

**MISSONI** baia

MIAMI RESIDENCES

# LIVE THE SWEET LIFE.

OKO Group, and Missoni, the internationally renowned luxury fashion and design house introduce Missoni Baia, an exclusive collection of 249 residences that celebrate the timeless appeal of waterfront living. Commanding 200 feet of frontage on Biscayne Bay in East Edgewater, Missoni Baia gives form to the expert integration of style, craftsmanship, and engineering and the spirit of joyfulness and relaxed luxury that have defined Missoni from its inception.

Angela Missoni, Creative Director of the brand and member of the second generation of the founding family now leading the house of Missoni, with Hani Rashid of Asymptote Architecture, collaborated with a visionary team including interior designer Paris Forino and landscape architect Enzo Enea to create a residential experience of unparalleled quality. Missoni Baia offers expansive amenities worthy of a luxury resort, including a tennis court and multiple swimming pools, cabanas, and one of Miami's largest and most elegantly appointed spas.





Miami International Airport

DESIGN DISTRICT



BISCAYNE BAY

I-195

Julia Tuttle Causeway

36th Street

MIDTOWN



26th Terrace

MISSONI baia

EAST EDGEWATER



MID-BEACH

WYNWOOD



15th Street

Venetian Causeway

Adrienne Arsht Center

PERFORMING ARTS DISTRICT

Lincoln Road

SOUTH BEACH

I-395



Miami Central Station

Museum of Science

Pérez Art Museum

Mega Yacht Marina

Children's Museum

STAR ISLAND



American Airlines Arena

Port Boulevard

Dodge Island

MacArthur Causeway

ATLANTIC OCEAN

Freedom Tower

DOWNTOWN MIAMI



Brickell City Centre Shops

BRICKELL

PORT OF MIAMI

FISHER ISLAND

From Missoni Baia...

To...	By Car...
Midtown .....	5 min.
Design District .....	7 min.
Wynwood .....	7 min.
Downtown .....	9 min.
Brickell .....	15 min.
South Beach .....	15 min.
Airport .....	15 min.

Miami River

BRICKELL

Brickell City Centre Shops

PORT OF MIAMI

FISHER ISLAND

# OKO GROUP

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, who has 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 US market, as well as a passion for working with renowned architects and designers, including Jacques Grange; Skidmore, Owings & Merrill; and Zaha Hadid.

[okogroup.com](http://okogroup.com)



**UNA RESIDENCES**  
MIAMI, USA



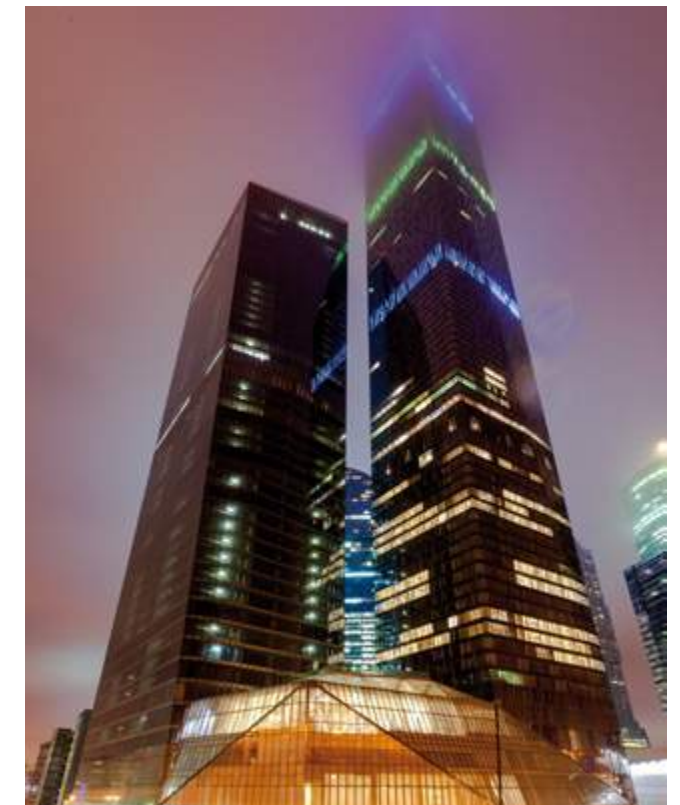
**AMAN NEW YORK**  
NEW YORK CITY, USA



**830 BRICKELL**  
MIAMI, USA



**CAPITAL CITY**  
MOSCOW, RUSSIA



**OKO TOWER**  
MOSCOW, RUSSIA

# CAIN INTERNATIONAL

Cain International is a privately held real estate investment firm operating in Europe and the United States. Since 2014, the company has invested almost \$6 billion into real estate debt and equity with a primary focus on global gateway markets. Cain International also invests in lifestyle & leisure businesses that deliver experiences, services and amenities for modern consumers. The firm's partnership-centric approach and entrepreneurial deal origination have resulted in a portfolio of investments, joint ventures and developments spanning hospitality, residential, office, and mixed-use properties.

Recognizing a strong track-record of delivering unrivalled luxury projects, Cain partnered with OKO in 2016 to establish a partnership across four Miami development sites which includes Missoni Baia, Una Residences and 830 Brickell.

Cain International has significant experience investing in large hospitality, residential, and commercial development projects. Additional recent US investments include One Beverly Hills, the Waldorf Astoria Beverly Hills, the Beverly Hilton Hotel, the Raffles Hotel and Residences Boston Back Bay, and the financing of the Aman Hotel & Residences in New York City's historic Crown Building.



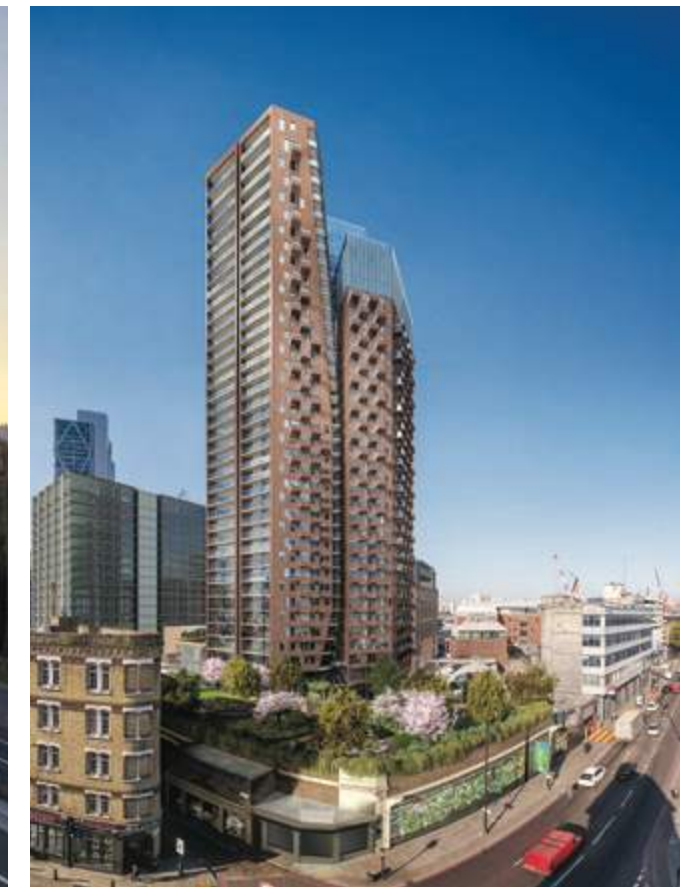
**THE BEVERLY HILTON  
BEVERLY HILLS, USA**



**BOSTON BACK BAY HOTEL & RESIDENCES  
BOSTON, USA**



**WALDORF ASTORIA  
BEVERLY HILLS, USA**



**THE STAGE  
LONDON, UK**

# MISSONI

Bold patterns and colors have always been at the heart of Missoni's designs. Missoni's chromatic designs are often celebrated as works of art in themselves.

