

**VILLA MIAMI**

**A RESIDENTIAL EXPERIENCE BY  
MAJOR FOOD GROUP**

**BAYFRONT RESIDENCES • EDGEWATER MIAMI**

**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.**

“VILLA MIAMI”, ALSO KNOWN AS, 710 EDGEWATER CONDOMINIUM”.







THE VISION

# FIRST CLASS DAYS, EPICUREAN EVENINGS & DIONYSIAN NIGHTS

## LIFESTYLE AND LUXURY BY MAJOR FOOD GROUP

A night out with Major Food Group (MFG) is like no other. Menus are classic yet rarified, the ambiance glows and crackles, and the staff always knows what you want next.

Now imagine the MFG ethos touching every part of your day: Wake up looking over the Venetian Islands, or arrive home to Villa Miami by helicopter; spend the day unwinding in the building's Mediterranean spa or skimming across the bay by boat, or both; stop by a wine tasting in the members' lounge, and revel late into the night at the city's best new restaurant, which just happens to be downstairs. A night out with MFG is like no other, and a life designed by MFG is like nothing else—even in Miami.

**WELCOME:**

**STEP INTO A LIFE  
CURATED BY THE  
MASTERMINDS BEHIND  
CARBONE, CONTESSA,  
ZZ'S CLUB AND SADELLE'S**

**JEFF ZALAZNICK**

*A New York native and businessman, Zalaznick is bringing MFG's celebratory dining ethos worldwide*

**MARIO CARBONE**

*Born in Queens, Carbone is the design eye responsible for MFG's signature spin on fine dining*

**RICH TORRISI**

*Trained at a host of legendary eateries, Torrissi conceptualizes menus and dishes for MFG's collection of restaurants.*

# DESIGNING A LIFESTYLE

**THE MAJOR FOOD GROUP ETHOS**

Waterfront living imagined, designed, programmed, and fully serviced by the team that has gained acclaim worldwide since opening their first of 40+ restaurants in New York City in 2009.

The MFG philosophy of boundless opulence goes beyond food and beverage experiences; it extends to waterfront access, beautifully appointed gyms and spas, no-detail-overlooked chef's kitchens at home, and a building full of Miami's most discerning patrons.



## THE TOWER

**HEAD  
IN THE SKY  
WITH A  
HAND IN  
THE WATER**

### **LIMITLESS POSSIBILITIES, BOUNDLESS OPULENCE**

This is an entirely new proposal for how to live in Miami. These aren't just views of the water. This is an open window with a breeze coming off the bay; dinner on the veranda with the sunset refracted in the water; a buzzing city waiting beyond.

This is a place telegraphing the old tradition of villa living in Lake Como and Provence—steeped in romance and warmth; meant to be lived in. A place encompassing the best of the water and life beyond.

