



THE PERIGON

MIAMI BEACH



Vision



VISION

The Perigon Awaits ✦

- ✦ An expanse of 200 linear feet of pristine private shoreline
- ✦ A comprehensive amenity program offering the best of beachfront living
- ✦ 73 signature OMA - designed homes oriented to provide views of the Atlantic Ocean from each residence
- ✦ Two- to four-bedroom residences ranging from 2,100 to 6,700 square feet
- ✦ Gold level LEED certification



Mast Capital ✦

Developer

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.

Starwood Capital ✦

Partner

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 to Asia.



Setting



Between the waters of the
Atlantic and Biscayne Bay,
a new residential oasis
without compare



SETTING

In the middle of it all,
but a world apart ✦

Positioned on a tranquil stretch of Miami Beach, this seaside enclave overlooks the infinite blue of the Atlantic Ocean to the east, the peaceful waters of Indian Creek to the west, and an amalgam of beach and cityscapes to the north and south. Paired with unobstructed views of both the rising and setting sun, The Perigon's atmospheric location will keep most from venturing far. But for those seeking adventure beyond secluded shores, the residence's proximity to Bal Harbour, Sunset Harbor, South Beach, and the Design District means that fine dining, boutiques, and entertainment are mere moments away.



Design

Designed by world-renowned
OMA to complement its
blissful setting



DESIGN

Designed by OMA, founded by Rem Koolhaas ✦

Led by OMA New York Partner Jason Long, the architecture was designed as a series of “towers,” rotated to orient and enhance views from all residences toward the Atlantic Ocean, while also optimizing views of Biscayne Bay and the Miami skyline overlooking Miami Beach.



DESIGN

Designed by OMA, founded by Rem Koolhaas ✦

The towers are merged and lifted into a singular form that responds to the panoramic views and frees the ground-plane below, creating the appearance that the building is only gently touching the ground. The resulting reduced footprint maximizes space for the gardens below and the design for the interlocking towers will obtain LEED Gold certification when completed. A subtle contrast in shape between the towers—organic meeting orthogonal—highlights their juxtaposition.



Elegantly proportioned
with graceful details

The striking architectural elements are complemented by the interior design of Tara Bernerd, whose design philosophy aims to reflect the natural surroundings and enhance the sense of place. Together, these combined visions have made this modernist structure one of the most epochal frameworks to be built on Miami Beach.



OMA, FOUNDED BY
REM KOOLHAAS ✦

Architecture

OMA is a leading international practice operating within the traditional boundaries of architecture, urbanism, and cultural analysis. Since its founding in 1975 by critically acclaimed architect Rem Koolhaas, 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.

TARA BERNERD &
PARTNERS ✦

Interiors

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.

GUSTAFSON PORTER +
BOWMAN ✦

Landscape

Gustafson Porter + Bowman is an award-winning landscape architecture practice that has received public acclaim for creating authentically engaging spaces within a global portfolio. The development of their design work has continuously pushed the boundaries of what constitutes the field of landscape design and is known for its sensual and sculptural features.



Lifestyle



LIFESTYLE

Where every day
delights the eye and
soothes the senses ✦

The Perigon was designed to overlook the endless expanse of the Atlantic and storied sands of Miami Beach, and to offer its residents a chance to live in them. Envisaged with a unique indoor-outdoor experience, this waterfront dwelling features an array of luxuries that blur the bounds of interior and exterior space, allowing occupants to unlock the land, water, and surrounding nature from the comfort of their own home.

Amenities ✦

- ✦ Signature oceanfront restaurant by a celebrated chef exclusive to residents
- ✦ Beachside swimming pool and outdoor spa with sunbeds and cabanas
- ✦ Pool and beachside food and beverage service
- ✦ Direct entry to the dedicated beach, equipped with lounge chairs, umbrellas and service
- ✦ Sprawling conservatory offering daily breakfast bar
- ✦ Stylish cocktail lounge and speakeasy
- ✦ Dramatic double-height lobby with open lounge area
- ✦ Luxury guest suites for friends and family
- ✦ Sunrise lounge with catering kitchen for entertaining and events
- ✦ Private spa with sauna and treatment rooms
- ✦ State-of-the-art fitness center with high-impact training room overlooking the Atlantic Ocean
- ✦ Bespoke wine room
- ✦ Private salon for personalized beauty services
- ✦ Screening room
- ✦ Imaginative children’s playroom
- ✦ Intimate garden and meditation lounge areas overlooking the Atlantic
- ✦ Bicycle storage

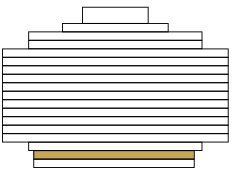


Lobby Level



- | | | | | |
|---------------------|-------------------|--------------------------------------|-----------------------|-----------------------------------|
| 1 GUARD HOUSE | 6 CHILDREN'S ROOM | 11 GAME LOUNGE | 15 BAR | 20 GATED RESIDENT ACCESS TO BEACH |
| 2 VALET | 7 WINE ROOM | 12 SUNRISE LOUNGE | 16 CABANAS | 21 WATERFALL |
| 3 LOBBY RECEPTION | 8 WINE GARDEN | 13 SUNRISE TERRACE | 17 POOL | 22 GARDEN WATERWAY |
| 4 BREAKFAST LOUNGE | 9 SCREENING ROOM | 14 PRIVATE RESTAURANT WITH SPEAKEASY | 18 SPA | |
| 5 BREAKFAST TERRACE | 10 MEETING ROOMS | | 19 PRIVATE BEACH DECK | |

Second Level



- | | | |
|----------------------|--------------------------|-------------------------------|
| 1 WELLNESS RECEPTION | 6 TREATMENT ROOM | 11 RELAXATION LOUNGE |
| 2 CARDIO ROOM | 7 COUPLES TREATMENT ROOM | 12 POOL |
| 3 WEIGHT ROOM | 8 INFRARED SAUNA | 13 SPEAKEASY |
| 4 STUDIO | 9 LOCKERS | 14 PRIVATE DINING |
| 5 SALON | 10 THERAPUTIC SHOWER | 15 BEACHFRONT ROOFTOP TERRACE |



LIFESTYLE

Resident Services ✦

- ✦ An expanse of 200 linear feet of pristine private shoreline
- ✦ Residential butler
- ✦ Dedicated lifestyle concierge
- ✦ On-site general manager
- ✦ 24-hour security and valet service
- ✦ House car
- ✦ In-residence dining and catering from signature on-site restaurant
- ✦ Home management services from cleaning and maintenance to floral and pantry stocking*





ARTIST'S CONCEPTUAL RENDERING

Signature oceanfront restaurant
by a celebrated chef exclusive to residents



State-of-the-art fitness center
with high-impact training room overlooking the Atlantic Ocean



Private Spa
with sauna and treatment rooms



Residences



RESIDENCES

Residences rich in style and substance ✦

A true sense of design and sophistication meet in The Perigon's residences, all expertly crafted to maximize the best of Miami's natural elements. Featuring a dynamic composition of clean lines and curvatures, each home complements the building's outer form while drawing the surrounding natural elements in.



RESIDENCES

Residences rich in style and substance ✨

Floor-to-ceiling windows filter light onto every floor, accenting interiors with everchanging hues of the visiting sun. Open and spacious floor plans invite individuals to move and live freely as each room flows to the next. Grand wraparound terraces designed for optimal seclusion seamlessly extend from common areas to create an ocular bridge from land to sea. Immaculate detail, timeless elegance, and depth of coastal views abound.





