



*A private community of
exceptional residences.*



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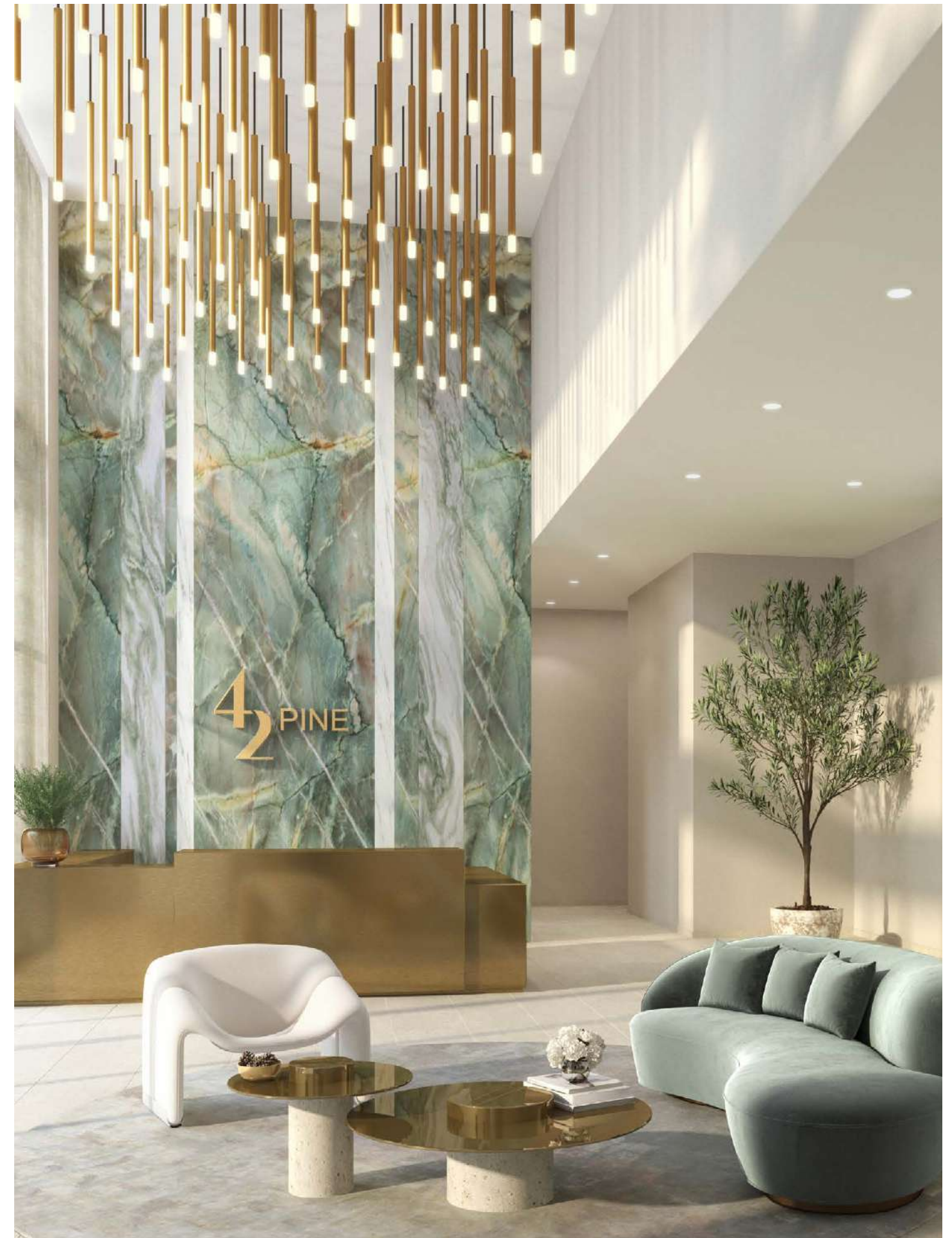


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THE BUILDING

Located in one of Miami Beach's most desirable residential neighborhoods, 42 Pine offers a limited collection of fifty well-appointed residences with exceptional services and amenities.