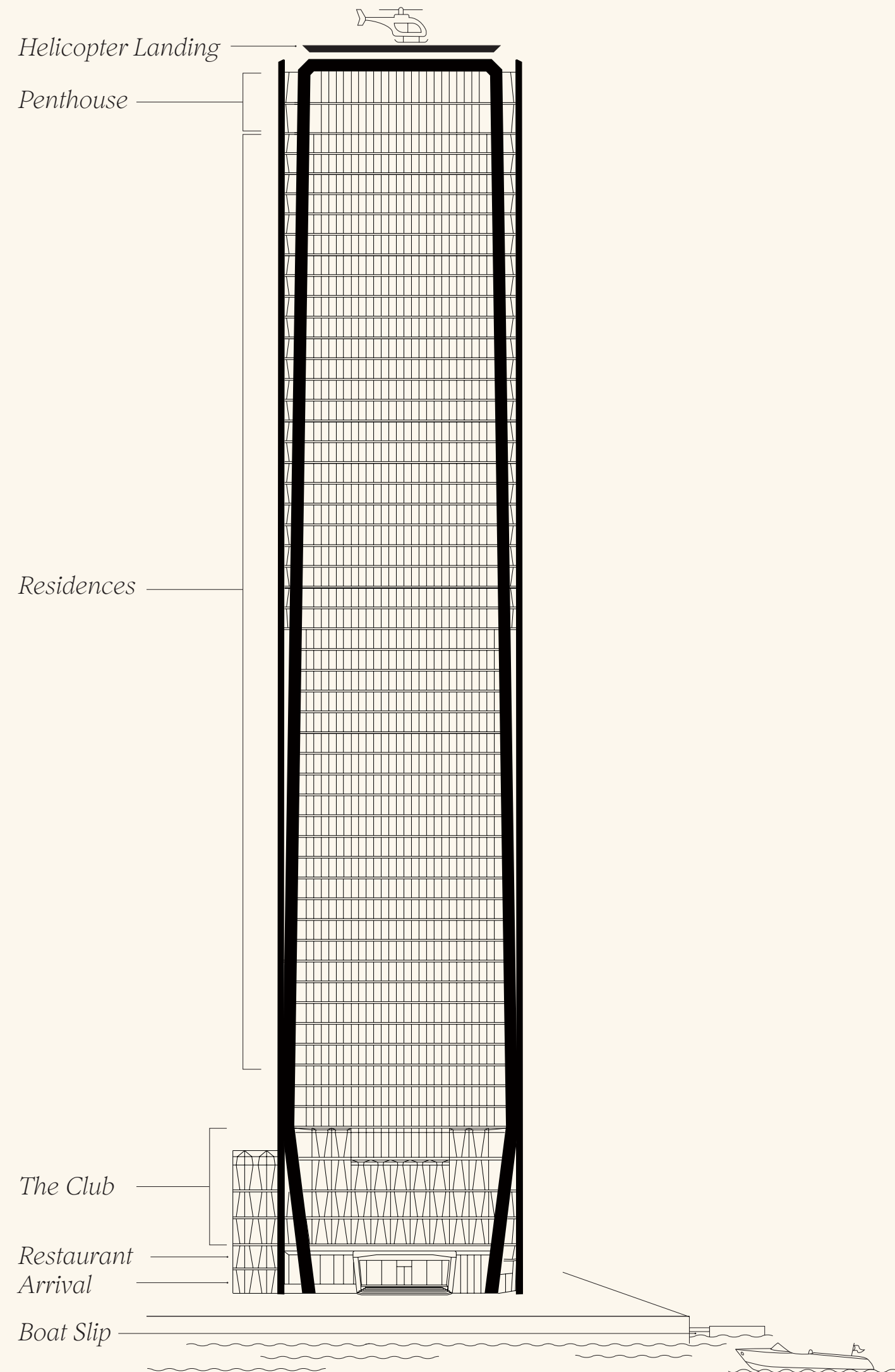


# ELEVATED IN EVERY SENSE: HOMES IN THE SKY, NESTLED BETWEEN LAND, AIR & SEA

A gemstone on the water's edge, Villa Miami proposes something opulent but intimate — and entirely new for Miami's skyline. ODP Architects designed something distinct from the soaring condos that already populate the cityscape: A structure that's instantly a landmark.

Waterfront homes in the sky, finished in bronze — anchored on top by a helicopter pad and below by a dock. Rising up from the water's edge and at home in the sky, this isn't just the city's most iconic building, it's an invitation to indulge in the best of Miami.





**ROOFTOP**

**HELIPAD**

- Rooftop helipad for seamless arrivals and departures

**LEVELS 54 & 55**

**PENTHOUSE**

- Two-floor Penthouse Residence with 5 bedrooms, 5.5 bathrooms and private pool

**LEVELS 6 - 53**

**RESIDENCES**

- Full-floor Villa Piano residences with 5 bedrooms, 5.5 bathrooms
- Half-floor Villa Mezzo residences with 4 bedrooms and 4.5 bathrooms

**LEVELS 3 - 5**

**THE CLUB**

- Spa, Salon, Saunas, Steam Rooms, Plunges, & Locker Rooms
- Relaxation Lounge
- Fitness Center, Boxing & Yoga Rooms
- Outdoor Pool
- Game Room, Screening Room, Family Entertainment Lounge
- Estate Manager & In-House Curator
- Restaurant Residential Dining Level
- Great Room & Lounge
- Conference Rooms

**LEVEL 2**

**RESTAURANT**

- MFG Restaurant Second Level

**LEVEL 1**

**ARRIVAL**

- Lobby
- MFG Restaurant & Bar with Outdoor Terrace
- Baywalk
- Docks
- Covered Drop-off





**DAVID MARTIN**

*Terra's CEO is a Florida native with a vision for making Miami more resilient and alluring than ever.*



**VISIONARY  
TERRA**

David Martin, the CEO behind Terra, is known in Miami for having a savvy eye towards the future and taking a civic-minded approach to development. Under Terra's stewardship, Miami neighborhoods such as Coconut Grove — and now Edgewater — have evolved into newly vibrant communities complete with luxury residences, world-class dining, and active art scenes. Since its founding in 2001, Terra has regularly collaborated with a roster of the world's most prestigious architects and designers.