Expansive living spaces



ARTIST'S CONCEPTUAL RENDERING

Open kitchens for entertaining



ARTIST'S CONCEPTUAL RENDERING

Serenity & solitude



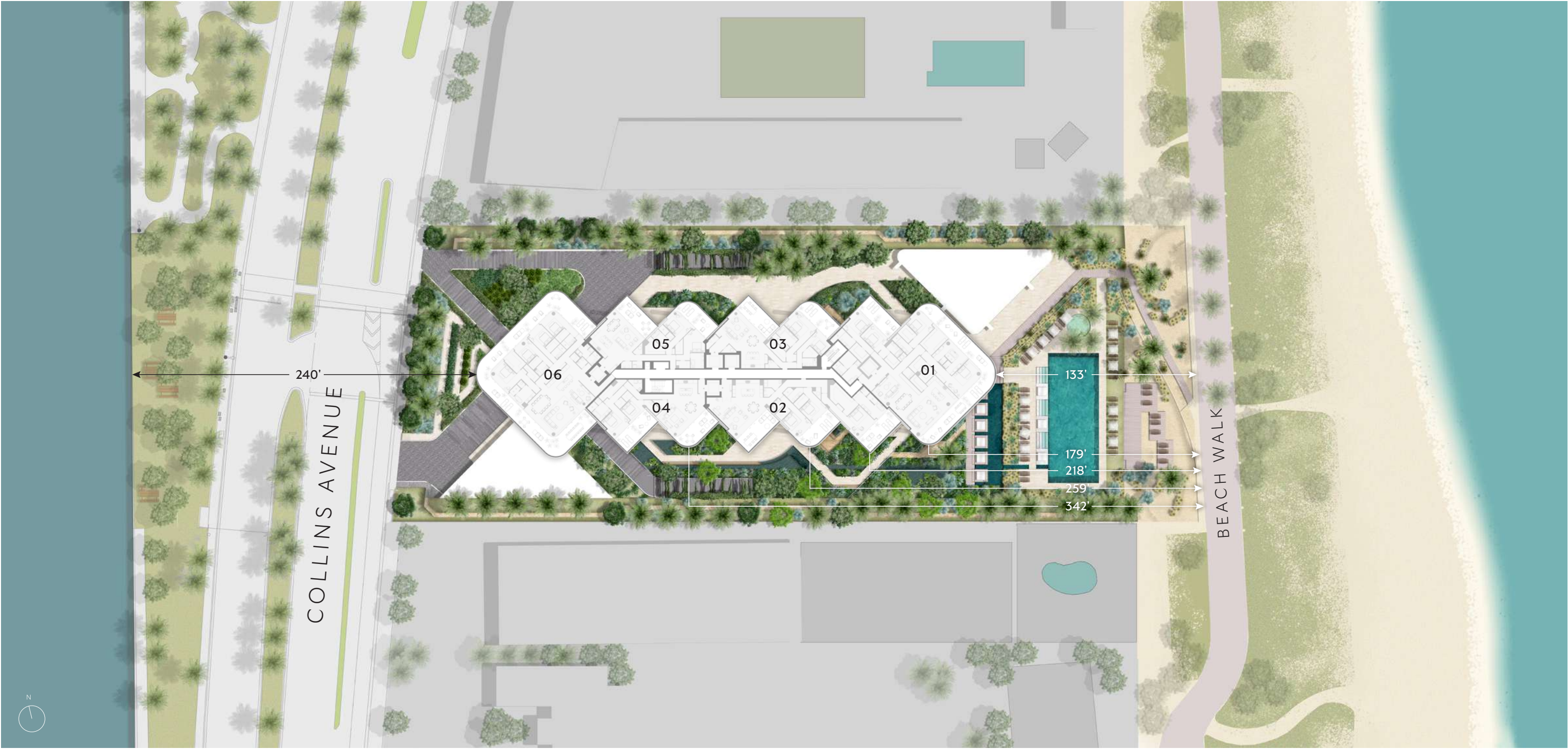
ARTIST'S CONCEPTUAL RENDERING

Tranquility

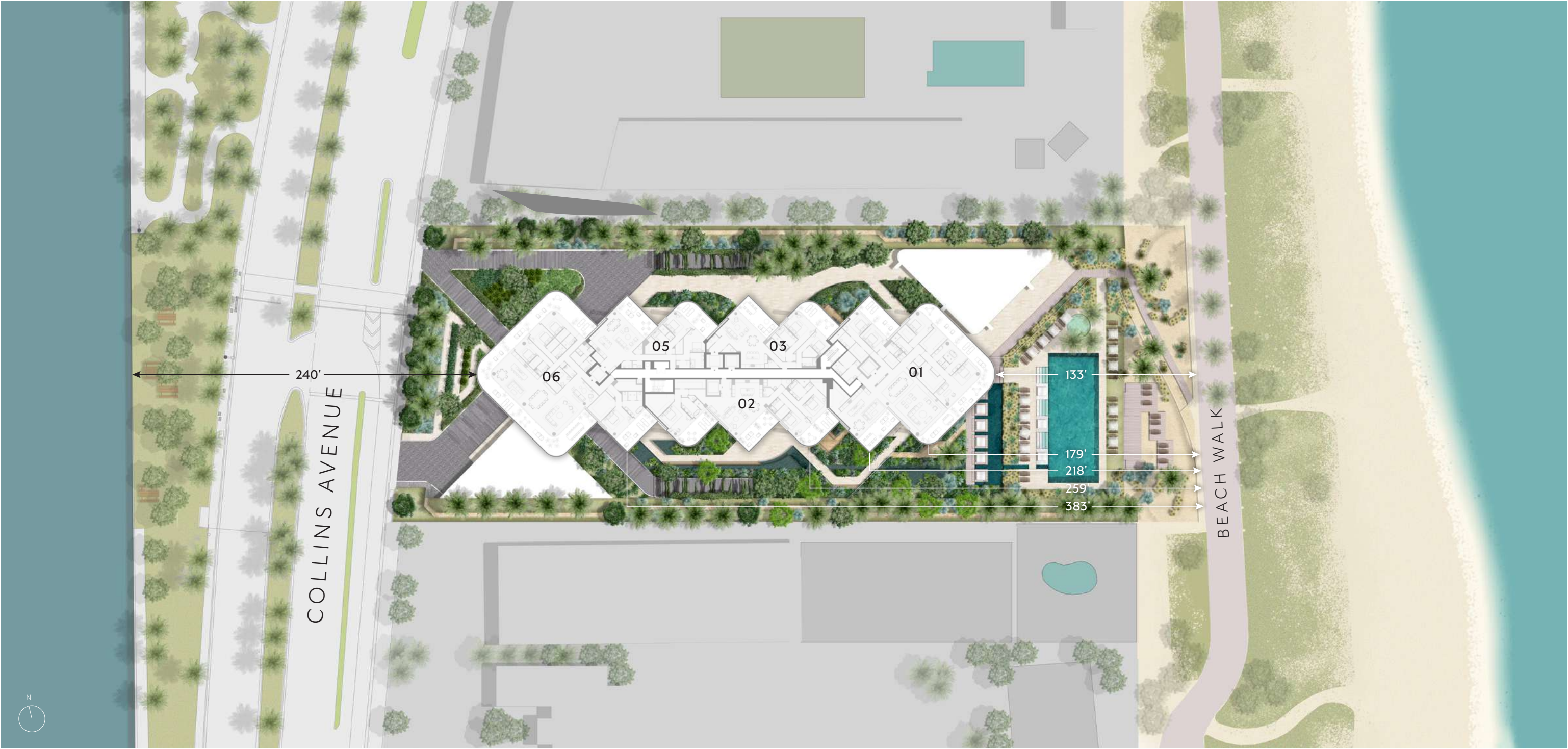


Floor Plans

Site Plan



Site Plan



Residence 01

Floors 4–10

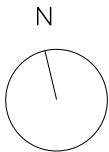
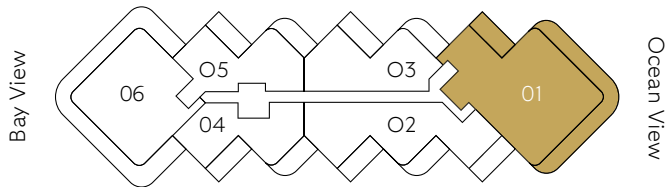
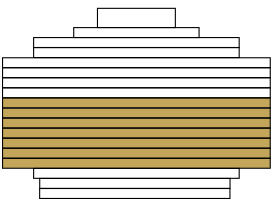
RESIDENCE FEATURES