As the creative force behind the entire house of Missoni, Angela Missoni has taken the company in new directions while remaining true to the brand's heritage. "My goal is to give a fresh outlook to my parents' original vision. They invented a vocabulary, and I would like to add to that language," she explains.

OKO Group and Missoni have assembled a team of visionary designers, including Hani Rashid of Asymptote Architecture, interior designer Paris Forino, and landscape architect Enzo Enea, to create an architectural landmark in East Edgewater—Miami's most exciting up- and-coming neighborhood—that brings to life the unmistakable Missoni style of living.



# 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](http://asymptote.net)



# PARIS FORINO INTERIOR DESIGN

New York-based Paris ForinoInterior 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](http://parisforinodesign.com)





# 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](http://enea.ch)



# THE BUILDING

An aerial photograph of the Miami skyline at dusk. The sky is a mix of deep blues and oranges from the setting sun. The city lights are beginning to glow, and the water in the foreground reflects the lights and the sky. The Missoni Baia skyscraper is the central focus, a tall, slender tower with a distinctive design. Other buildings of varying heights and styles are visible in the background, creating a dense urban landscape.

Missoni Baia cuts a prominent figure on the Miami skyline and on East Edgewater's waterfront. It soars more than 600 feet into the air and spans an impressive 200 feet along Biscayne Bay, on the last buildable bayfront parcel.

The tower's visionary design, by the internationally acclaimed New York firm Asymptote Architecture, captures the Missoni spirit of innovation and imagination with its forward-thinking, high-performance design. Like a luminous three-dimensional fabric, its shimmering, prismatic skin refracts the bright Miami sun into an ever-changing play of light. The Biscayne Bay waterfront is always part of the Missoni Baia experience, from the moment you pull up to the lushly landscaped entry drive.

ARRIVAL



ENTRANCE



GROUND FLOOR TERRACE



GROUND FLOOR TERRACE



## LOBBY MATERIALS



Enter Missoni Baia's soaring, light-filled lobby and find yourself in an immersive artistic experience. Missoni has created spectacular sculptural installations that add plays of color and light to Asymptote's cool, light-suffused architecture, which is inspired by Minimalist and Kinetic artists like Donald Judd, Sol LeWitt, and Jesús Rafael Soto. It's a space like no other, a visionary mingling of art, architecture, and fashion.

## LOBBY



# AMENITIES

Joyfully engaging the outdoors in relaxed, carefree luxury is a hallmark of the Missoni family's philosophy of living. Missoni Baia offers an unparalleled range of both indoor and outdoor amenities that appeal to both body and soul.

On the fifth and sixth floors of the tower, amenities include a bayfront lounge with a pool overlooking the water; a media room; a beauty salon; a children's playroom; a pet spa; an expansive gym overlooking the bay; and one of Miami's largest residents-only spas. An outdoor bridge connects the sixth floor's indoor amenities suite to the flow-through pool deck, which includes cabanas, an Olympic-sized lap pool, plunge pools, children's water features, and an elevated tennis court. The bridge also connects to a minimum of two parking spaces for each residence and two premium private garages.





POOL DECK



AMENITIES MAP



BAYSIDE POOL & TERRACE



BAYSIDE POOL & TERRACE



TENNIS COURT



KIDS SPLASH PAD AREA



FITNESS CENTER



## SPA

Expansive residents-only spa, conceived by the designers of Aman. Designed with a serene, sophisticated palette, the spa features private massage treatment rooms with showers, and even outdoor treatment terraces with spectacular views of Biscayne Bay and the Miami skyline.