**TERRA AT A GLANCE**

**RESIDENTIAL**  
**FIVE PARK, MIAMI BEACH**  
**MR. C RESIDENCES, COCONUT GROVE**  
**BOTANIKO WESTON, WESTON**  
**PARK GROVE, COCONUT GROVE**  
**GROVE AT GRAND BAY, COCONUT GROVE**  
**EIGHTY SEVEN PARK, MIAMI BEACH**  
**GLASS, MIAMI BEACH**  
**ATLANTIC 15, SUNNY ISLES**

**COMMERCIAL**  
**DORAL ATRIUM, DORAL**  
**16000 PINES MARKET, PEMBROKE PINES**  
**MARY STREET, COCONUT GROVE**  
**PINES CITY CENTER, PEMBROKE PINES**  
**DORAL SQUARE, DORAL**



**LOUIS BIRDMAN, MICHAEL KONIG, KEVIN VENGER**

*One Thousand Group members ensure all projects achieve an exquisite balance of artistry and function.*



## VISIONARY ONE THOUSAND GROUP

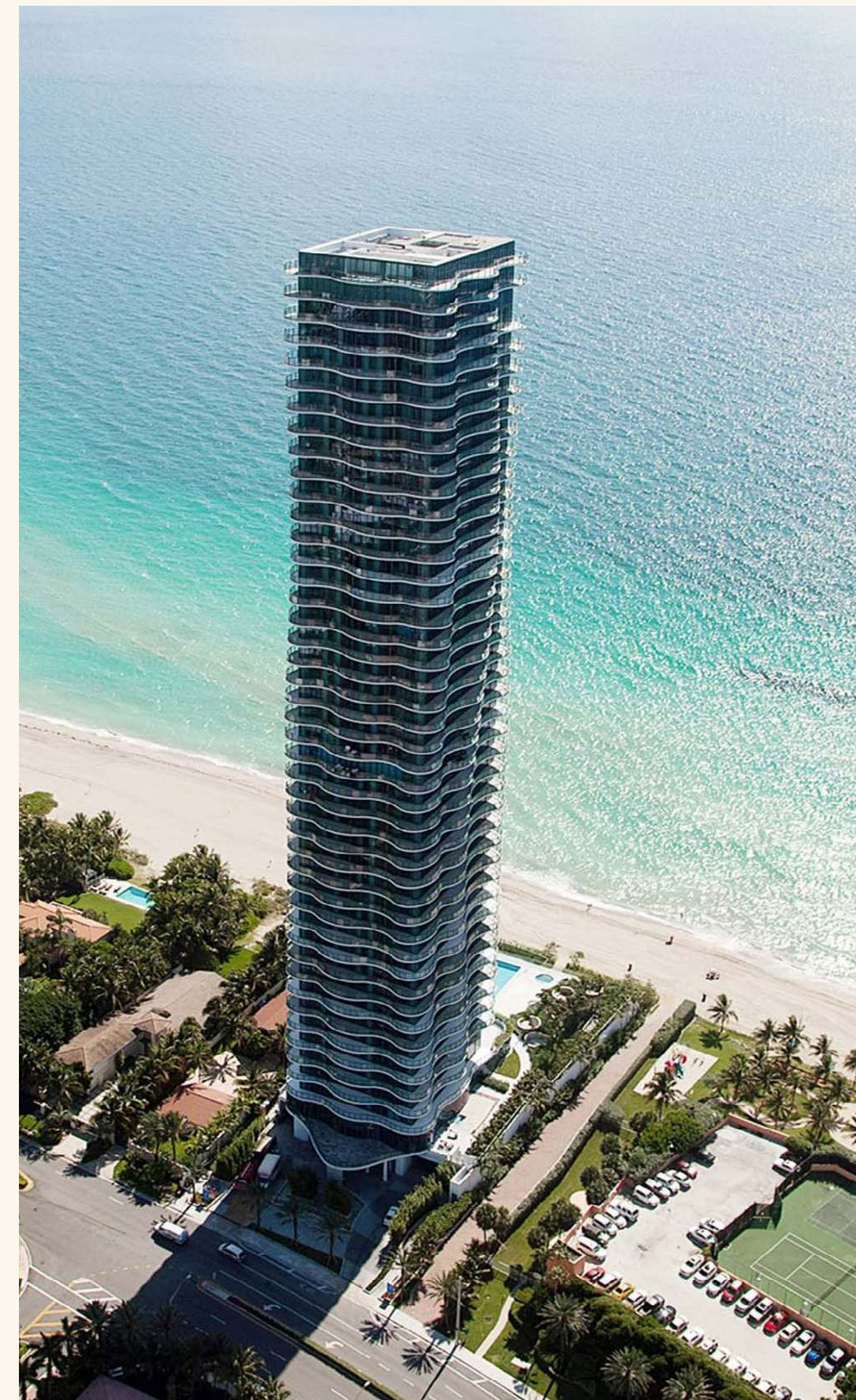
Kevin Venger, Louis Birdman and Michael Konig, a partnership of real estate developers with deep roots in Miami, collaborate on world-class buildings in prime locations. The group's vision is to bring innovative, one-of-a-kind luxury real estate developments to life. With a relentless pursuit of design excellence and a refusal to settle for anything less than exceptional, One Thousand Group pushes boundaries.