4 Bedrooms
5 Bathrooms
Powder Room

Interior	4,869 ft ²	452 m ²
Exterior	1,542 ft ²	143 m ²
Total	6,411 ft ²	596 m ²

Views toward Biscayne Bay

Views toward Atlantic Ocean



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Residence 02

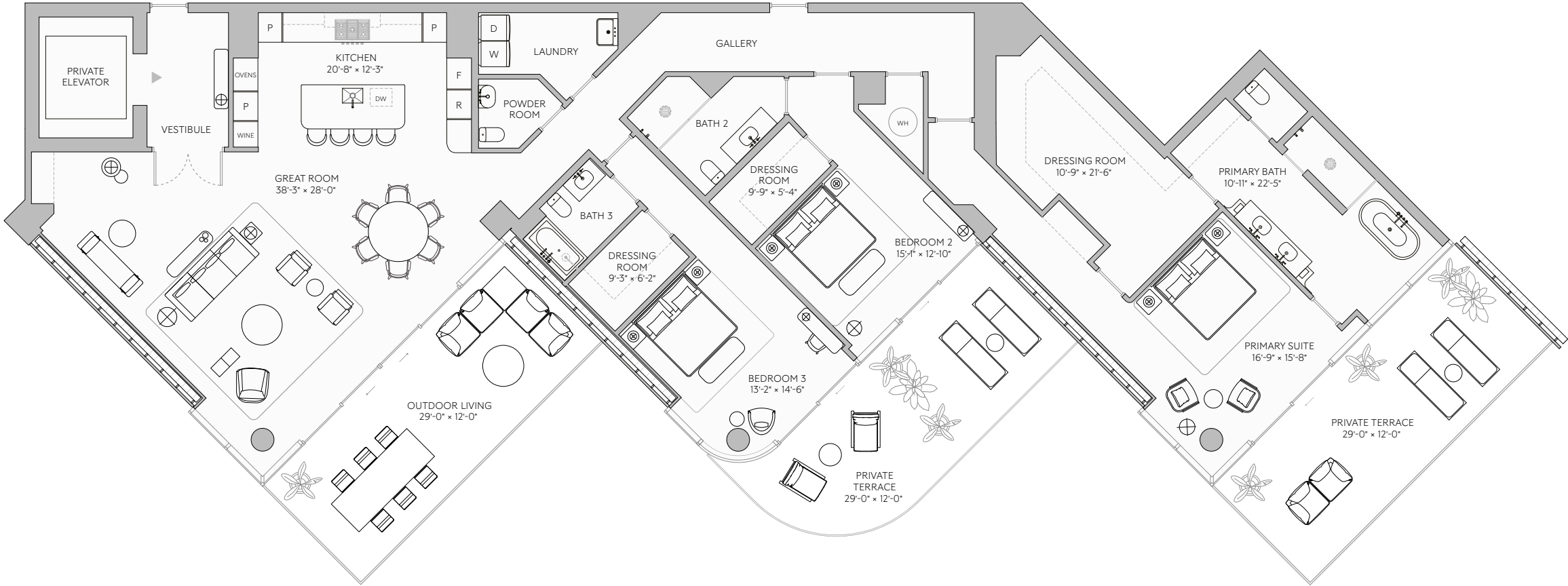
Floors 4–10

RESIDENCE FEATURES

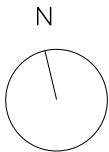
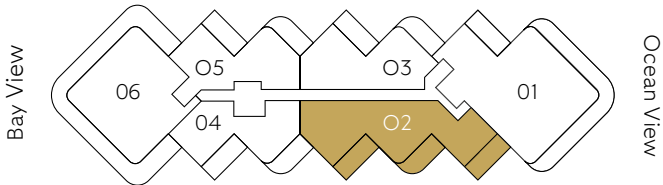
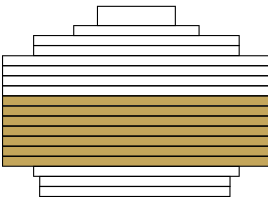
3 Bedrooms
3 Bathrooms
Powder Room


Interior	3,350 ft ²	311 m ²
Exterior	903 ft ²	84 m ²
Total	4,253 ft ²	395 m ²

Views toward Biscayne Bay



Views toward Atlantic Ocean



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Residence 03

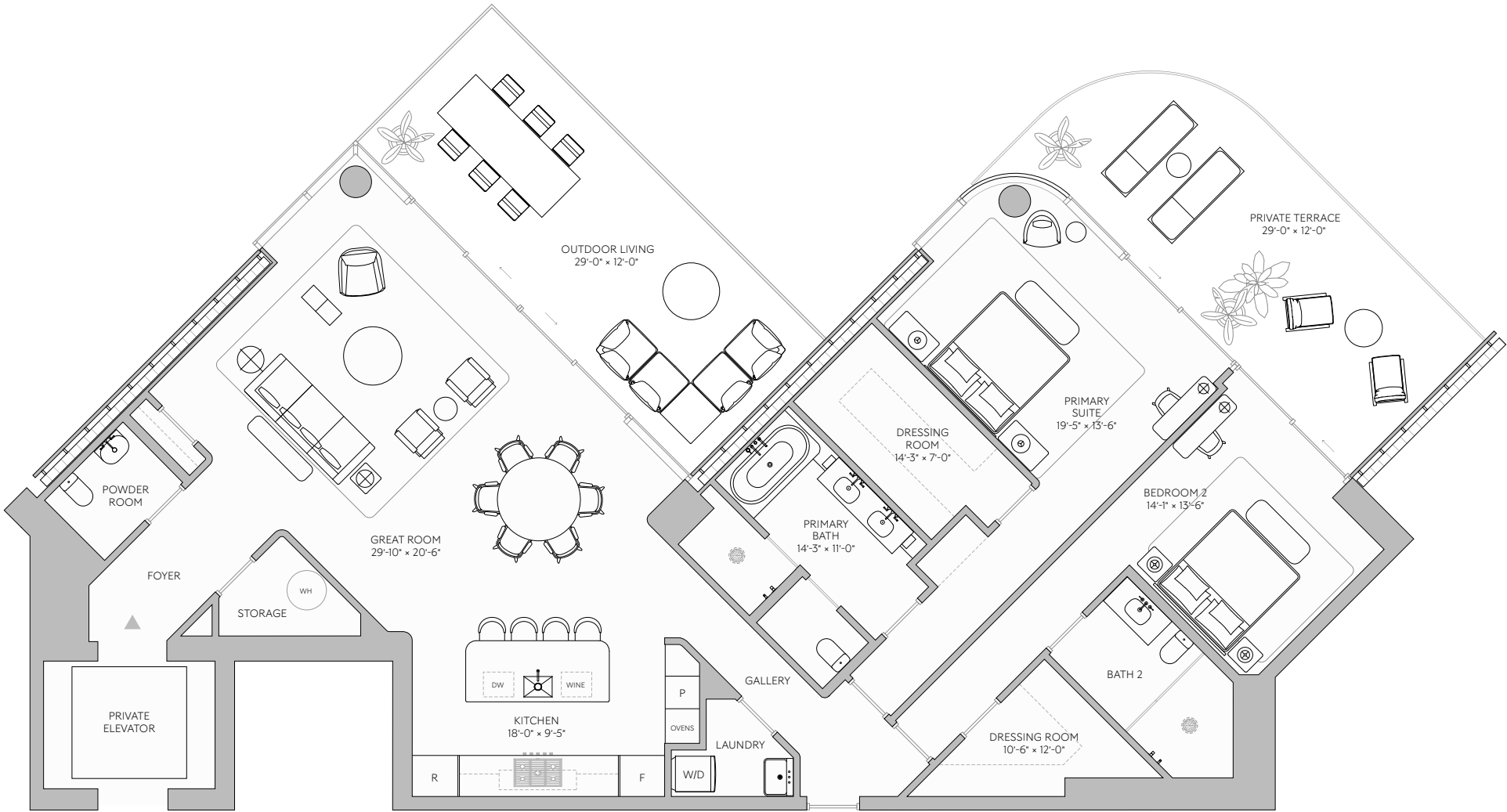
Floors 4–10

RESIDENCE FEATURES

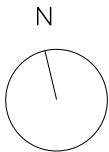
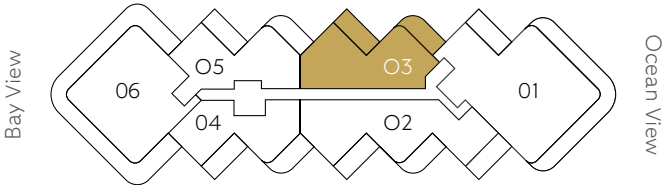
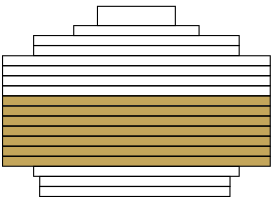
- 2 Bedrooms
- 2 Bathrooms
- Powder Room


