

The Perigon

Brochure updates

Round 6







THE
PERIGON
MIAMI BEACH



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83 DPI

VISION

A lifestyle of
consummate ease,
immersed in beauty

The Perigon's cascading lines will rise high above the storied shores of Miami Beach, a private enclave affording rare access to the island's most idyllic and cosmopolitan offerings, a heightened quality of life, and a tranquil state of being.

World-renowned OMA's first residential masterpiece in Miami Beach, The Perigon rests between Biscayne Bay and the beach-fringed shores of the Atlantic Ocean, with breathtaking views in every direction. Within a rotated series of diamond-shaped towers that merge into a singular, 17-story entity of rippling glass tiers, 82 residences reflect the blissful serenity of The Perigon's natural setting.

Claiming 200 linear feet of pristine private shoreline, The Perigon glimmers between towering palms, sun-drenched coves, and deep turquoise waters – a mirage that lives up to its promise. In this quiet sanctuary of open air and sugar-white shores, with every possible amenity and service provided, a meaningful way of living stirs, waiting to be swept up and savored.

Epitomizing the carefree ease of oceanside living



The ebb and flow between interior and exterior landscapes yields a looseness of both space and time



SETTING

In the middle of it all, but a world apart

Positioned on a secluded stretch of shoreline mere moments from all that Miami Beach has to offer, The Perigon overlooks the infinite blue of the Atlantic to the east, the peaceful waters of Biscayne Bay to the west, and a captivating amalgam of beach and cityscapes to the north and south.

Paired with unobstructed views of both the rising and setting sun, The Perigon's sublime setting in Mid-Beach with its compelling blend of South Beach cool and North Beach calm will keep most from venturing far.

But for those seeking adventure beyond the property, the building's proximity to Bal Harbour, Sunset Harbor, South Beach, and the Design District means that vibrant restaurants and cafes, exclusive boutiques, and other cultural attractions are just minutes away.

A lifestyle soundtracked by the murmuring waves



Views are framed in every direction





271 DPI

The beach is essentially The Perigon's vast backyard

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SETTING

21





Discover Mid Beach, with its compelling blend of South Beach cool and North Beach calm.

● **Beaches & Recreation**

- 1. South Pointe Beach
- 2. South Pointe Park Pier
- 3. Miami Beach Boardwalk
- 4. Lummus Park
- 5. North Beach Oceanside Park
- 6. Indian Creek Country Club
- 7. La Gorce Country Club

● **Shopping**

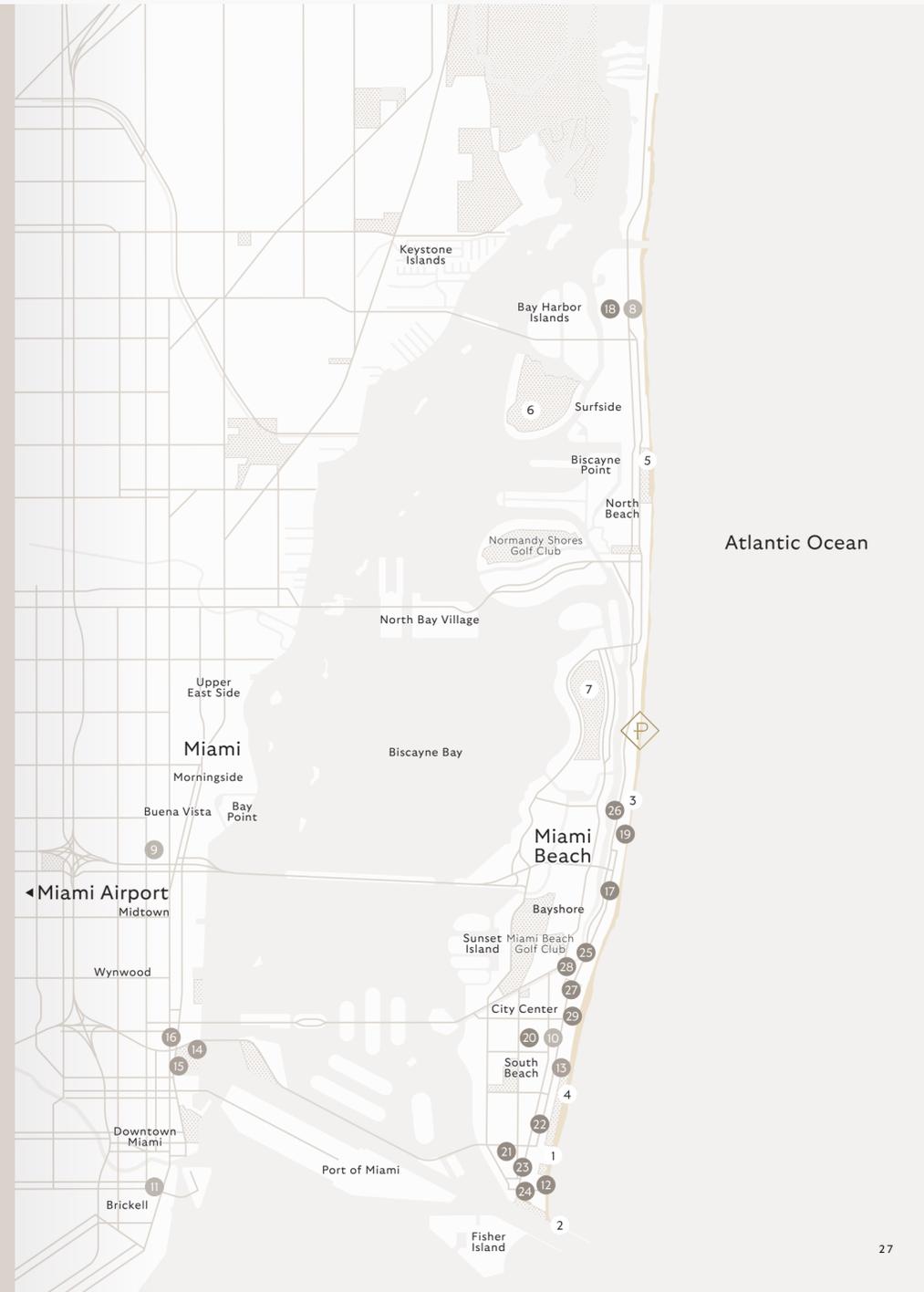
- 8. Bal Harbour Shops
- 9. Design District
- 10. Lincoln Road Mall
- 11. Brickell City Centre