Most recently its members oversaw the development of One Thousand Museum, the first and final residential skyscraper designed by the late Architect Dame Zaha Hadid, and inarguably ushered in a new definition for ultra-luxury living in Miami.

**ONE THOUSAND GROUP AT A GLANCE**

RESIDENTIAL  
**ONE THOUSAND MUSEUM, MIAMI**  
**FOUR SEASONS HOTEL & TOWER, MIAMI**  
**TEN MUSEUM PARK, MIAMI**

**REGALIA, MIAMI**  
**PARAMOUNT BAY, MIAMI**





# OR

## NEIGHBORHOOD

**YOU CAN GET  
ANYWHERE  
IN MINUTES,  
BUT YOU  
WON'T WANT  
TO LEAVE**

### **THE NEW HEART OF MIAMI**

The 1980s saw the rise of Miami Beach, filled with characters from the fashion and entertainment worlds. The aughts witnessed the birth of Miami's Art Basel as a mecca for art.

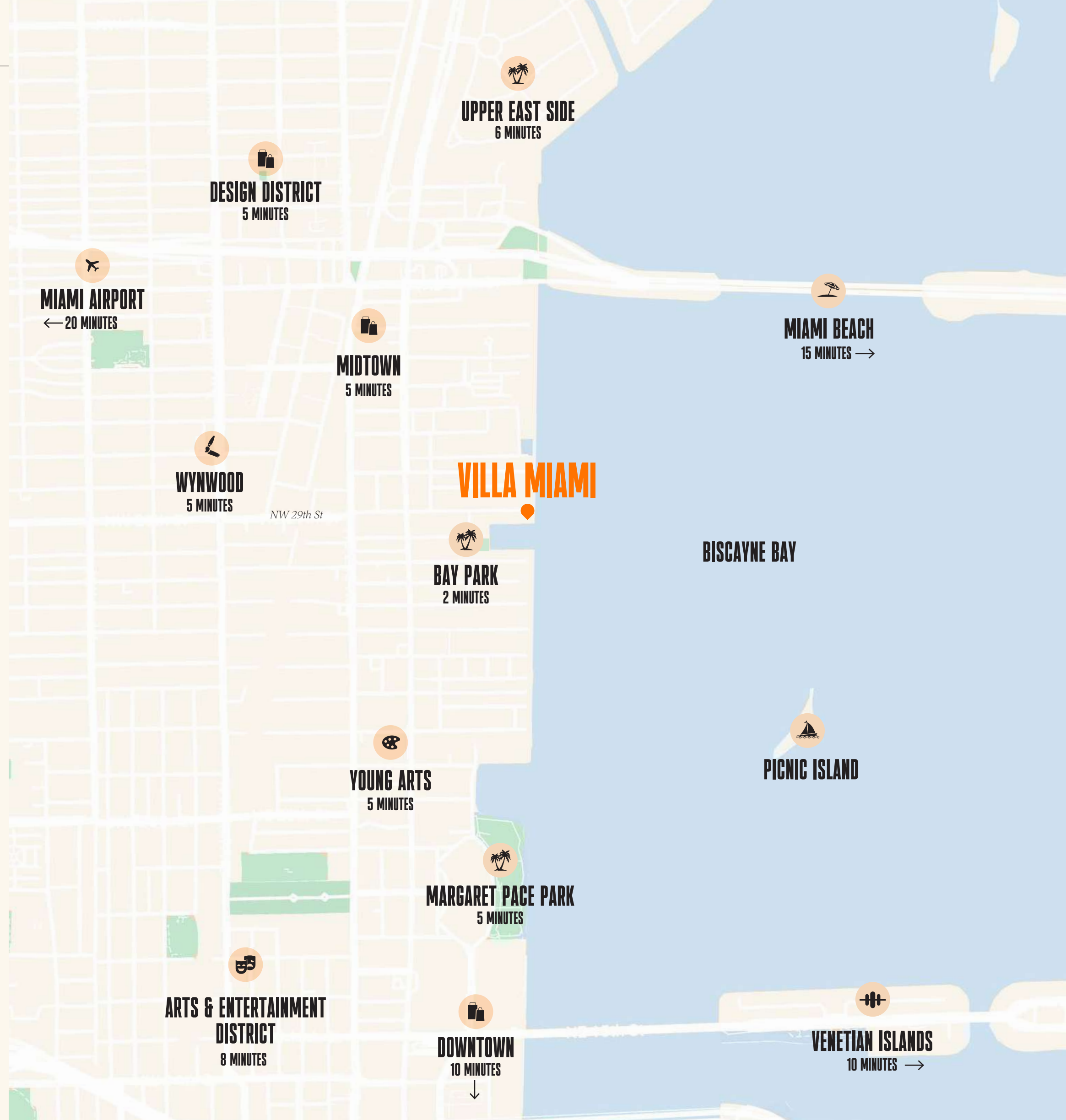
Now, the next cultural renaissance in Miami is happening in Edgewater, where a new interpretation of waterfront living is emerging, built for a certain kind of global citizen who just happens to call Miami home.

**EDGEWATER**

# MIAMI'S MOST CONNECTED NEIGHBORHOOD

Edgewater is connected to the best of Miami, situated just five blocks from the Design District and across the Venetian Causeway from Miami Beach.

