ISLE

WATERFRONT



RESIDENCES



CMC GROUP

THIS IS NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION TO BUY, CONDOMINIUM UNITS TO RESIDENTS OF ANY JURISDICTION WHERE PROHIBITED BY LAW, AND YOUR ELIGIBILITY FOR PURCHASE WILL DEPEND UPON YOUR STATE OF RESIDENCY. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. 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. THESE DRAWINGS AND DEPICTIONS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE AND INCLUDING ARTISTS RENDERINGS. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES OR THE CONDOMINIUM. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE PHOTOGRAPHS CONTAINED IN THIS BROCHURE MAY BE STOCK PHOTOGRAPHY OR HAVE BEEN TAKEN OFF-SITE AND ARE USED TO DEPICT THE SPIRIT OF THE LIFESTYLES TO BE ACHIEVED RATHER THAN ANY THAT MAY EXIST OR THAT MAY BE PROPOSED, AND ARE MERELY INTENDED AS ILLUSTRATIONS OF THE ACTIVITIES AND CONCEPTS DEPICTED THEREIN. CONSULT YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. 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 STRICTLY PROHIBITED AND CONSTITUTES COPYRIGHT INFRINGEMENT. NO REAL ESTATE BROKER IS AUTHORIZED TO MAKE ANY REPRESENTATIONS OR OTHER STATEMENTS REGARDING THE PROJECTS, AND NO AGREEMENTS WITH DEPOSITS PAID TO OR OTHER ARRANGEMENTS MADE WITH ANY REAL ESTATE BROKER ARE OR SHALL BE BINDING ON THE DEVELOPER. ALL PRICES ARE SUBJECT TO CHANGE AT ANY TIME AND WITHOUT NOTICE, AND DO NOT INCLUDE OPTIONAL FEATURES OR PREMIUMS FOR UPGRADED UNITS. FROM TIME TO TIME, PRICE CHANGES MAY HAVE OCCURRED THAT ARE NOT YET REFLECTED ON THIS BROCHURE. PLEASE CHECK WITH THE SALES CENTER FOR THE MOST CURRENT PRICING. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. ♻️