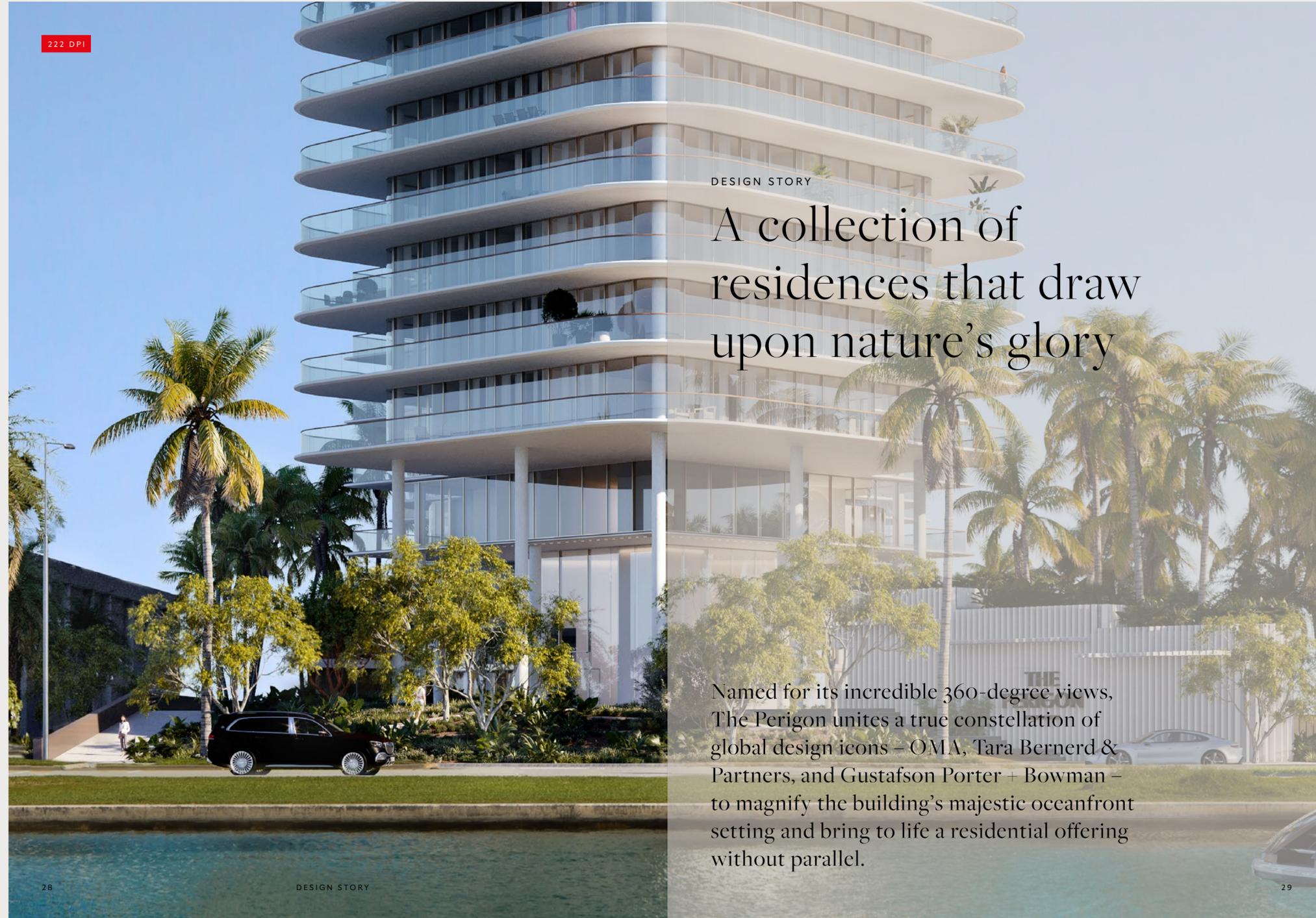
● **Point of Interest**

- 12. Miami International Airport
- 13. Ocean Drive
- 14. Pérez Art Museum Miami
- 15. Phillip and Patricia Frost Museum of Science
- 16. Adrienne Arsht Center