Interior	2,259 ft ²	210 m ²
Exterior	672 ft ²	62 m ²
Total	2,931 ft ²	272 m ²

Views toward Biscayne Bay



Views toward Atlantic Ocean



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Residence 04

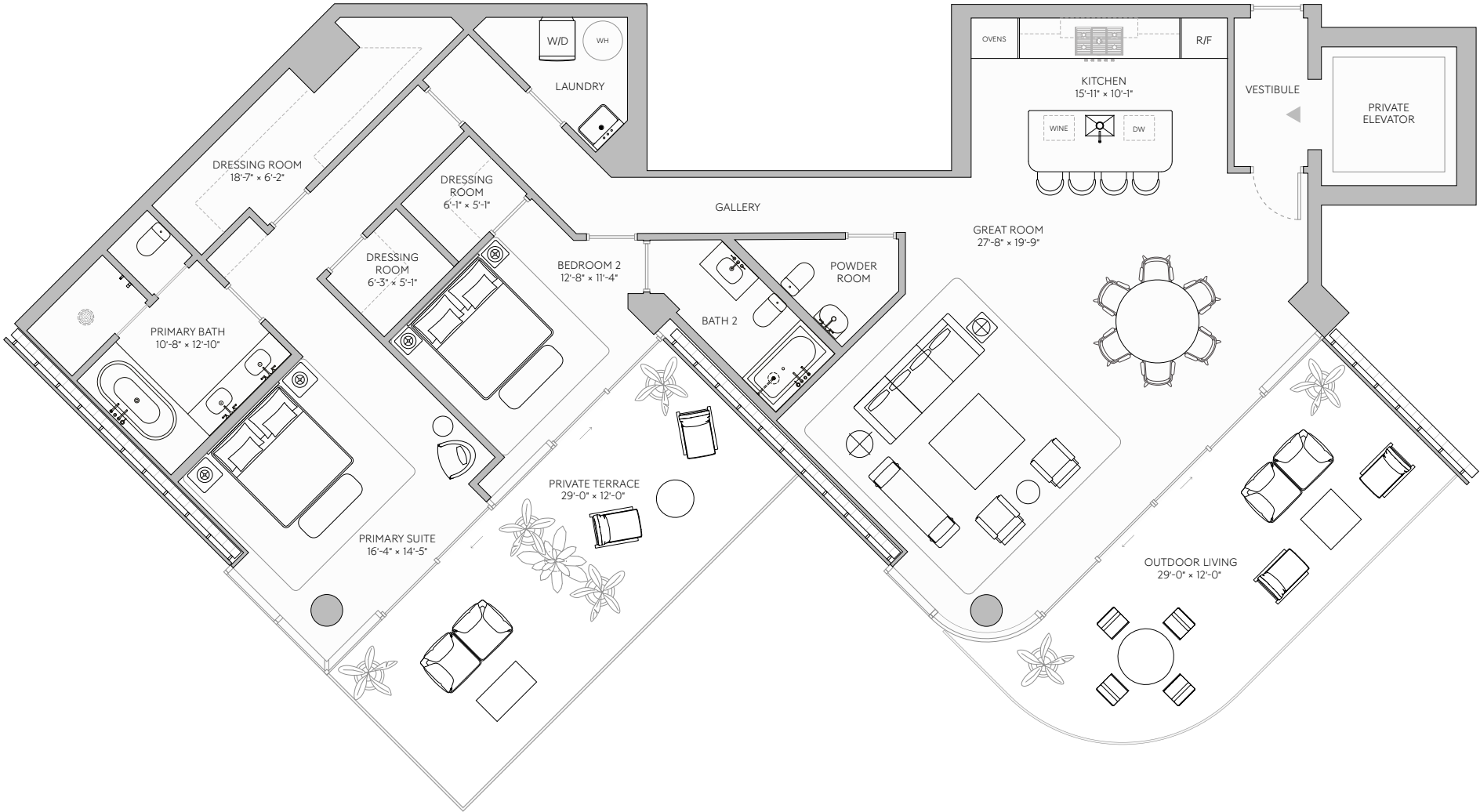
Floors 4–10

RESIDENCE FEATURES

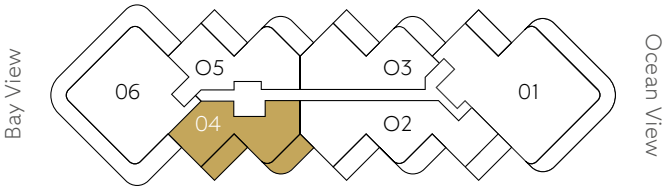
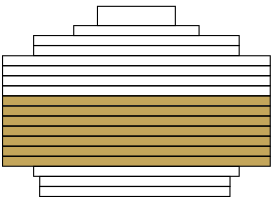
2 Bedrooms
2 Bathrooms
Powder Room


Interior	2,121 ft ²	197 m ²
Exterior	593 ft ²	55 m ²
Total	2,714 ft ²	252 m ²

Views toward Biscayne Bay



Views toward Atlantic Ocean



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Residence 05

Floors 4–10

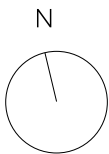
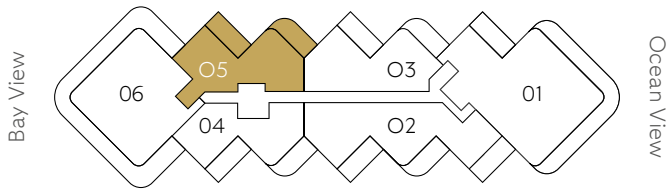
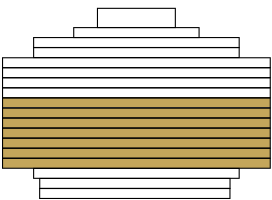
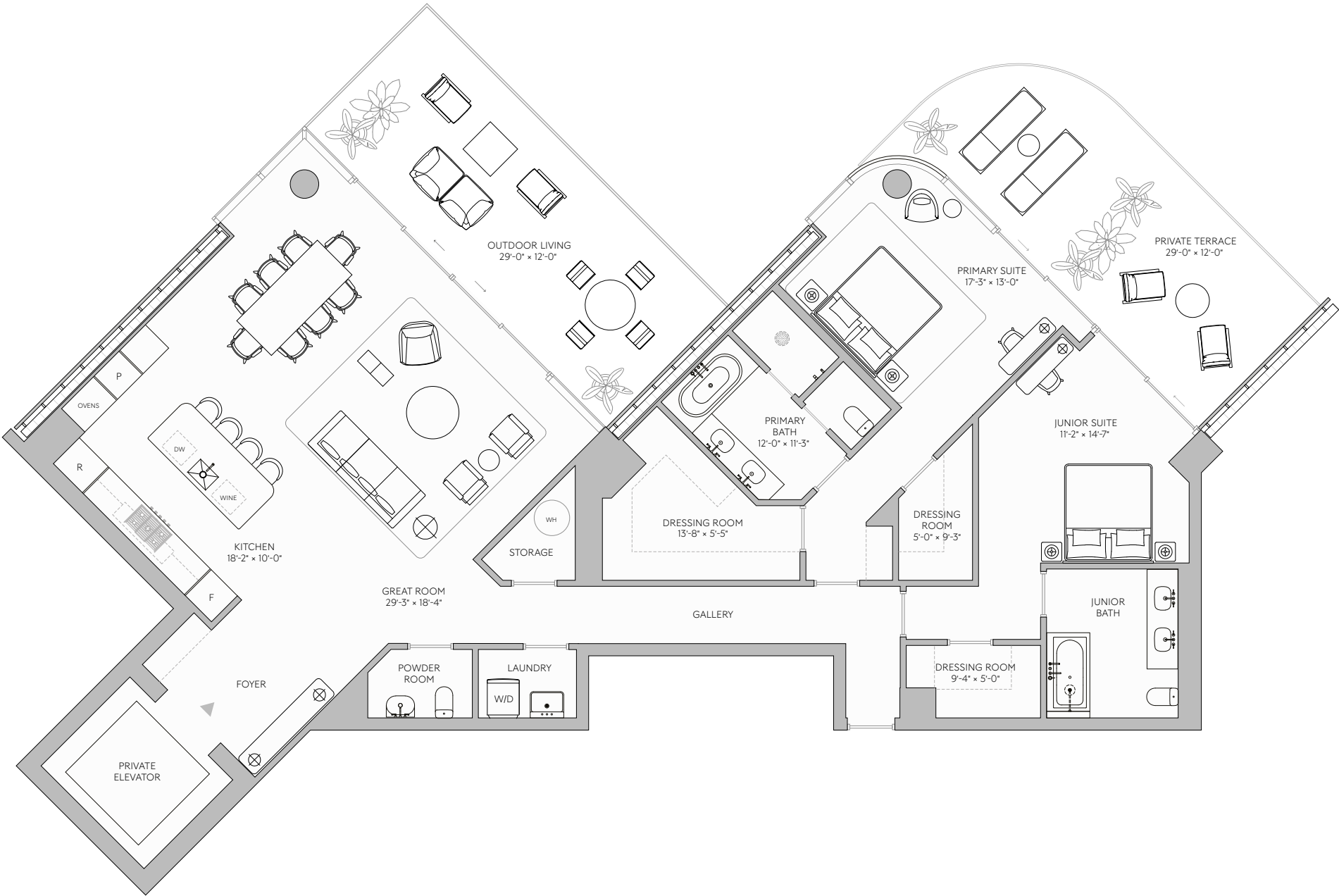
RESIDENCE FEATURES