Designed by Arquitectonica, an award-winning, internationally-recognized architectural firm, 42 Pine's one-to-three-bedroom homes are delivered move-in ready, featuring gracious floorplans, modern interiors and elegant finishes throughout. Be among the few who will call this exclusive, boutique Miami Beach condominium home and discover a lifestyle of comfort, luxury and convenience at 42 Pine.



GRAND LOBBY ENTRANCE

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OUTDOOR LOUNGE TERRACE

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THE ARCHITECT

“42 Pine’s building design is inspired by the idea of a hill town. The expression is one of individual villa clusters to create a vertical neighborhood. The concept is reinforced by the use of contrasting materials that highlight the cubic village idea.”

- **BERNARDO FORT-BRESCIA**
FAIA Principal, Arquitectonica



FIRST-CLASS AMENITIES AND SERVICES

A Full-Array of Amenities and Services

42 Pine offers residents endless moments for leisure, play, wellness and entertaining. Here, you can live a lifestyle of luxury and convenience where the valet, doorman and concierge staff are graciously at your service.

Well-appointed amenities located throughout multiple levels of the building feature thoughtfully programmed indoor and resort-inspired outdoor spaces for the entire family. Whether spending playtime in the Children's Game Room, hosting in the Club Room, lounging in the Media Room, achieving total body wellness in the state-of-the-art Fitness Center or relaxing on the Rooftop Pool Deck, 42 Pine provides exceptional experiences for every age.



CHILDREN'S GAME ROOM

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STATE-OF-THE-ART FITNESS CENTER

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RESORT-INSPIRED ROOFTOP POOL DECK WITH CABANAS

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42 Pine offers a full-array of amenities and services, including:

- Twenty-Four-Hour Valet and Doorman
- Concierge Service
- State-of-the-art Fitness Center
- Resort-inspired, Rooftop Amenity Deck
- 52' Elevated Rooftop Pool
- Outdoor Lounge Terrace
- Children's Game Room
- Elegant Club Room
- Contemporary Media Lounge
- Daily Porter Service
- Spa Room for Private Appointments
- Bicycle Storage
- Stroller Storage
- Private Resident Storage



MEDIA LOUNGE



ELEGANT CLUB ROOM

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ROOFTOP POOL DECK

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The Residences

Combining a sense of refinement, warmth and comfort, each of these fifty, one-to-three-bedroom residences were meticulously curated to maximize space while offering stylish, modern design and an elevated living experience.

42 Pine's limited collection of luxury private homes span from 700 square feet to 1,900 square feet, featuring sweeping, 9'2" floor-to-ceiling windows and glass doors that allow for both abundant natural light and direct access to the outdoor terrace.



Gourmet Chef's Kitchens

Serving for both form and function, the custom-built gourmet kitchens at 42 Pine are fully-equipped with top-of-the-line stainless appliance packages designed to meet the high standards of the most discerning culinary chefs.

Distinguished kitchen features include generously-sized marble countertops with plenty of space for easy meal preparation as well as imported custom Italian wood finish soft-touch cabinetry designed to provide ample shelving and storage to accommodate both individuals and large families.

Kitchen Finishes & Fittings

- | | |
|---|--|
| <ul style="list-style-type: none"> ▪ Custom Italian wood finish soft-touch cabinetry ▪ Volakas Marble kitchen countertops and full backsplashes ▪ Kohler® pull-down sink faucet fittings | <ul style="list-style-type: none"> ▪ Kohler® bar sink faucet fittings in select residences* ▪ Expansive kitchen islands with room for seating in select residences* ▪ Designed to meet Kosher kitchen standards |
|---|--|