● **Restaurants**

- 17. Pao by Paul Qui
- 18. Makoto
- 19. Cecconi's
- 20. MILA
- 21. Estiatorio Milos by Costas Spiliadis
- 22. Azabu
- 23. Joe's Stone Crab
- 24. Smith & Wollensky
- 25. OLA Restaurant
- 26. Hakkasan
- 27. Katsuya South Beach
- 28. Jaya at The Setai
- 29. The Bazaar by José Andrés





The Perigon's façade is distinguished by an interplay of cascading lines that mimic the fluid form of the adjacent waters, while its interior spaces are molded by a distinct and strategic design style that maximizes every view of city and sea.

The building's aqueous form is further enhanced by its proximity to the beach, open to the air and rising from a bright-white shore. The result is a compelling architectural expression that provides serenity, reverie, and privacy.

The Perigon's aquatic form perfectly harmonizes with its setting



Urban framed, yet nature embraced



ARCHITECTURE

OMA

The genius behind architectural landmarks around the globe since 1975, Rem Koolhaas' OMA (Office for Metropolitan Architecture) is renowned for its intelligent designs that bypass standard solutions to reinvent typologies and forge new possibilities.

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DESIGN STORY



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Qatar Foundation Headquarters, Qatar

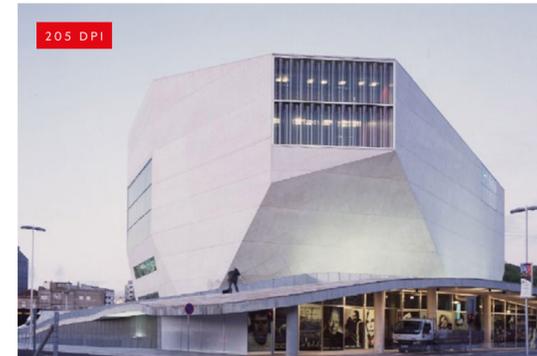
60 DPI



Seattle Public Library

“The acceptance of certain realities
doesn’t preclude idealism. It can lead
to certain breakthroughs.”

REM KOOLHAAS



205 DPI

Casa Da Musica, Porto



OMA model of The Perigon

Founded by Pritzker Prize-winning Rem Koolhaas – one of the most accomplished architects of the 20th and 21st centuries – international architectural firm OMA drew inspiration for The Perigon’s façade and ingenious orientation from the ocean’s surface from the horizon-stretching views.

Seemingly afloat above lush gardens, The Perigon’s slender columns, soaring lines, and wraparound terraces are a true feat of design engineering. Its glass curves are a subtle nod to Miami Beach’s rich Art Deco heritage, and floor to ceiling glass windows and doors invite an abundance of light within.

Q How did the site inform The Perigon’s design?

A Situated at the center of a rare section of Miami Beach, The Perigon is shaped by the potential for dual-waterfront living, designed as a series of towers rotated to orient views away from neighbors and towards the Atlantic Ocean and Biscayne Bay. The towers are merged and lifted into a singular form that frees the ground-plane below. A subtle contrast in shape between the towers – organic meeting orthogonal – highlights their juxtaposition, while the base is carved to create a dramatic entry along Collins Avenue and shaded exterior amenities facing the beachfront.

Q How does The Perigon’s design marry intimacy and volume?

A The liberated site is defined by paths that echo the geometries of the tower. The braid-like circulation delineates amenity spaces and creates pockets of discovery within a lush landscape—from quiet gardens to serene water features. Within the interlocked towers, units with floor-to-ceiling windows and broad terraces combine the intimacy of single family villas with the vistas of high-rise living.

Q How does The Perigon reflect OMA’s insistence on intelligent design?

A OMA’s projects take a thoughtful approach to the urban context and the site’s opportunities and constraints, while addressing the needs of future occupants as well as the community. The Perigon’s design was informed by its unique location, resulting in an intelligent form that is at

INTERIOR DESIGN

Tara Bernerd & Partners

Creating enduring designs for an international portfolio of luxury hotels, private homes, and yachts, Tara Bernerd and her team seek to instill meaning, connection and a feeling of authenticity in every project through the curation of a distinct sense of place.

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DESIGN STORY



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The 154-foot (47-meter) Orient Star superyacht with interior layout and design by Tara Bernerd



Tara Bernerd's handsome signature style is one of approachable luxury with an industrial edge



Each space possesses a masculine, and ultimately timeless, elegance

“The most powerful and ultimately effective concept for any project invariably stems from an authentic response to the space and its unique attributes.”