2 Bedrooms
2 Bathrooms
Powder Room

Interior	2,300 ft ²	214 m ²
Exterior	673 ft ²	63 m ²
Total	2,973 ft ²	276 m ²

Views toward Biscayne Bay

Views toward Atlantic Ocean



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Residence 06

Floors 4–10

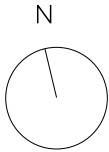
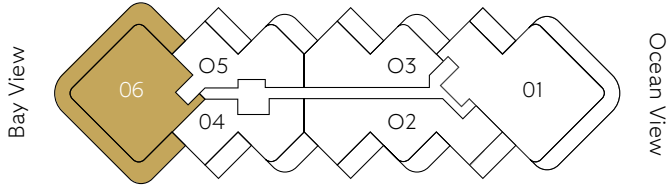
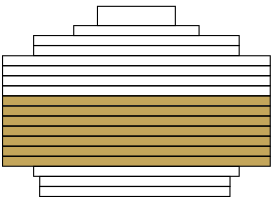
RESIDENCE FEATURES


4 Bedrooms
5 Bathrooms
Powder Room

Interior	3,808 ft ²	354 m ²
Exterior	2,240 ft ²	208 m ²
Total	6,048 ft ²	562 m ²

Views toward Biscayne Bay

Views toward Atlantic Ocean



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Residence 01

Floors 11–15

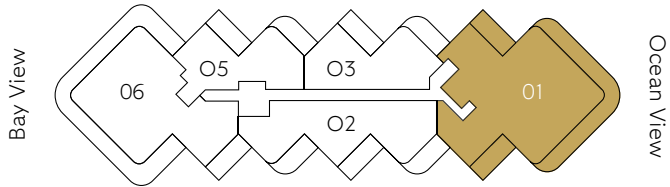
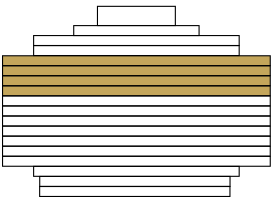
RESIDENCE FEATURES


4 Bedrooms
5 Bathrooms
Powder Room

Interior	5,778 ft ²	537 m ²
Exterior	1,772 ft ²	165 m ²
Total	7,550 ft ²	701 m ²

Views toward Biscayne Bay

Views toward Atlantic Ocean



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Residence 02

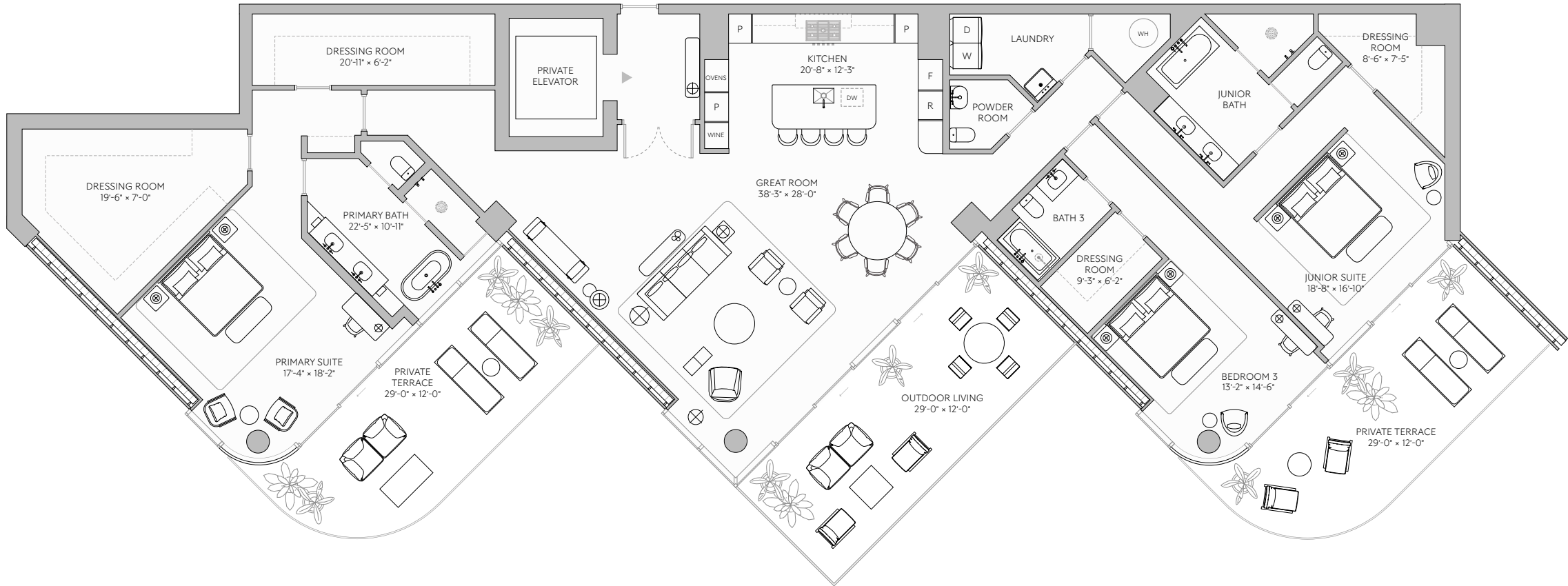
Floors 11–15

RESIDENCE FEATURES

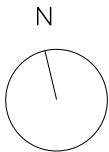
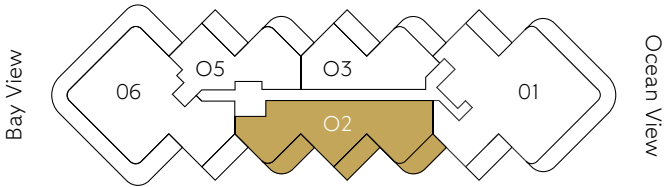
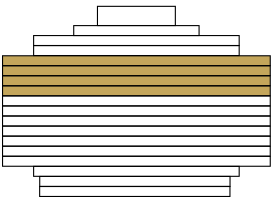
- 3 Bedrooms
- 3 Bathrooms
- Powder Room