Kitchen Features

- | | |
|---|--|
| <ul style="list-style-type: none"> ▪ 30"-36" Paneled Subzero® refrigerator and freezer ▪ 24" Subzero® glass wine fridge in select residences* ▪ 30" Wolf® double wall oven in select residences* ▪ 36" Wolf® electric, multi-zone, five burner cooktops in select residences* ▪ 30" Wolf® electric, multi-zone, four burner cooktops in select residences* | <ul style="list-style-type: none"> ▪ 30" Wolf® single oven in select residences* ▪ 30" built-in microwave by Amana® ▪ 24" Asko® integrated panel, touch-proof dishwasher ▪ 24" Fisher & Paykel® integrated dishwasher drawer in select residences* ▪ 32" Kohler double-sink in select residences* ▪ 24" Kohler single-sink in select residences* |
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COUNTERTOP + BACKSPLASH
VOLAKAS MARBLE



CUSTOM ITALIAN WOOD
FINISH CABINETS



WHITE OAK
HARDWOOD FLOORING



STAINLESS STEEL
ACCENTS

This is an artist rendering based on plans and concepts which are subject to change without notice. All improvements are proposed. All features, finishes and fittings listed or depicted, and all depictions of the Units, views and appliances, fixtures, counters, countertops, cabinets, floor coverings, furnishings and other matters of design and décor detail are conceptual, and are not necessarily included in each unit. Consult your purchase agreement for the items included with the unit. Proposed finishes, fittings, features, materials, colors, brands and/or specifications are subject to change and/or substitution by Developer in its sole discretion and without prior notice.



Relax & Unwind

The residence bathrooms offer the ultimate space for tranquil personal moments. Pamper yourself by indulging in a spa-inspired experience with a relaxing, hot bath in the over-sized soaking tub, or unwind after a long day beneath the soothing rainfall shower. Timeless and sophisticated, the imported, custom Italian wood finish vanities with marble countertops, honed flooring and premium fittings elegantly provide space that is serene yet warm and inviting.

Primary Bathroom Finishes & Fittings

- | | |
|---|--|
| <ul style="list-style-type: none"> • Custom Italian wood finish vanity cabinetry with double-sinks and Volakas polished marble countertops • Kohler® Freestanding soaking bathtub • Wall-mounted LED sconces with framed mirrors | <ul style="list-style-type: none"> • Kohler® glass-enclosed rainfall shower system with handheld shower wand and wall mounted showerhead in select residences* • Honed Irish Cream marble tile flooring and walls • 4" downlight LED dimmable, recessed overhead lighting |
|---|--|

Powder Rooms

In Select Residences

- Wall-mounted Kohler® bathroom sink faucet fittings
- Irish Cream honed marble tile flooring
- Wall-mounted lighting sconces
- 4" downlight LED dimmable, recessed overhead lighting

Secondary Bathrooms

In Select Residences

- Full-size baths with showers or tubs
- Kohler® bathtub faucet fittings and shower systems
- Kohler® bathroom sink faucet fittings
- 4" downlight LED dimmable, recessed overhead lighting