TARA BERNERD



The Perigon interior sketch

Responding to OMA's bold, statement architecture by combining fresh textured interiors with a considered, layered, and timeless aesthetic, The Perigon's interior design by Tara Bernerd & Partners redefines residential living in Miami Beach.

From the double-height lobby and sun-soaked social spaces to each distinct residence, The Perigon's sanctuary-like interiors are inspired by the natural palette of Miami Beach and its ethereal quality of light. Refined fabrics, tailored weaves, and glossy timbers add a touch of classic European influence, while original designs focus on detail and impeccable craftsmanship.

Q How did you achieve The Perigon's distinct sense of place?

A Our approach to design is always a layered process ensuring that each project is indigenous to the surrounding environment with its own unique identity. At The Perigon we have looked to the spirit of future Miami, with its forward-looking internationalism. The project builds on Miami's tradition of embracing great design and architecture, its vibrant art scene and yachting heritage, but also sets new standards, bringing influences from New York, London, Milan, and Paris that will appeal to a design-savvy, citizen of the world.

Q What is the feeling imparted when entering The Perigon?

A Upon entering The Perigon, owners are transported into another dimension. The lobby design has an elevated elegance. By playing with the architectural concept and working with the geometry, it was possible to scale it to bring a warmth and residential feeling to the space, so that it is at once grand but welcoming, as befits a building of this nature.

Q How were color palettes chosen for The Perigon?

A It was key to consider the lifestyle of the well-travelled, design conscious resident living in such a notable location. To compliment the stunning quality of light in Miami, we selected a crisp, fresh, and contemporary palette with pale whites and soft neutrals, contrasting with striped fabrics, navy linens, and the occasional pop of dark greens and yellows in a sophisticated mix of textures. Eye-catching luxury, together with a focus on craftsmanship and attention to detail, ultimately inspired our choices.

INTERIOR DESIGN

Gustafson Porter + Bowman

From reimagining the landscape of the Eiffel Tower to creating the Diana Memorial Fountain, Gustafson Porter + Bowman is continually pushing the boundaries of landscape design in the creation of engaging outdoor spaces.

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DESIGN STORY



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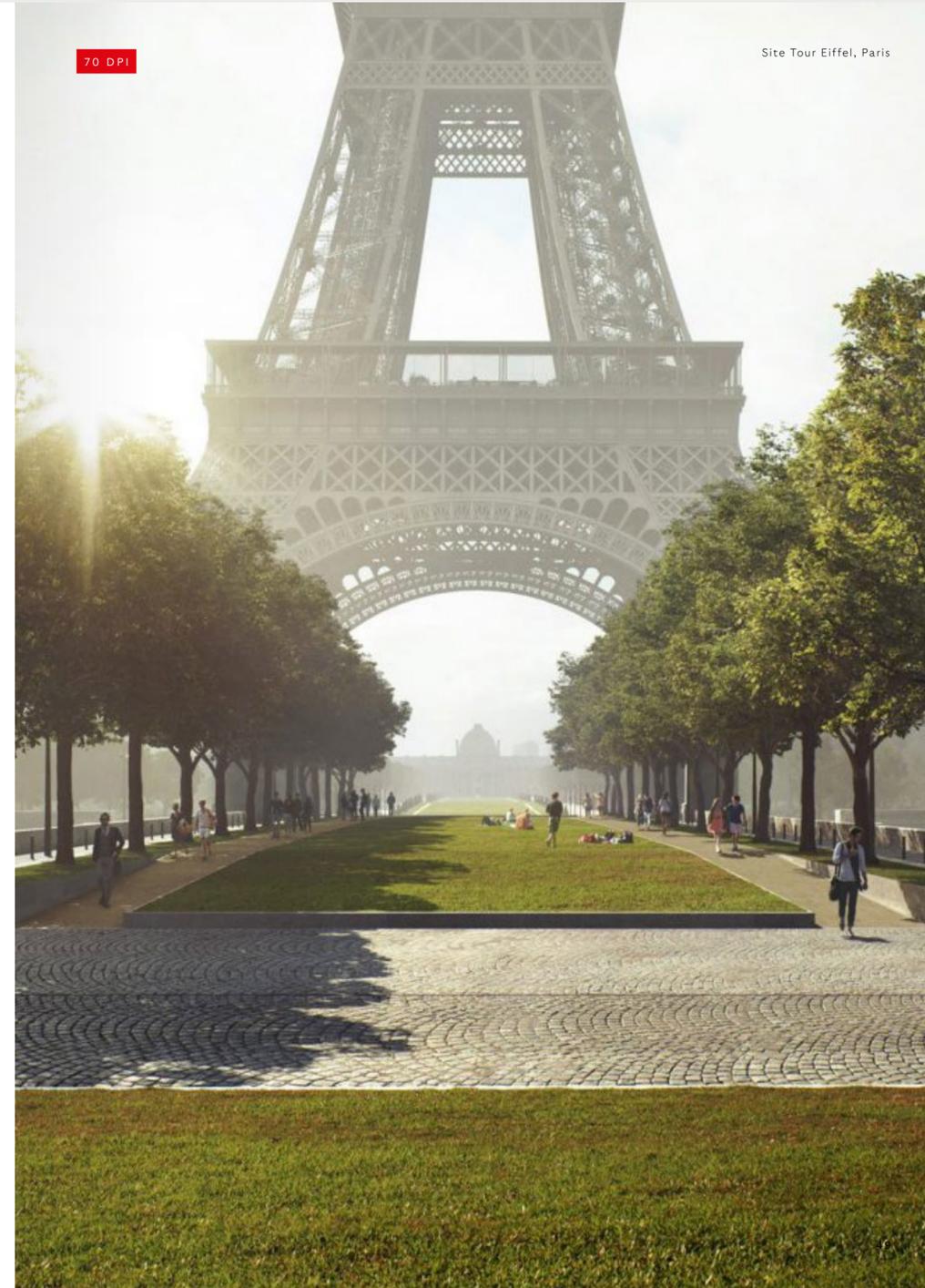
Barking Riverside, London