Interior	3,528 ft ²	328 m ²
Exterior	918 ft ²	85 m ²
Total	4,446 ft ²	413 m ²

Views toward Biscayne Bay



Views toward Atlantic Ocean



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Residence 03

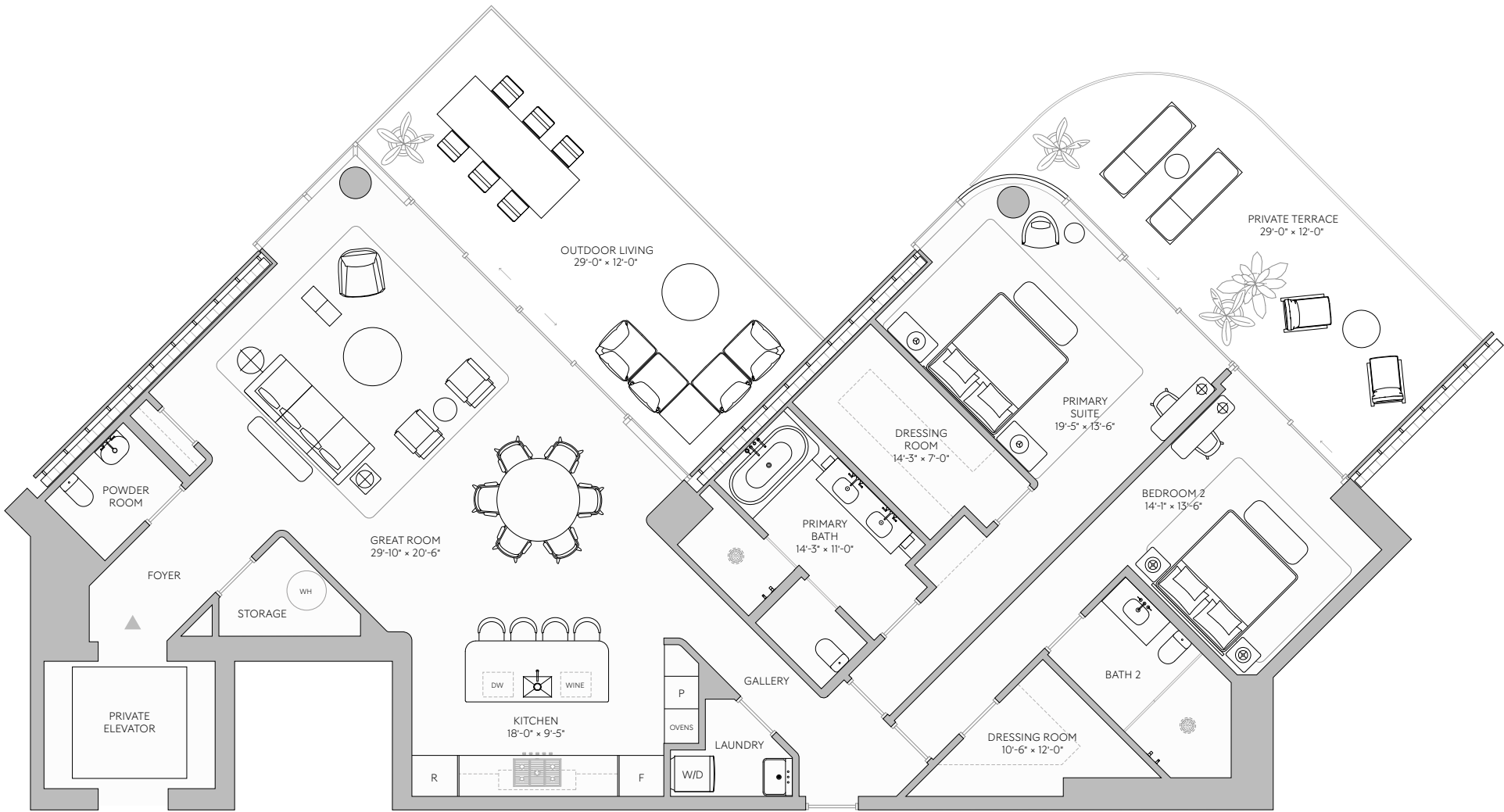
Floors 11–15

RESIDENCE FEATURES

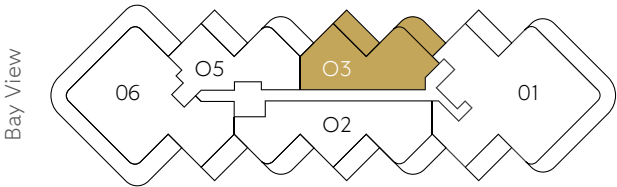
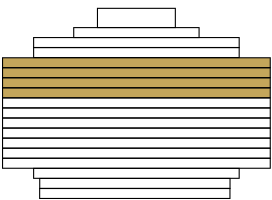
2 Bedrooms
2 Bathrooms
Powder Room

Interior	2,259 ft ²	210 m ²
Exterior	672 ft ²	62 m ²
Total	2,931 ft ²	272 m ²

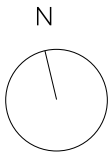
Views toward Biscayne Bay




Views toward Atlantic Ocean



Ocean View



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Residence 05

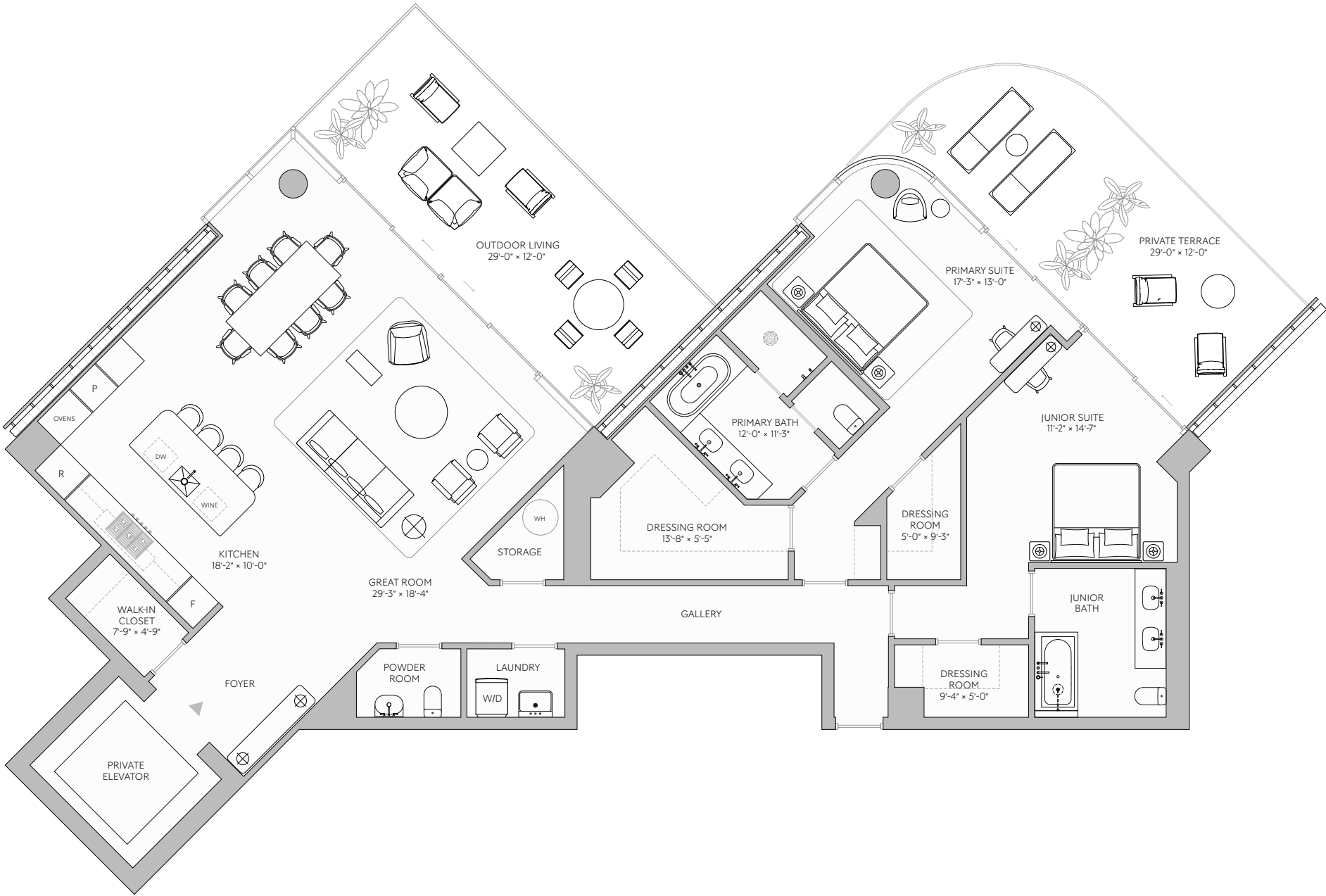
Floors 11–15

RESIDENCE FEATURES

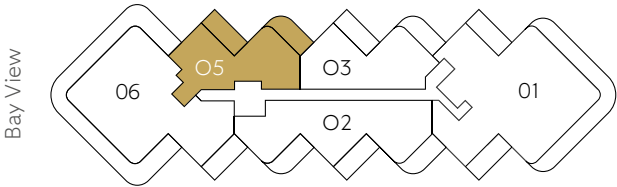
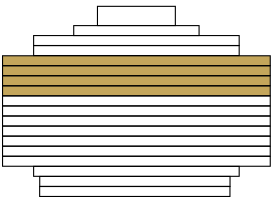
- 2 Bedrooms
- 2 Bathrooms
- Powder Room

Interior	2,369 ft²	220 m²
Exterior	673 ft²	63 m²
Total	3,042 ft²	283 m²

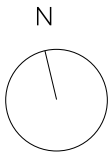
Views toward Biscayne Bay




Views toward Atlantic Ocean



Ocean View



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Residence 06

Floors 11–15

RESIDENCE FEATURES

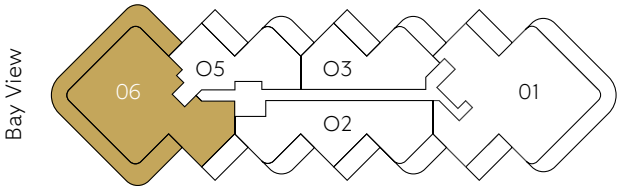
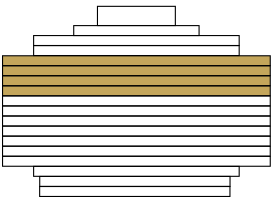
4 Bedrooms
5 Bathrooms
Powder Room