KIDS PLAY ROOM

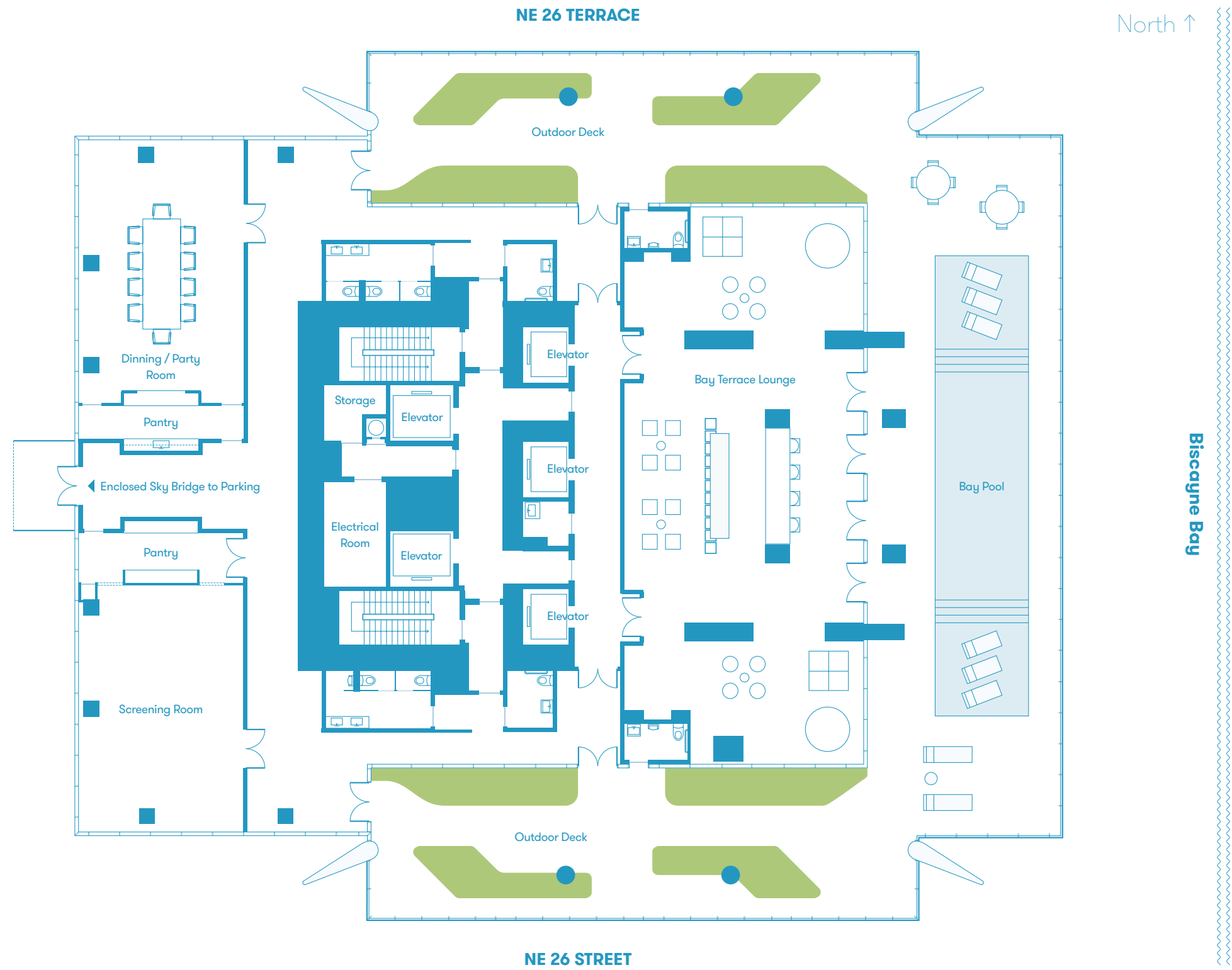




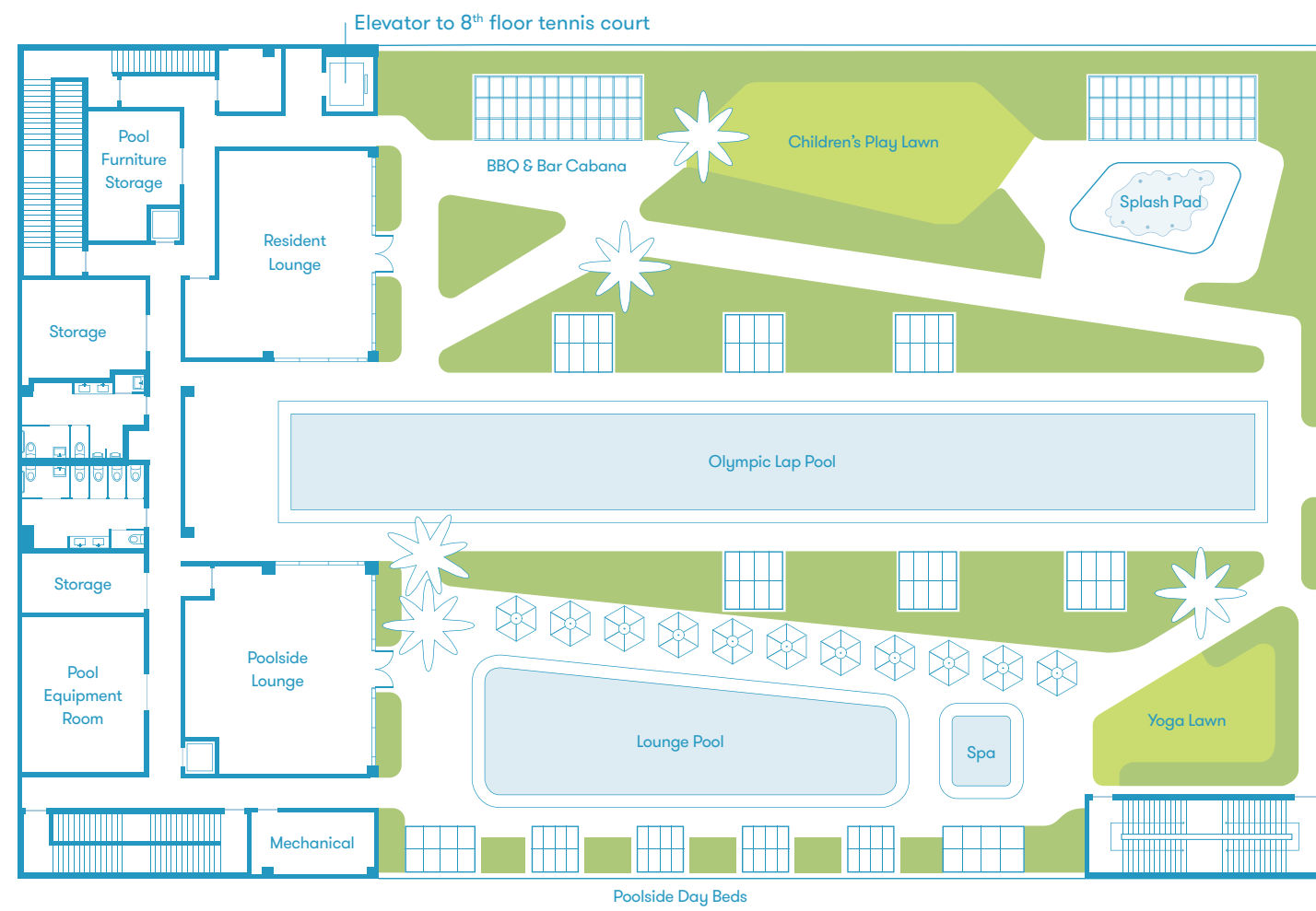
AMENITY FLOOR 5



AMENITY FLOOR 6



AMENITY FLOOR 7

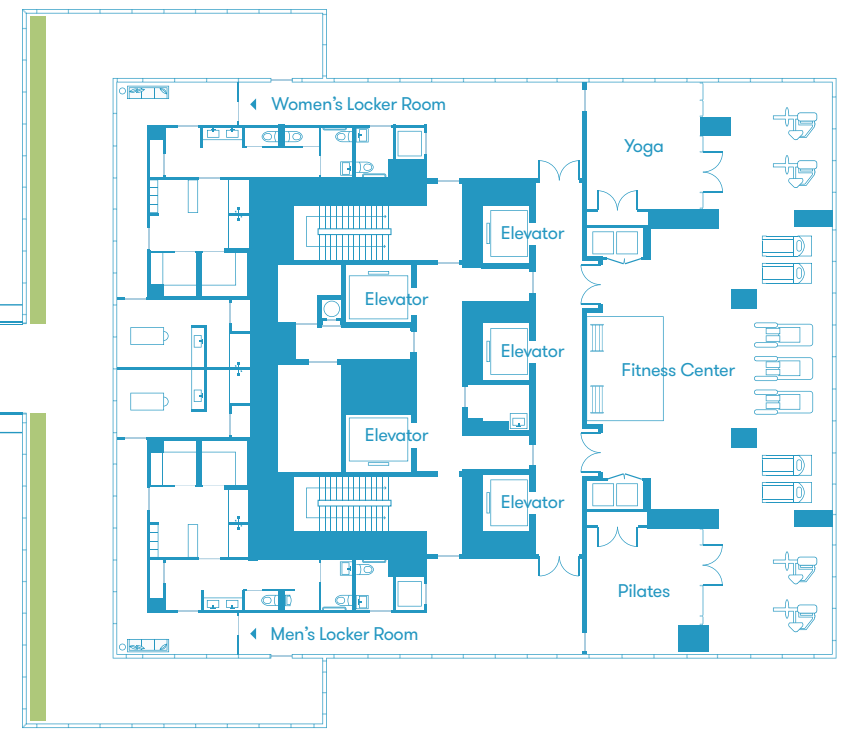


NE 26 TERRACE

North ↑

Sky Bridge

NE 26 STREET



Biscayne Bay

# RESIDENCES

Missoni Baia was thoughtfully designed to ensure that every one of its one- to five-bedroom residences, ranging in size from 776 to 3,788 square feet (72 to 352 square meters), opens onto expansive, shaded balconies—conceived as open-air rooms—overlooking Biscayne Bay. The cool, minimalist design of each residence offers an elegantly neutral backdrop for your own sense of style.

Every one of Missoni Baia's 249 residences faces the water, with deep, shaded balconies enclosed by fritted-glass railings—10 inches lower than typical balcony enclosures—that conceal the edges of the concrete slabs and convey the building's architectural integrity without interrupting the sweeping water views.