“I’ve always been interested in the idea of the artificial landscape. Reforming the landscape. Architecture being a method of reforming the earth’s surface.”

NEIL PORTER

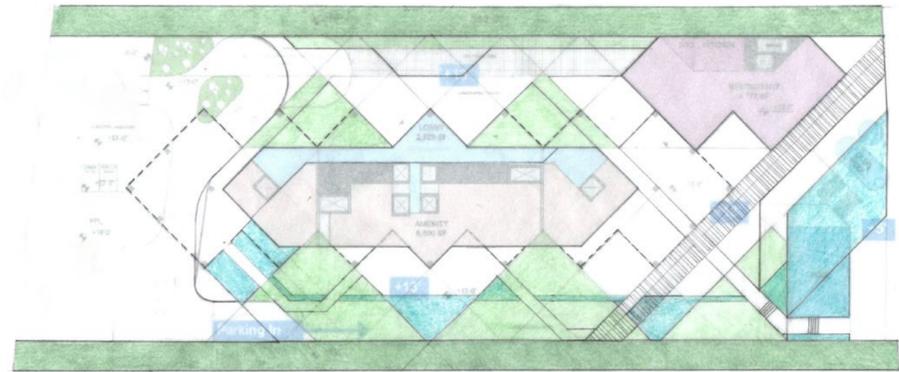
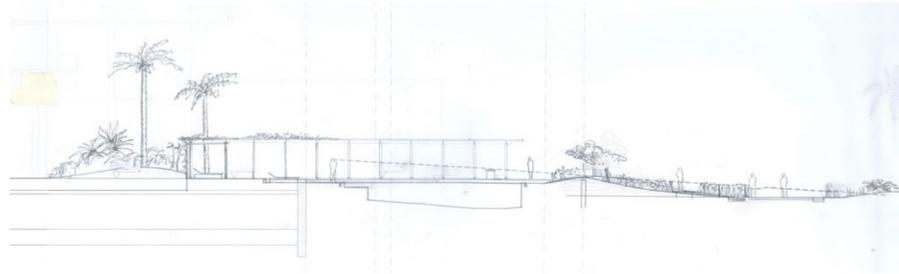


Parque Central, Valencia



70 DPI

Site Tour Eiffel, Paris



Sensual curves generate a relaxed landscape, paying homage to the Art Deco spirit of Miami Beach and The Perigon's 21st century interpretation thereof. These organic shapes are balanced against the building's striking orthogonal forms.

Entrusted with some of the world's most significant monument settings since its founding in 1997, Gustafson Porter + Bowman has condensed Florida's varied natural beauty into the verdant embrace of The Perigon's landscaping.

Responding to the intriguing nature of the site – an ephemeral band between ocean and lagoon – Gustafson Porter + Bowman created a microcosm of Florida's landscapes through a series of interlinked habitats: From breeze-tussled coastal planting on the oceanfront, via the dune protected pool and striking water features, to the more tropical Everglades environment within.

Q How did The Perigon's natural and cultural setting inform its landscape design?

A What's so appealing about the site is that you are sandwiched between nature and a sophisticated urban context. Through the building we created a series of habitats that sectionally describe the state of Florida to the ocean. The landscape is laid out with sensual curves balanced against very geometric forms, reflecting The Perigon's 21st century interpretation of Miami Beach's Art Deco heritage.

Q What role does water play in The Perigon's landscape design?