Interior	4,784 ft ²	444 m ²
Exterior	2,334 ft ²	217 m ²
Total	7,118 ft ²	661 m ²

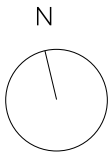
Views toward Biscayne Bay




Views toward Atlantic Ocean



Ocean View



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Residence 04

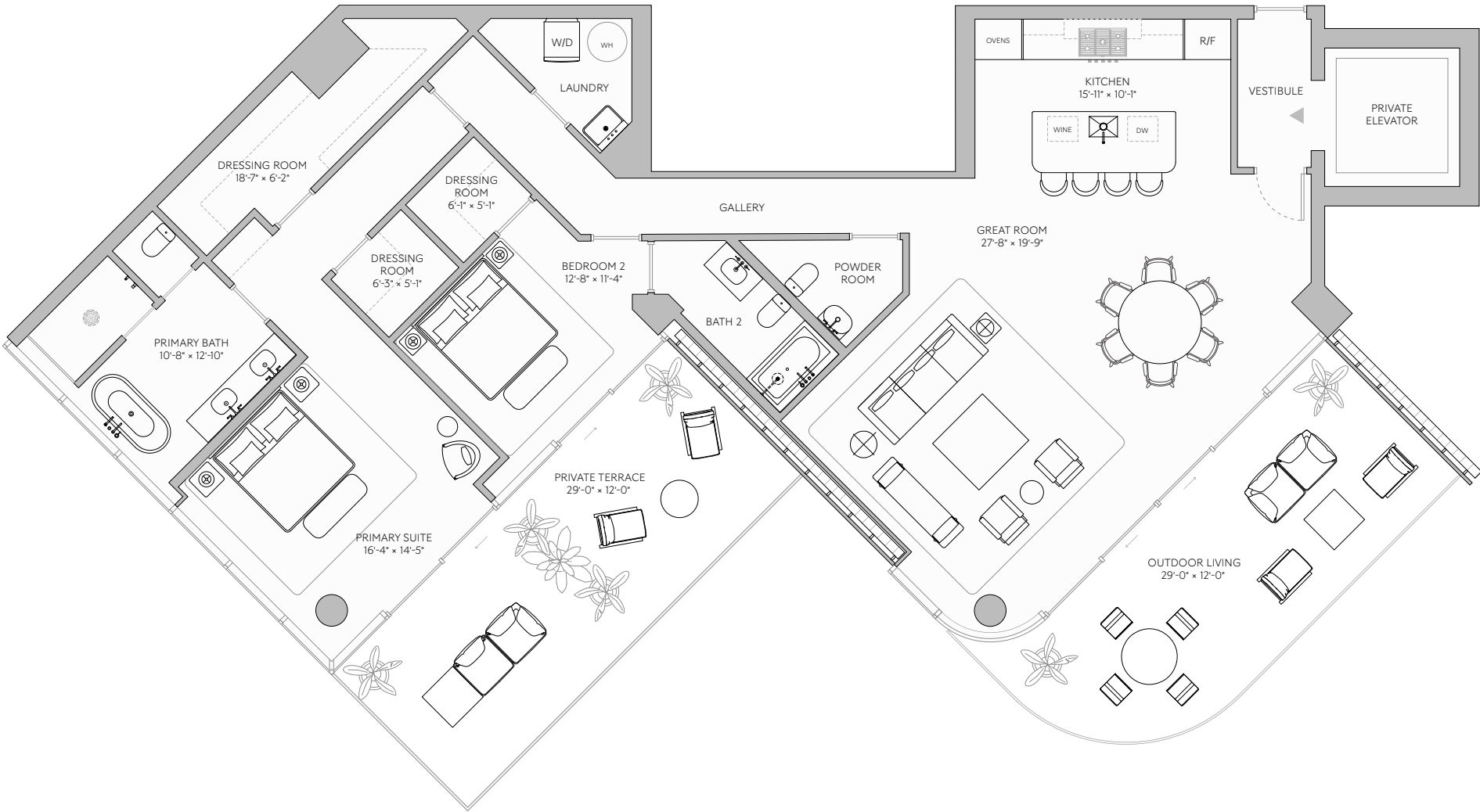
Floor 3

RESIDENCE FEATURES

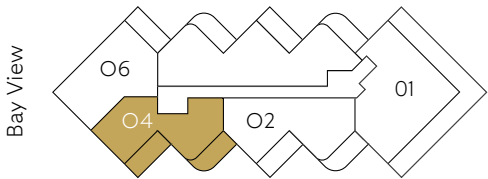
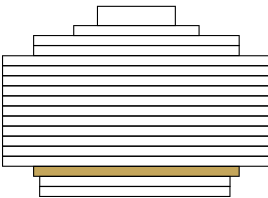
2 Bedrooms
2 Bathrooms
Powder Room

Interior	2,140 ft ²	199 m ²
Exterior	619 ft ²	57 m ²
Total	2,759 ft ²	256 m ²

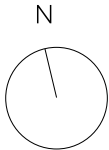
Views toward Biscayne Bay




Views toward Atlantic Ocean



Ocean View



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Residence 06

Floor 3

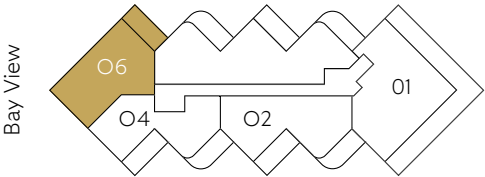
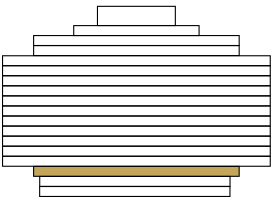
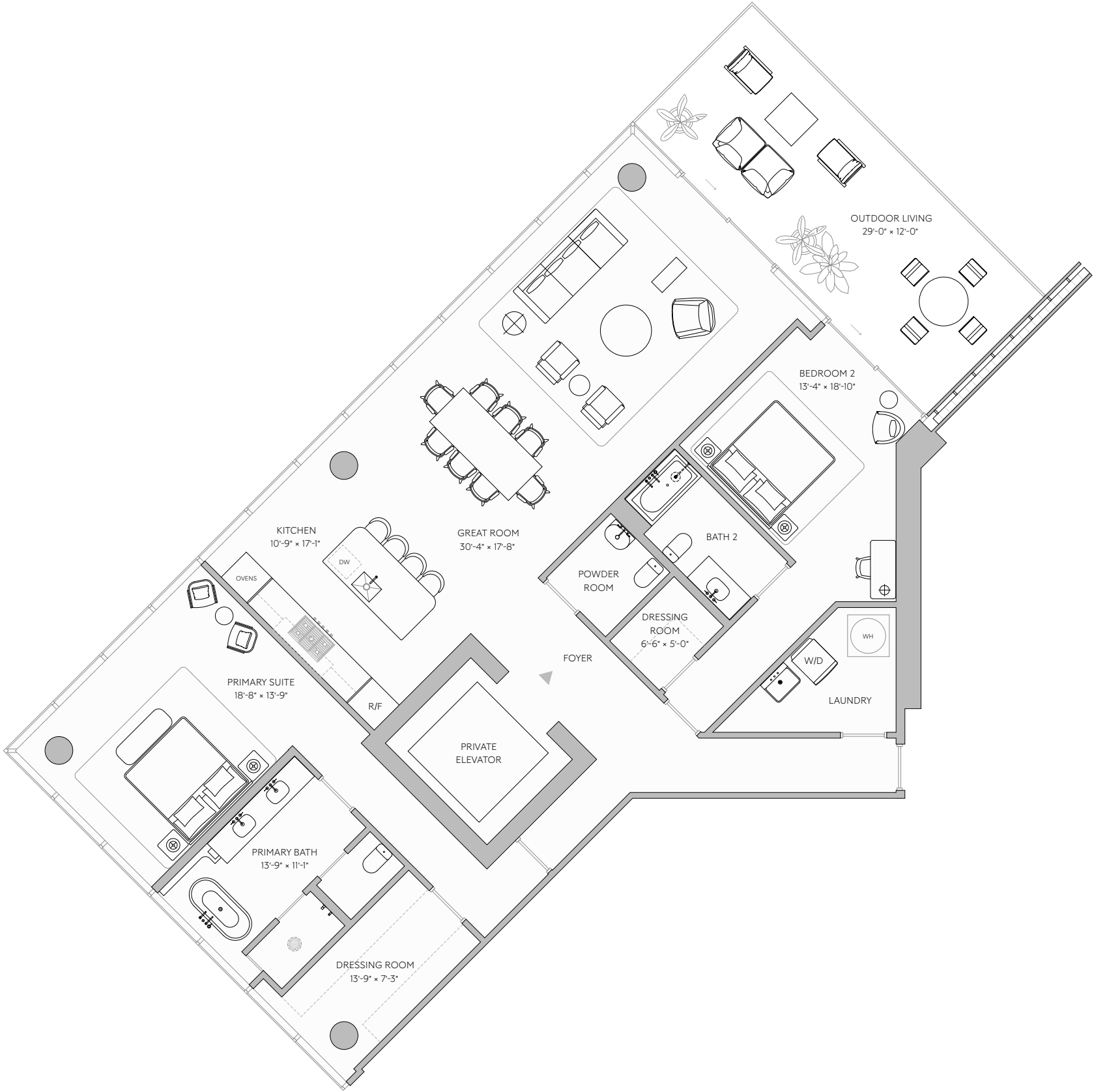
RESIDENCE FEATURES