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VOLAKAS MARBLE



CUSTOM ITALIAN WOOD
FINISH CABINETRY



WHITE HONED
MARBLE



STAINLESS STEEL
ACCENTS

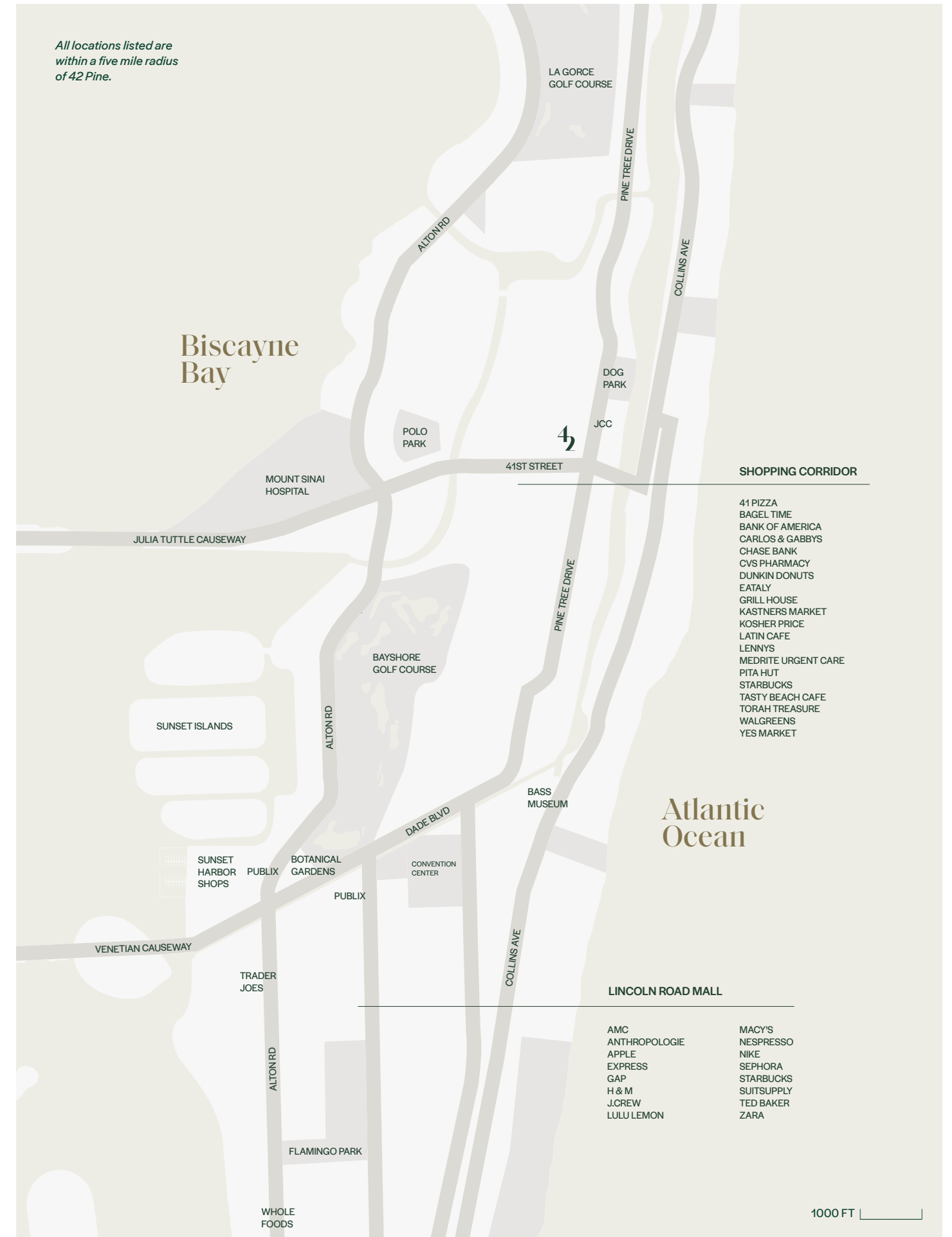
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The Neighborhood & Surrounding Areas


Located a half a mile from the Atlantic Ocean, 42 Pine is centrally located in one of Miami Beach's most coveted and walkable residential neighborhoods. Residents will enjoy quick access to top-rated schools, casual and fine-dining experiences, houses of worship, Kosher markets and restaurants, boutique shopping and an array of neighborhood services – all located within a five mile radius.



For illustration purposes. The beach is 0.5 Miles from 42 Pine.



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This is an offer to sell nor a solicitation of offers to buy the condominium units to residents of CT, ID, NJ, NY or OR, or in any other jurisdiction where such offer or solicitation cannot be made or are otherwise prohibited by law, and your eligibility for purchase will depend upon your state of residency. This Condominium is being developed by JP Roosevelt, its successors and assigns. All improvements are proposed only. Amenities, services and features listed are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute 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 which may require the Developer to alter any design, floor plan, or layout depicted. All images are artist renderings based on plans and concepts which are subject to change without notice. No guarantee is made that the features, amenities or facilities depicted or described will be built, or, if built, will be of the same type, size or nature as depicted. No real estate broker or sales agent (whether engaged by Developer or not) is authorized to make any representations or other statements (verbal or written) regarding the condominium.

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