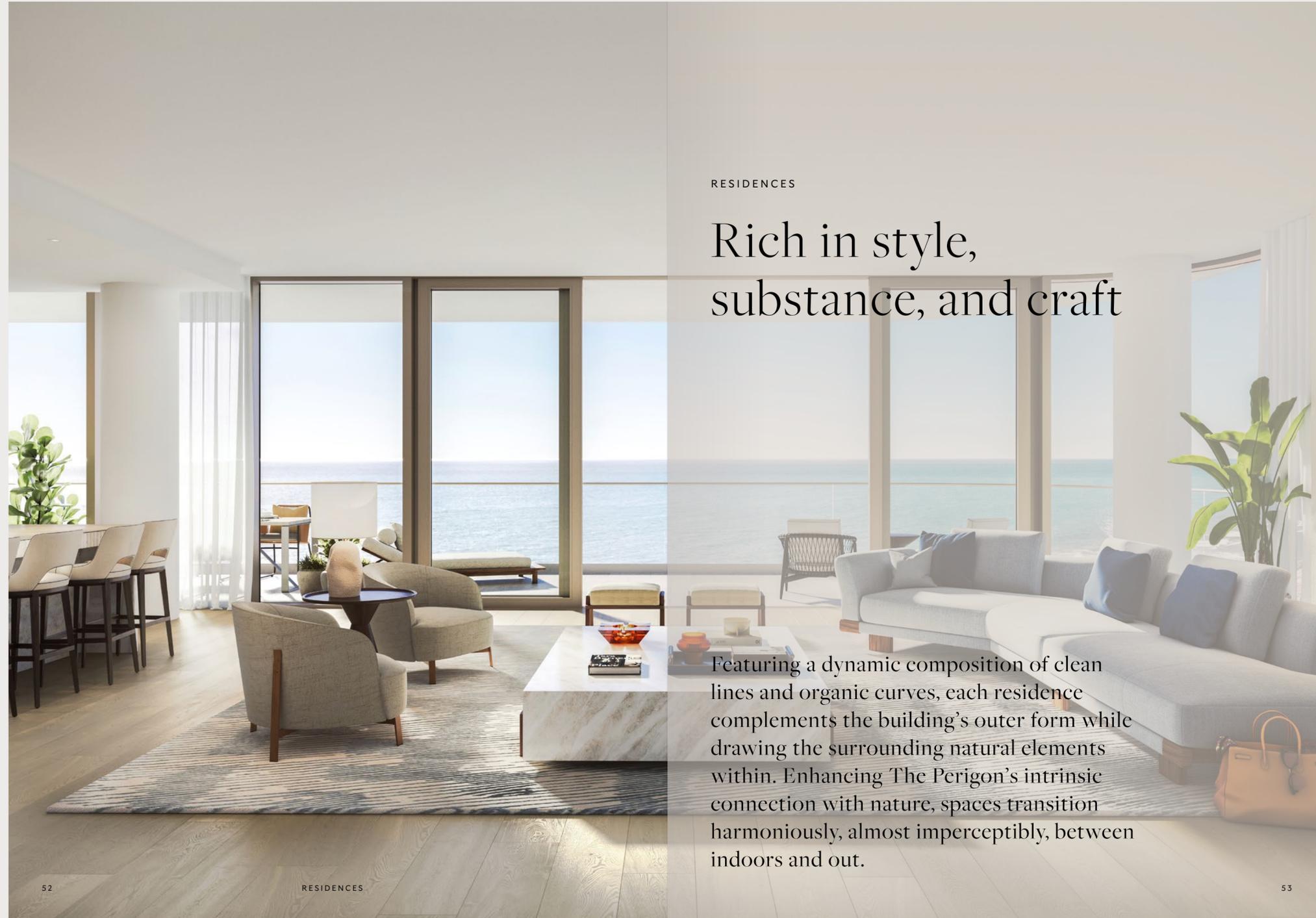
A The Perigon's beach-edge setting was something we wanted to take advantage of and getting view corridors to the coast was critical. We used a channel of water – very fluid and horizontal in character – to connect with the ocean and bay and take residents on a journey through these different landscapes to the sea.

Q How does the landscaping add to The Perigon's sense of sanctuary?

A Finding water on the upper garden level set within dune-like landscaping allows you to switch off from where you were, the city, and move into the very sensual world of the beach. We made the garden the transition point, where you leave the city behind and move into a more tranquil realm.

Q How does The Perigon's landscaping interact with interior spaces?

A We wanted the two to converse, so where there is a dining room, a play area for children, or a spa facility, there is a space within the landscape that receives the energy of that activity and creates that relationship between interior and exterior. In effect, the landscaping reveals a sequence of garden rooms.



RESIDENCES

Rich in style, substance, and craft

Featuring a dynamic composition of clean lines and organic curves, each residence complements the building's outer form while drawing the surrounding natural elements within. Enhancing The Perigon's intrinsic connection with nature, spaces transition harmoniously, almost imperceptibly, between indoors and out.





Counters, backsplashes, and islands are finished in Bianco Lasa Covelano 'Vena Oro' with its soft warmth and depth of character

Ranging from 2,100 to 6,700 square feet, each residence boasts its own private elevator entrance from which airy, open plan living areas flow toward the all-encompassing views. These panoramas – whether east over the Atlantic or west over Biscayne Bay – are framed by 10-foot-high walls of floor-to-ceiling windows and expansive private terraces.