- 2 Bedrooms
- 2 Bathrooms
- Powder Room

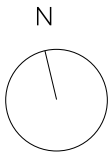
Interior	2,212 ft ²	205 m ²
Exterior	317 ft ²	29 m ²
Total	2,529 ft ²	234 m ²


Views toward Biscayne Bay

Views toward Atlantic Ocean



Ocean View



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Residence 02

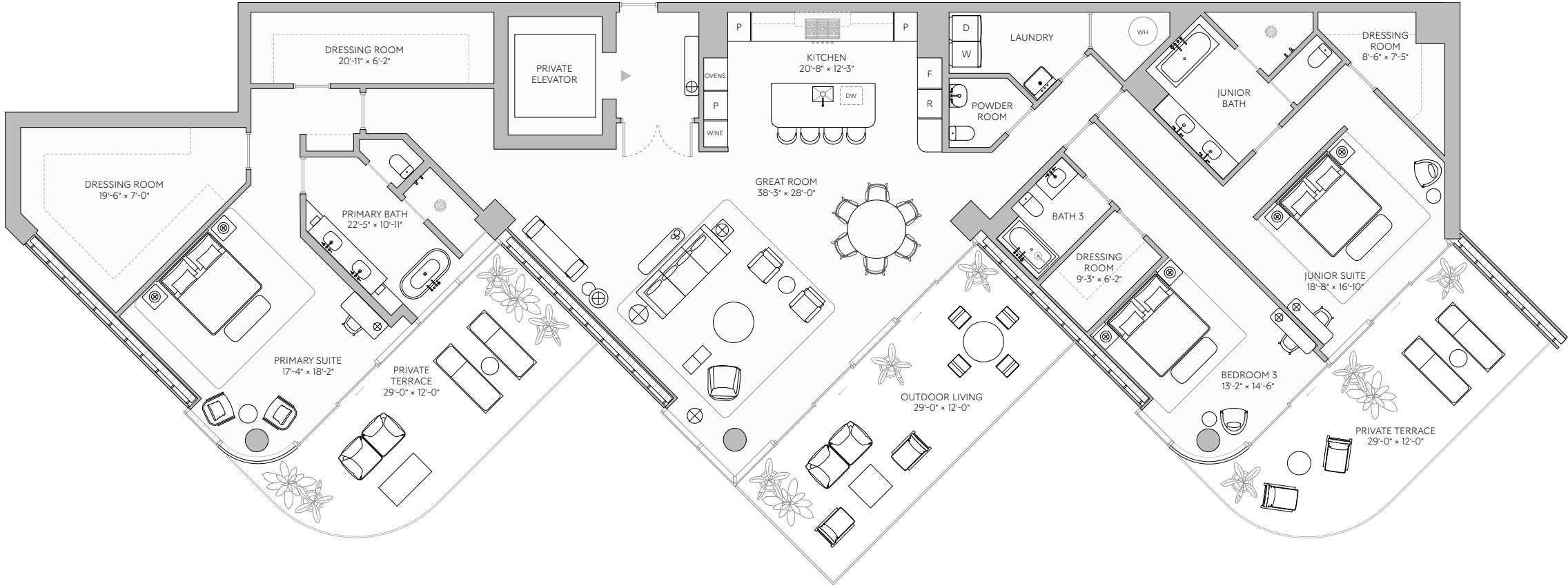
Floor 16

RESIDENCE FEATURES

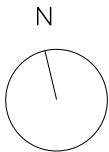
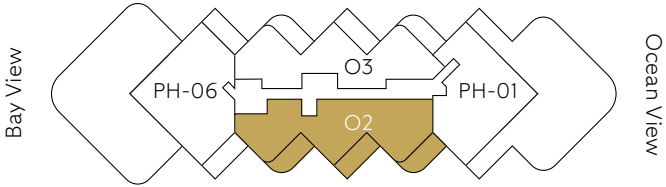
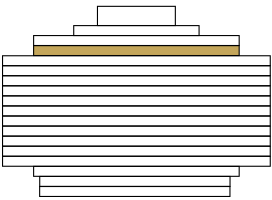
3 Bedrooms
3 Bathrooms
Powder Room


Interior	3,528 ft ²	328 m ²
Exterior	918 ft ²	85 m ²
Total	4,446 ft ²	413 m ²

Views toward Biscayne Bay



Views toward Atlantic Ocean



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Residence 02

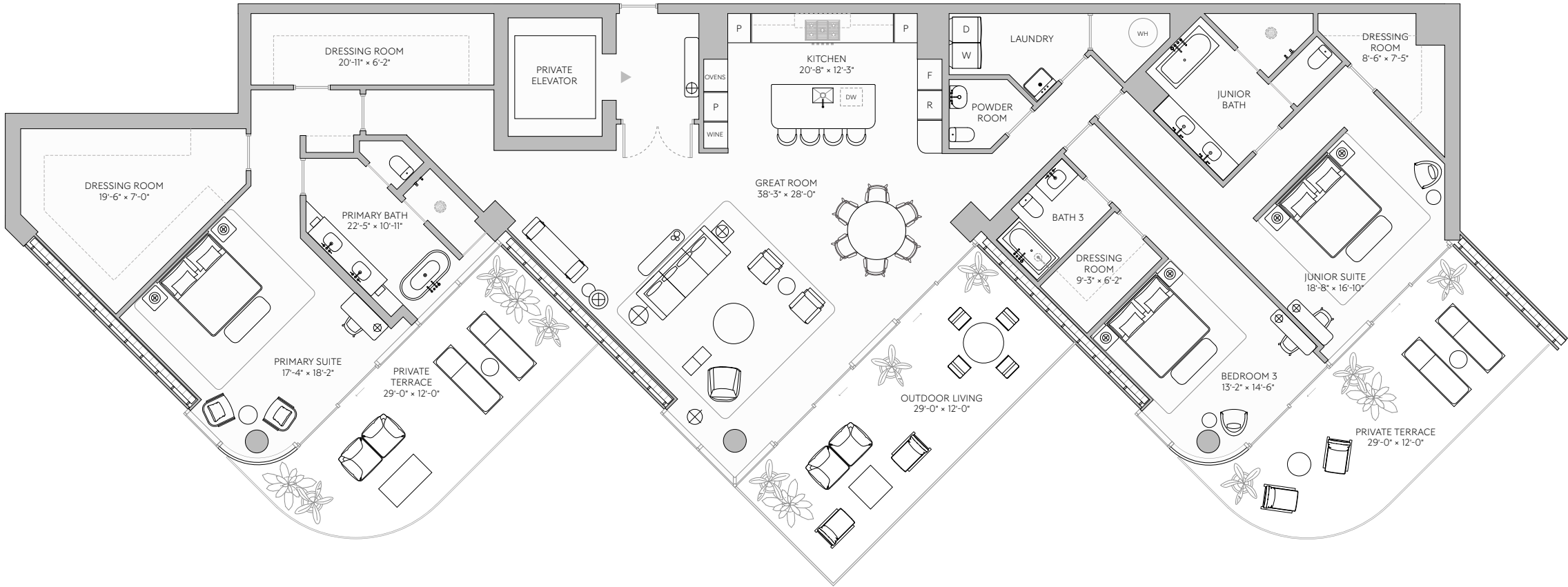
Floor 17

RESIDENCE FEATURES

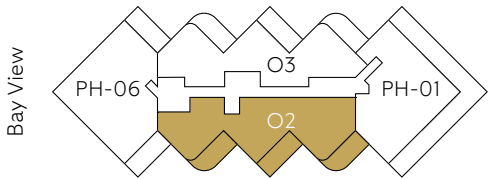
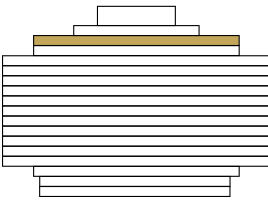
3 Bedrooms
3 Bathrooms
Powder Room

Interior	3,528 ft ²	328 m ²
Exterior	918 ft ²	85 m ²
Total	4,446 ft ²	413 m ²

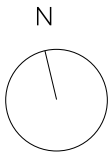
Views toward Biscayne Bay




Views toward Atlantic Ocean



Ocean View



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Views



Southeast View



East View



Northeast View



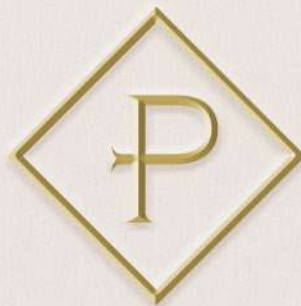
Northwest View



West View



Southwest View



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