TOWN HOUSE



PENTHOUSE





NORTH LIVING ROOM



EAST LIVING ROOM



SOUTH LIVING ROOM



DEN



BEDROOM



MASTER BEDROOM



KITCHEN MATERIALS



KITCHEN



MASTER BATH MATERIALS



SECONDARY BATH & POWDER ROOM MATERIALS





MASTER BATH



NORTH PANORAMIC VIEWS



EAST PANORAMIC VIEWS



SOUTH PANORAMIC VIEWS



WEST PANORAMIC VIEWS

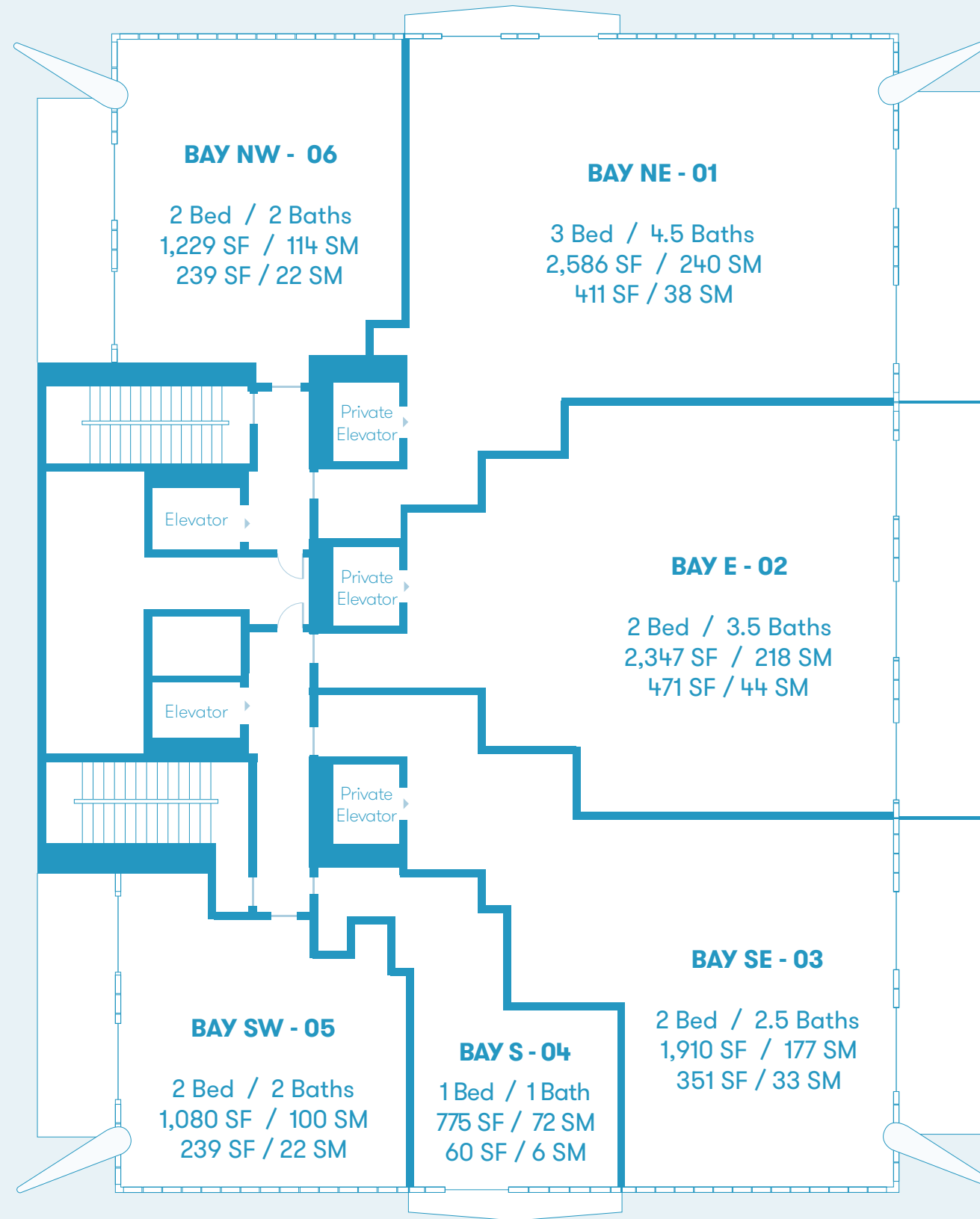


**Bay Residences Keyplan**

Floors 8 - 36

NE 26 TERRACE

North ↑



Biscayne Bay

NE 26 STREET

Bay Residence S Floors 8 - 36 1 Bedroom 1 Bath 775 Sq Ft / 72 Sq M Interior 60 Sq Ft / 6 Sq M Exterior

North ↑



Biscayne Bay

DEVELOPED BY OKO GROUP Cain International OB GROUP

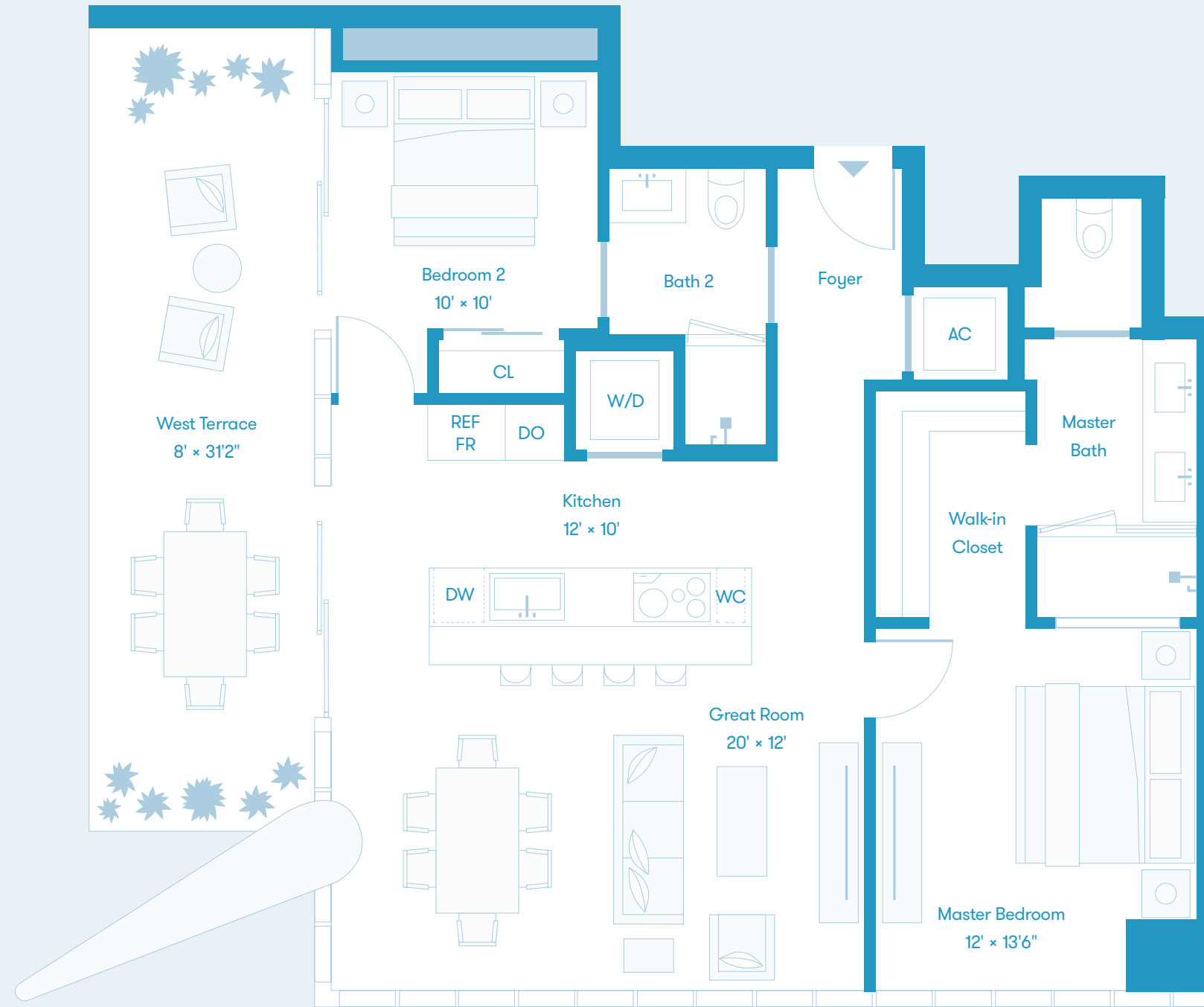
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MISSONI baia MIAMI RESIDENCES