Two to four bedrooms offer consummate seclusion and comfort, with serene ensuite bathrooms claiming equally breathtaking vistas. The kitchen is a flawless extension of each residence's expansive living area, with honed Bianco marble, custom Italian cabinetry, and integrated Sub-Zero and Wolf appliances for elevated aesthetics and ease.



Every space a study in expansive seclusion



Lined with floor-to-ceiling windows with custom shades, bedrooms effortlessly transition from oceanfront escapes to undisturbed sleeping areas





AMENITIES

Dreamt of, but seldom savored

Offering all the seclusion of a remote island paradise in the heart of Miami Beach, The Perigon's entire first floor has been envisaged as a sequence of elegant amenity spaces for residents and their guests alone. A host of residential services make everyday occurrences flow with ease.



TO BE UPDATED
ONCE SUPPLIED

The Perigee's legal entrance off Collins Avenue

The Perigon's residential butler and dedicated lifestyle concierges guarantee highly curated service for every resident, while 24-hour security and expert valet services promise complete peace of mind. In-residence dining and catering are provided by the on-site restaurant, and home management services such as cleaning and maintenance can be arranged.

The sunny, light-filled Breakfast Room



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AMENITIES



The dramatic glass-walled lobby with its open lounge area and palm-framed water views

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The elegant Wine Room



A palm-fringed haven for a rarefied lifestyle



TO BE UPDATED
ONCE SUPPLIED

A billiards room offers entertainment for all ages



The fully equipped, high-impact Training Room overlooks the Atlantic Ocean

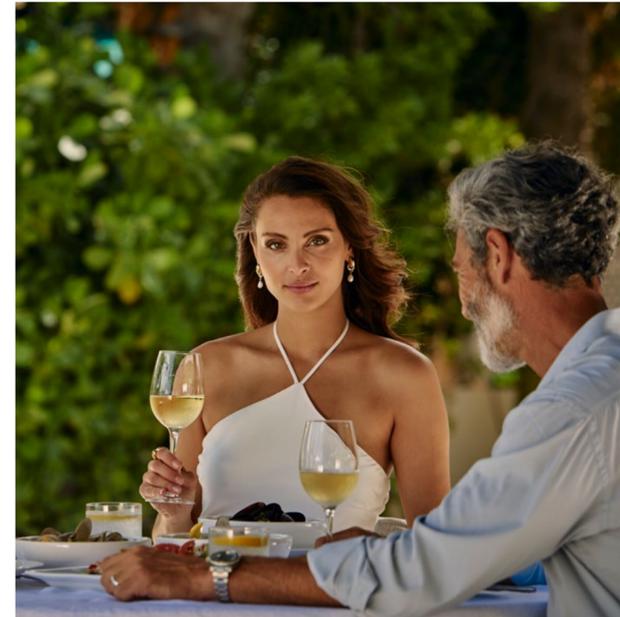




From the moment of arrival, residents are transported into a more rarefied dimension. Whisked above, this other world reveals its secrets – from a swimming pool seemingly merging with the ocean to convivial dining and secluded wellness spaces.

Exclusive to residents, the poolside Restaurant serves sublime cuisine curated by a celebrated chef. Other venues include the Wine Room, the Breakfast Room, and the Sunrise Lounge, while entertainment spaces range from a Screening Room to a Children's Lounge. Meeting rooms cater to all business needs.

The state-of-the-art Wellness Center includes a tranquil Spa with serene treatment rooms, a salon for personalized beauty services, and an expansive, high-impact Training Room that offers spectacular ocean views.



The poolside, oceanfront Restaurant is exclusively for residents and their guests



TO BE UPDATED
ONCE SUPPLIED

The terraced Spa offers serene
treatment rooms with private saunas



The treatment rooms are designed to optimize the wellbeing of every resident



the state-of-the-art Wellness Center includes a tranquil Spa with private garden terraces for reflection and relaxation.

TEAM IMAGE

COLLABORATORS

Naturally Aligned

DEVELOPER

Mast Capital

Mast Capital is a privately held real estate investment and development firm headquartered in Miami. Established in 2006, the firm leverages deep local market perspective and institutional quality to deliver superior execution of transformative developments. Mast Capital's emphasis is on developing thoughtfully designed projects that enrich the fabric of local communities throughout Florida.

ARCHITECTURE

OMA

A leading international practice operating within the traditional boundaries of architecture, urbanism, and cultural analysis, OMA has distinguished itself as one of the most globally recognized firms of its generation. In all projects, OMA strives to go beyond the standard solution, redefine typologies, and invent new possibilities for content and everyday use.

LANDSCAPE DESIGN

Gustafson Porter + Bowman

An award-winning landscape architecture practice that has received public acclaim for creating authentically engaging spaces within a global portfolio, Gustafson Porter + Bowman is known for its sensual and sculptural features and for pushing the boundaries of what constitutes the field of landscape design.