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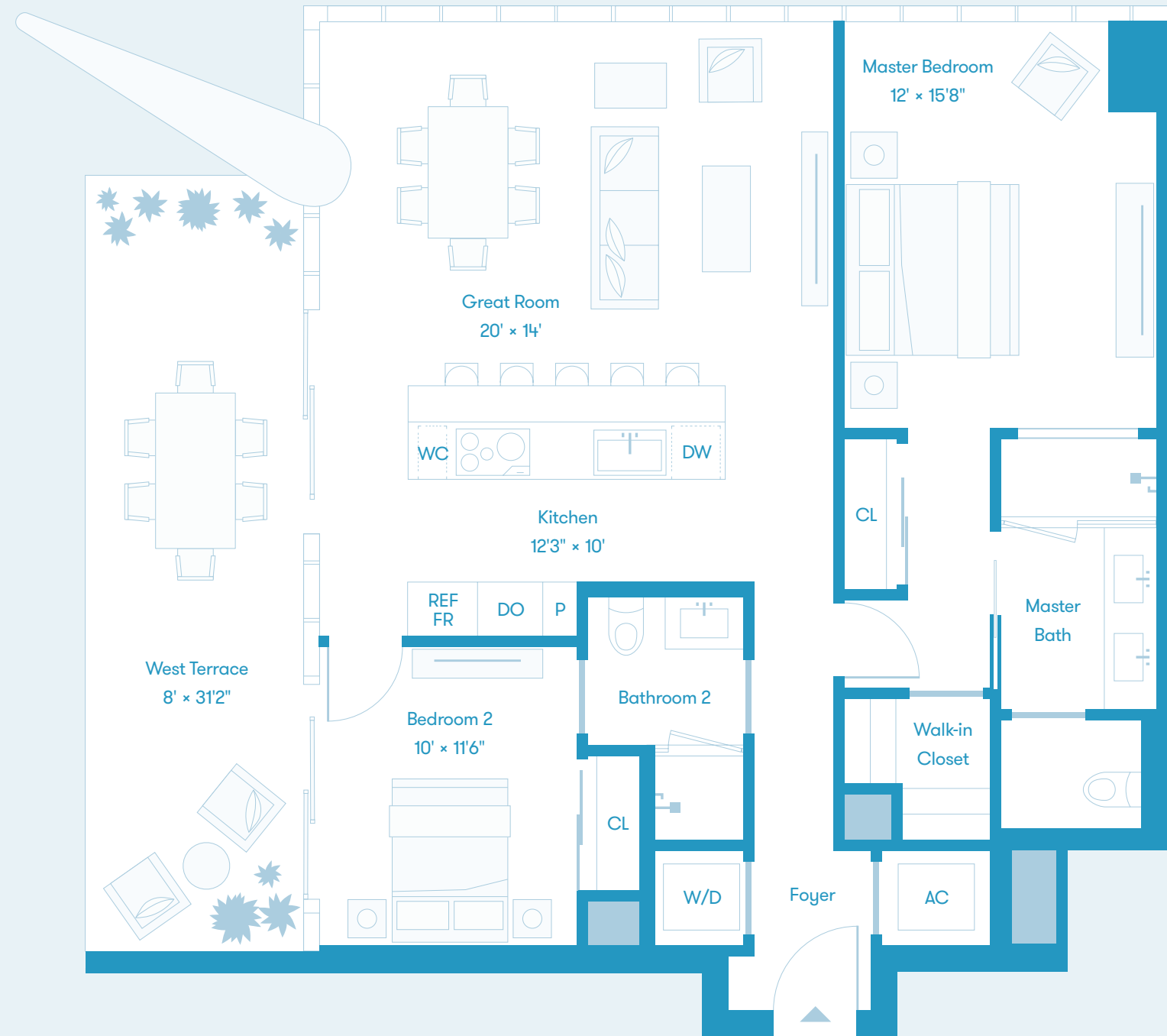
\* Level 8 has an extended balcony totaling 1,312 Sq Ft / 122 Sq M.



Biscayne Bay



\* Level 8 has an extended balcony totaling 1,312 Sq Ft / 122 Sq M.



Biscayne Bay

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\* Level 8 has a larger exterior 386 Sq Ft / 36 Sq M.



Biscayne Bay





\* On level 8 & 9 the column in bedroom 2 is slightly larger. Level 8 has a larger exterior 518 Sq Ft / 48 Sq M.



Biscayne Bay

Bay Residence NE Floors 8 - 36 3 Bedrooms 4.5 Baths 2,586 Sq Ft / 240 Sq M Interior 411 Sq Ft / 38 Sq M Exterior

North ↑



\* Level 8 has a larger exterior 446 Sq Ft / 41 Sq M.



Biscayne Bay

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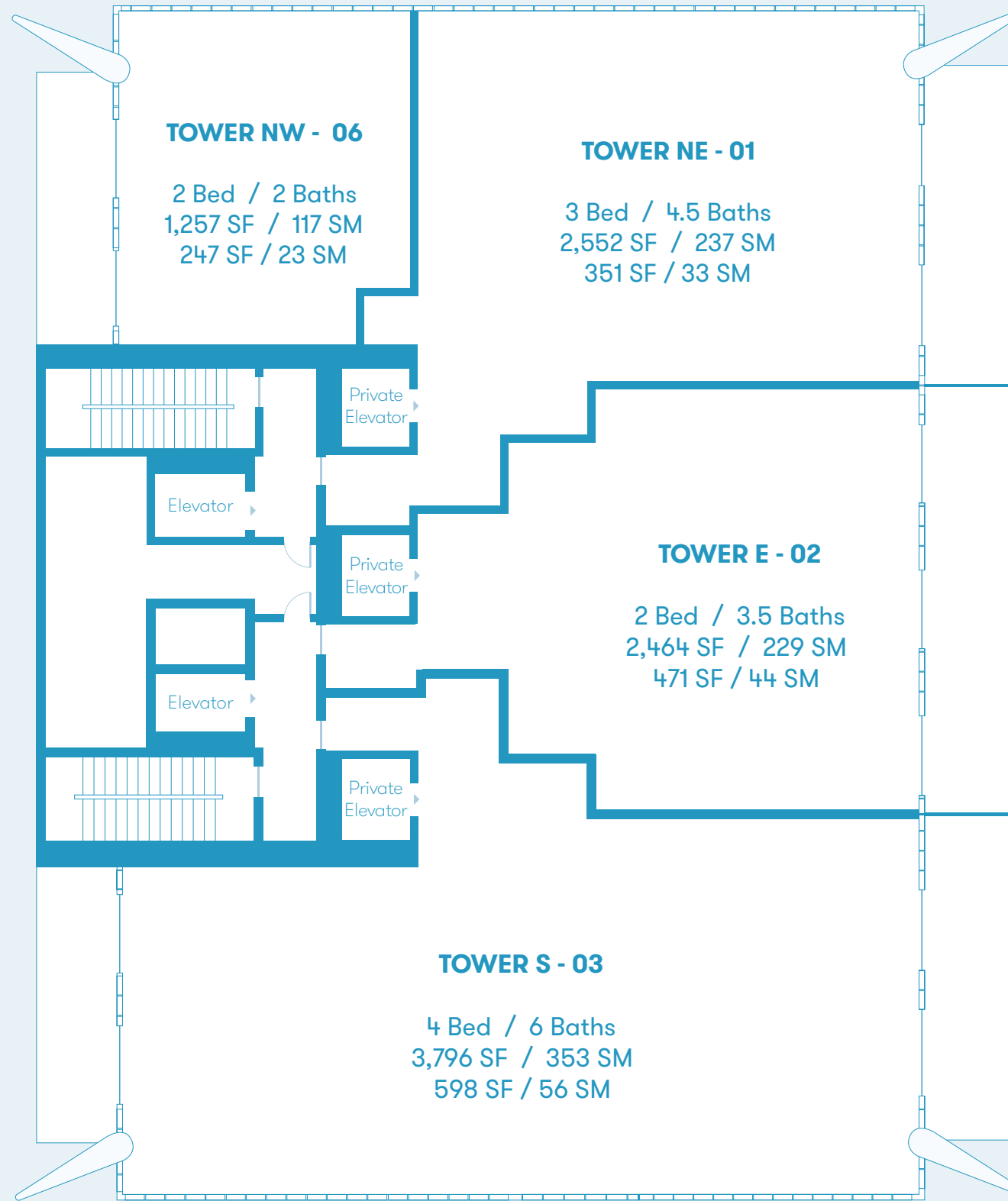
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**Tower Residences Keyplan**  
Floors 38 - 56