DEVELOPER

Starwood Capital Group

Starwood Capital Group is a private investment firm with a primary focus on global real estate. Since its inception in 1991, the firm has raised over \$65 billion of capital and currently has over \$110 billion of assets under management. In its pursuit of the most compelling opportunities globally, Starwood Capital has invested in more than 30 countries, ranging from the Americas to Europe and Asia.

INTERIOR DESIGN

Tara Bernerd & Partners

Internationally renowned designer Tara Bernerd is the founder of the interior architectural practice Tara Bernerd & Partners. Based in London's Belgravia, the practice works on a global platform and prides itself on its intelligent approach to interior space-planning and design.

SALES & MARKETING

Douglas Elliman Development Marketing

Offering unmatched expertise in sales, leasing, and marketing for new developments throughout Florida and beyond, Douglas Elliman matches highly experienced new development experts with skilled brokerage professionals. Heralded for its record-breaking sales and drawing upon decades of experience, the firm offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales.

GET IN TOUCH

Discover more about this rare opportunity
to claim the lifestyle of your dreams

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Developer

Douglas Elliman

Interior Design

Tara Bernerd & Partners

Architecture

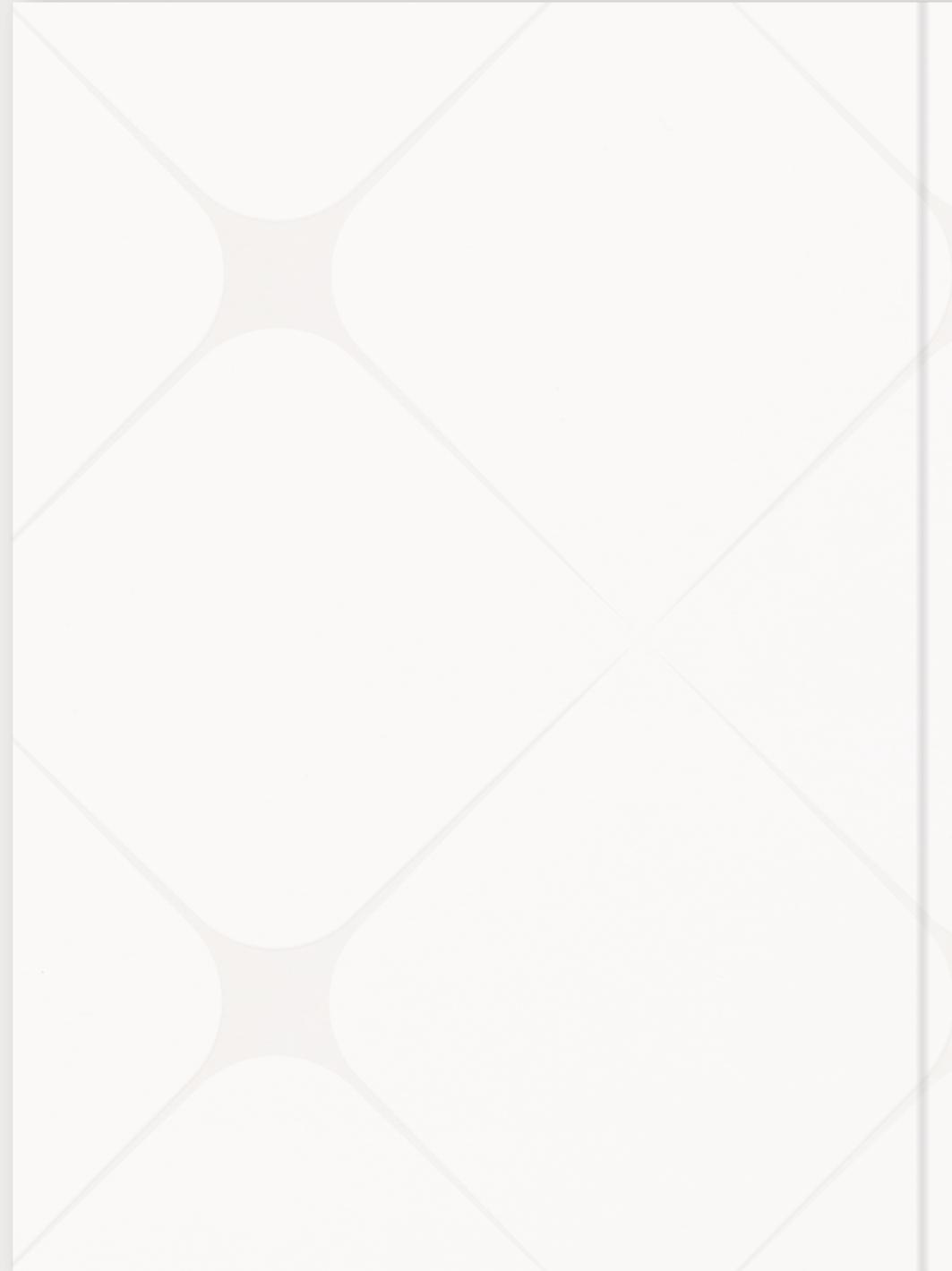
OMA

Creative Direction

Noë & Associates







Thank you