NE 26 TERRACE

North ↑



Biscayne Bay

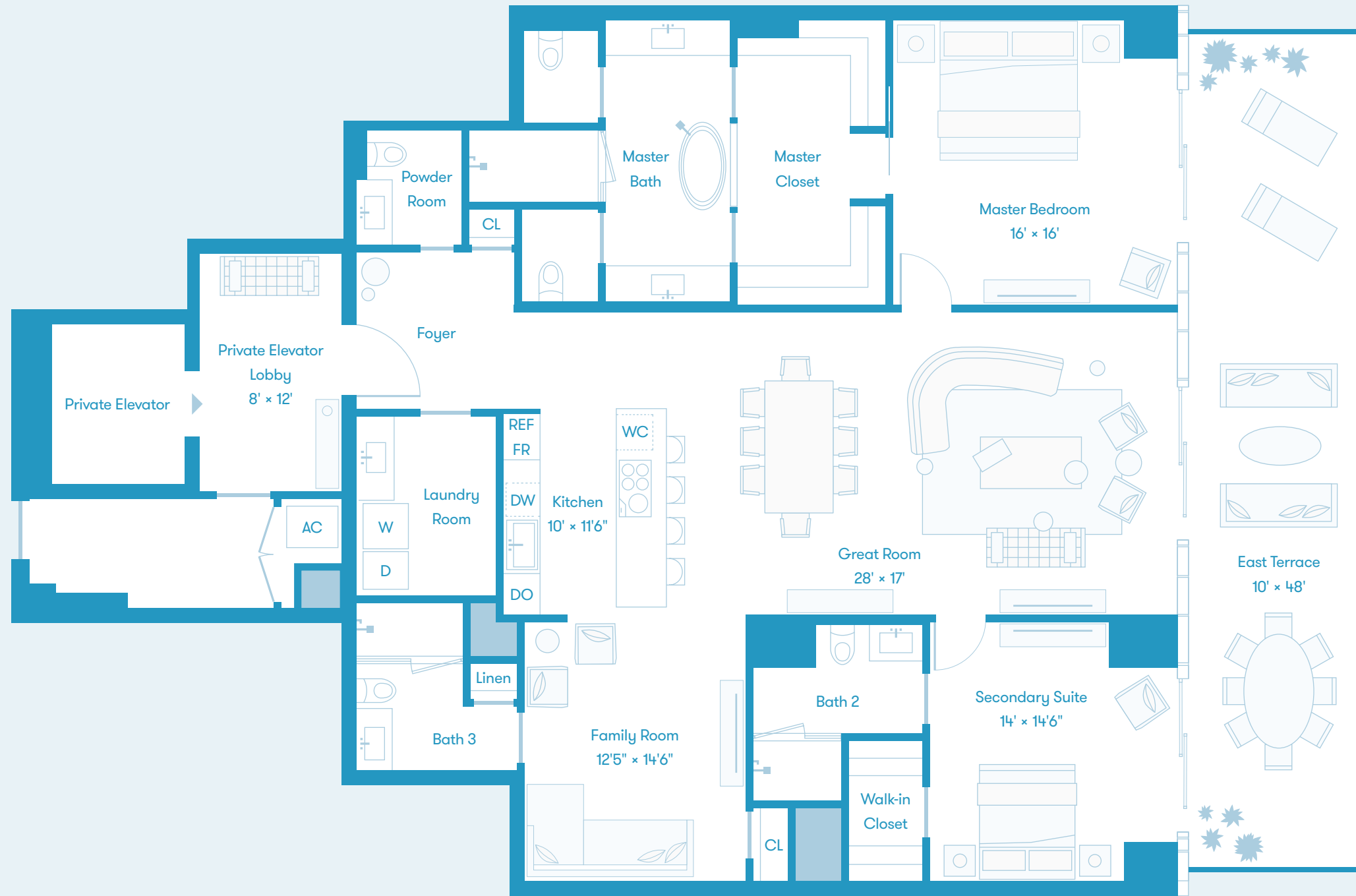
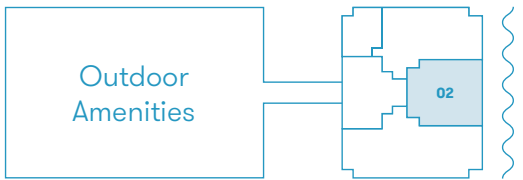
NE 26 STREET



Biscayne Bay

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Tower Residence E Floors 38 - 56 2 Bedrooms + Family 3.5 Baths 2,464 Sq Ft / 229 Sq M Interior 471 Sq Ft / 44 Sq M Exterior North ↑



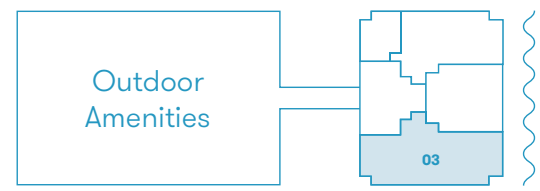
Biscayne Bay

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MISSONIbaia MIAMI RESIDENCES

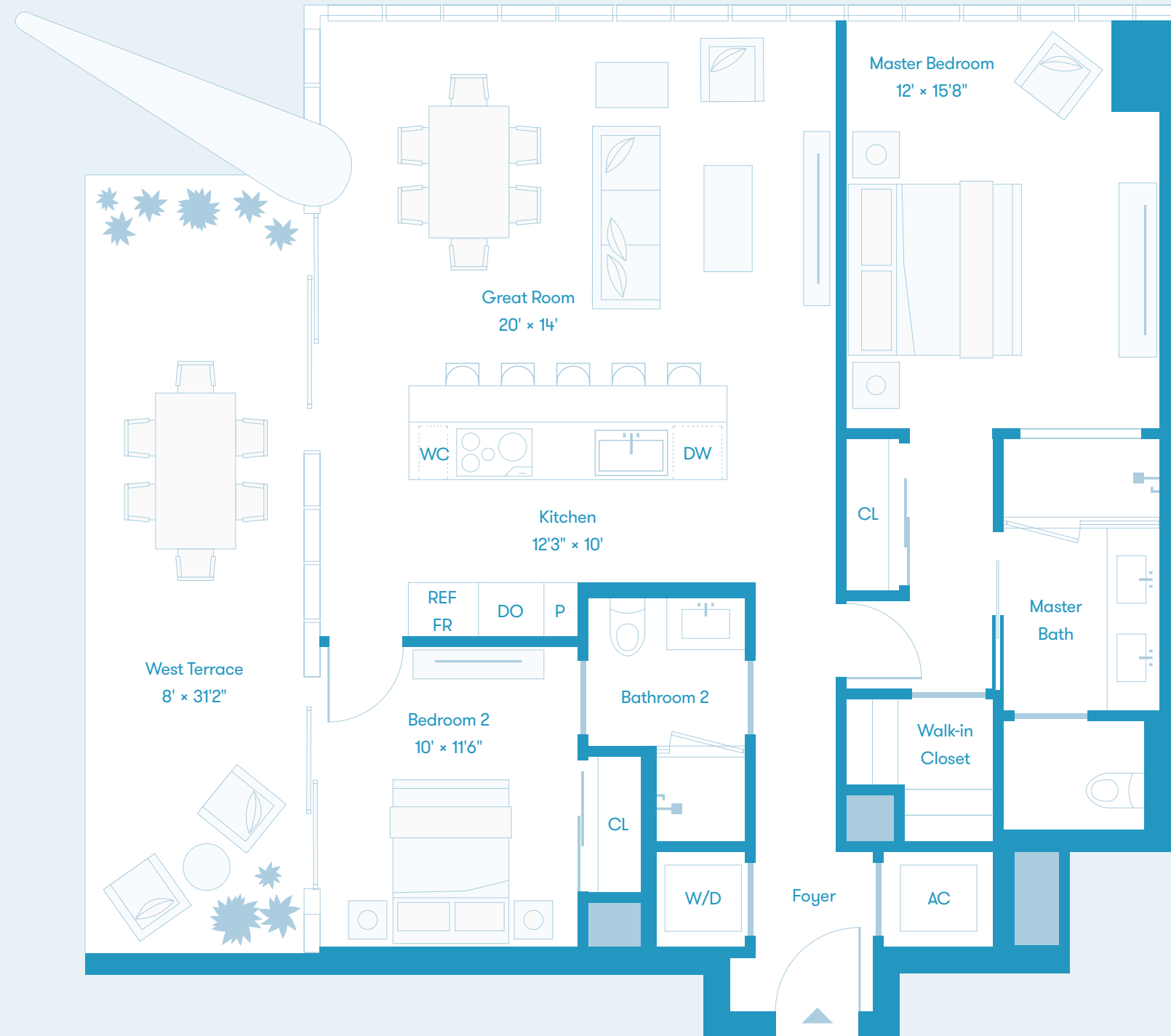
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\* On level 38, Bath 2 & 4 have slightly modified configurations, affecting the width of Bedrooms 2 & 4.



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**North Duplex Floors 04 - 05** 4 Bedrooms + Study + Service 6.5 Baths

Lower Level Interior 2,877 Sq Ft / 267 Sq M Upper Level Interior 2,074 Sq Ft / 193 Sq M Total Interior 4,951 Sq Ft / 460 Sq M

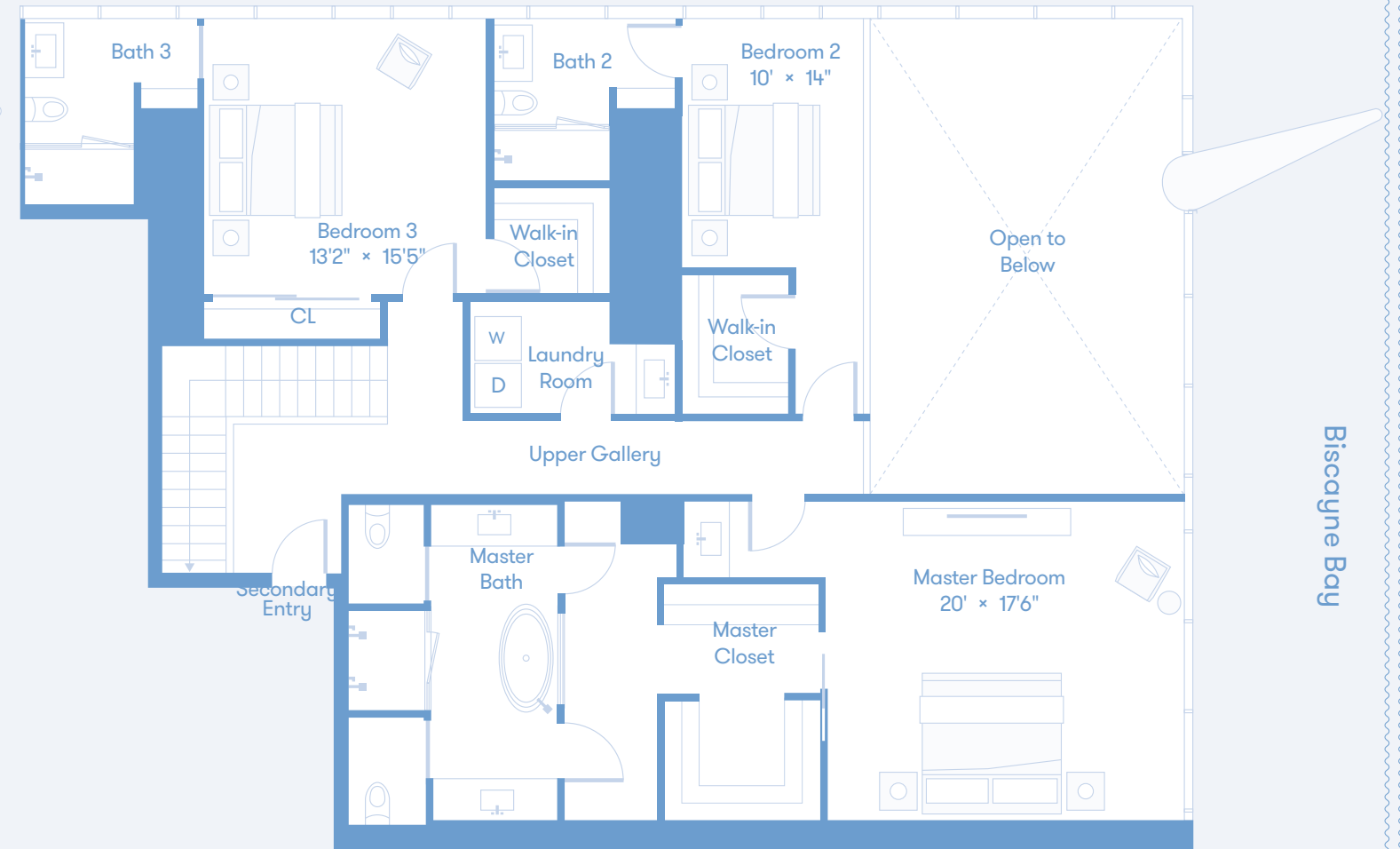
Total Exterior 344 Sq Ft / 32 Sq M

North ↑



**Lower Level**

**Upper Level**



Biscayne Bay

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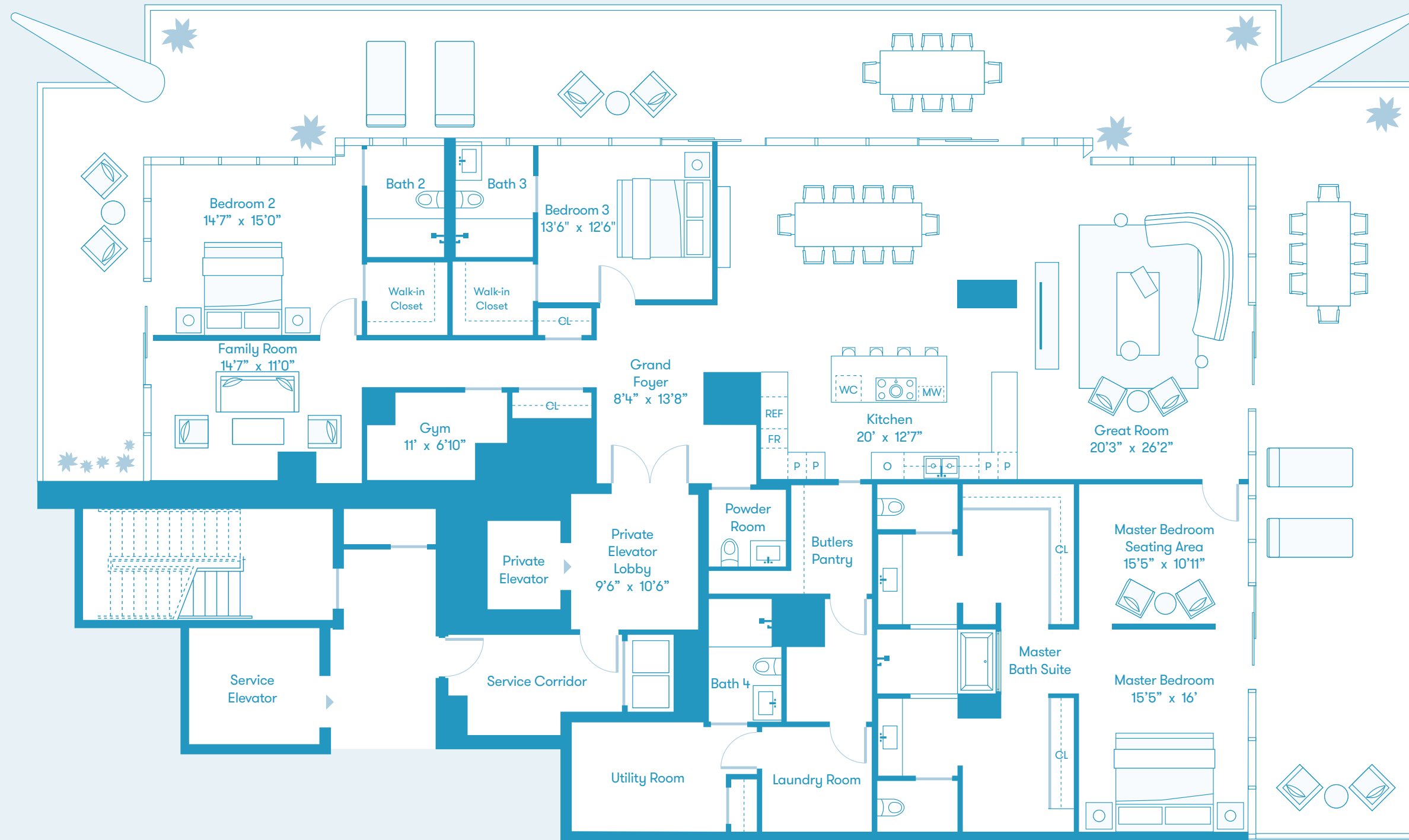






North Penthouse Floor 57 3 Bedrooms + Family Room + Great Room + Service 6 Baths  
 Unit Interior 3,587 Sq Ft / 333 Sq M Total Exterior 2,122 Sq Ft / 197 Sq M

North ↑



Biscayne Bay

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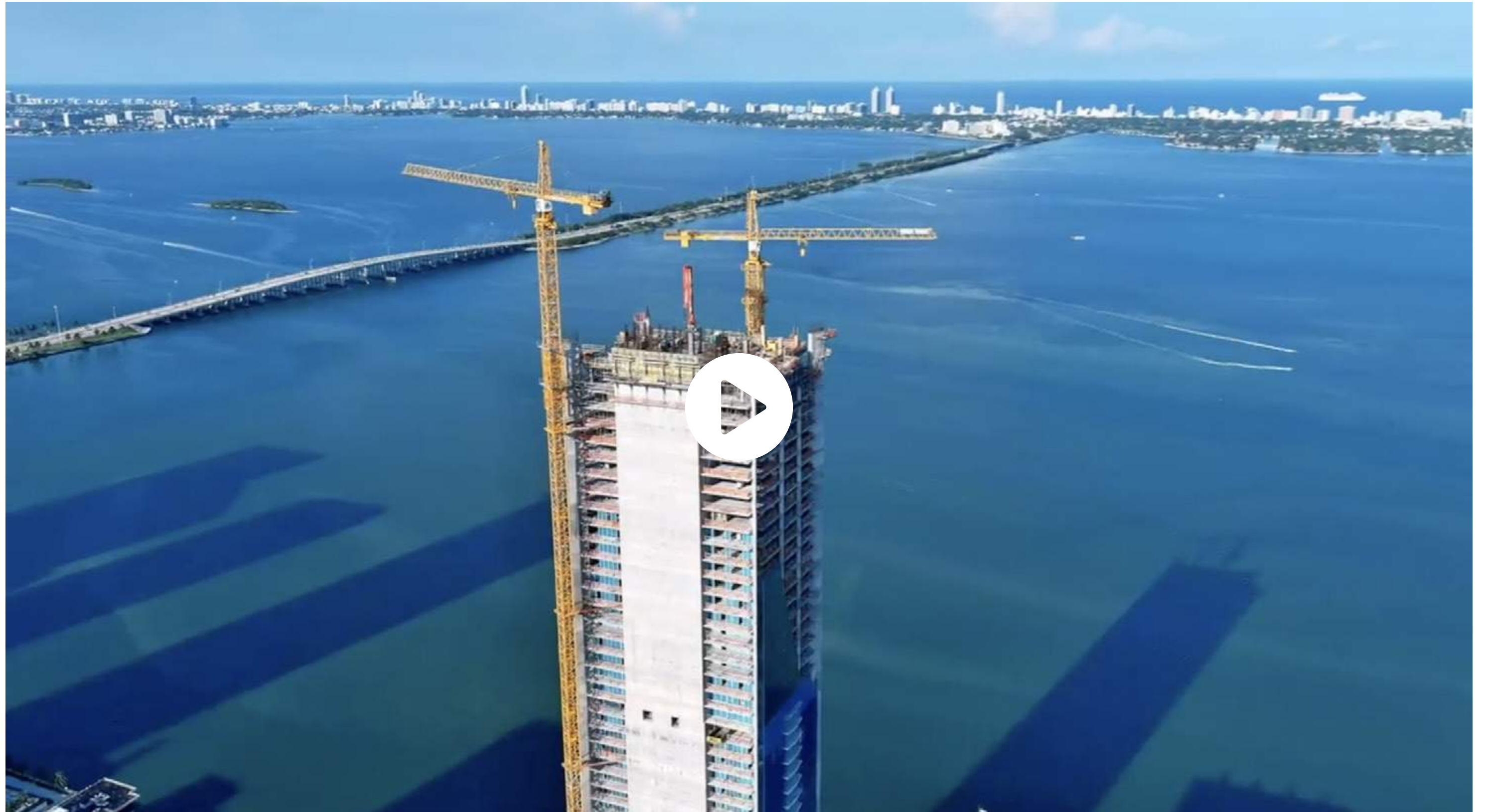
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# CONSTRUCTION UPDATE





# EAST EDGEWATER

Located at the nexus of the city's most creative, culturally rich neighborhoods, East Edgewater speaks to the passion for art and the embrace of the carefree, casually luxurious good life that are at the core of the Missoni philosophy.

Nestled along the shores of Biscayne Bay, East Edgewater embodies Miami's growing status as a cosmopolitan, global city. Missoni Baia is perfectly situated at the nexus of the city's most creative, culturally rich neighborhoods.









# BUYER DEPOSIT SCHEDULE

**20%** AT CONTRACT

**20%** 90 DAYS AFTER

**60%** AT CLOSING



# TEAM

## DEVELOPMENT

OKO Group

## DEVELOPMENT

Cain International

## DEVELOPMENT

OB Group

## DESIGN ARCHITECT

Asymptote Architecture

## INTERIOR DESIGN

Paris Forino Interior Design

## LANDSCAPE ARCHITECT

Enea Garden Design

## EXECUTIVE ARCHITECT

Revuelta Architecture International



Take a tour of our Sales Gallery.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION TO BUY A UNIT. SUCH AN OFFERING SHALL ONLY BE MADE PURSUANT TO THE PROSPECTUS AND NO STATEMENTS SHOULD BE RELIED UPON UNLESS MADE IN THE PROSPECTUS OR IN THE APPLICABLE PURCHASE AGREEMENT. ADDITIONALLY, FOR NEW YORK PURCHASERS ONLY, REFERENCE SHOULD BE MADE TO THE CPS12 APPLICATION FOR THE CONDOMINIUM FILED WITH THE STATE OF NEW YORK, DEPARTMENT OF LAW (FILE NO. CP16-0123). IN NO EVENT SHALL ANY SOLICITATION, OFFER OR SALE OF A UNIT IN THE CONDOMINIUM BE MADE IN, OR TO RESIDENTS OF, ANY STATE OR COUNTRY IN WHICH SUCH ACTIVITY WOULD BE UNLAWFUL.

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