Easily accessible to all the best of Miami, Edgewater represents the future of the city and the increasingly global populace of people who call it home. The arrival of Villa Miami means the next chapter of Edgewater has begun.







*MFG's Contessa in the Design District matches superb food with dreamy, rich interiors and exemplary service.*

**“AT WATER’S  
EDGE, WITH  
THE BEST OF  
MIAMI AT YOUR  
DOORSTEP”**

**JEFF ZALAZNICK**



## AMENITIES, SERVICES & DINING

# A SPRAWLING SUITE OF AMENITIES, SERVICES, AND SPACES

### EACH MORE ENTICING THAN THE LAST

Villa Miami's amenities go beyond a concierge and a gym. Major Food Group designed the building's services to operate as an ecosystem of conveniences, where needs are anticipated, coffee orders are known by heart, and a pool, thermal spa, and sauna are always just downstairs.

Like a small town unto itself, the building comes with an array of spaces for every kind of gathering and convenience, while landscape architect Enzo Enea designed the grounds according to the spirit of the place—the sun, the wind, the soil, and the water nearby.



# A GRAND SPACE TO SUIT EVERY OCCASION, WISH & WHIM

## LEVEL 5

- Spa & Salon
- Outdoor Pool
- Relaxation Lounge
- Hot & Cold Plunges
- Sauna & Steam Rooms
- Locker Rooms

## LEVEL 4

- Fitness Center
- Boxing & Yoga Rooms
- Game Room
- Screening Room
- Family Entertainment Lounge

## LEVEL 3

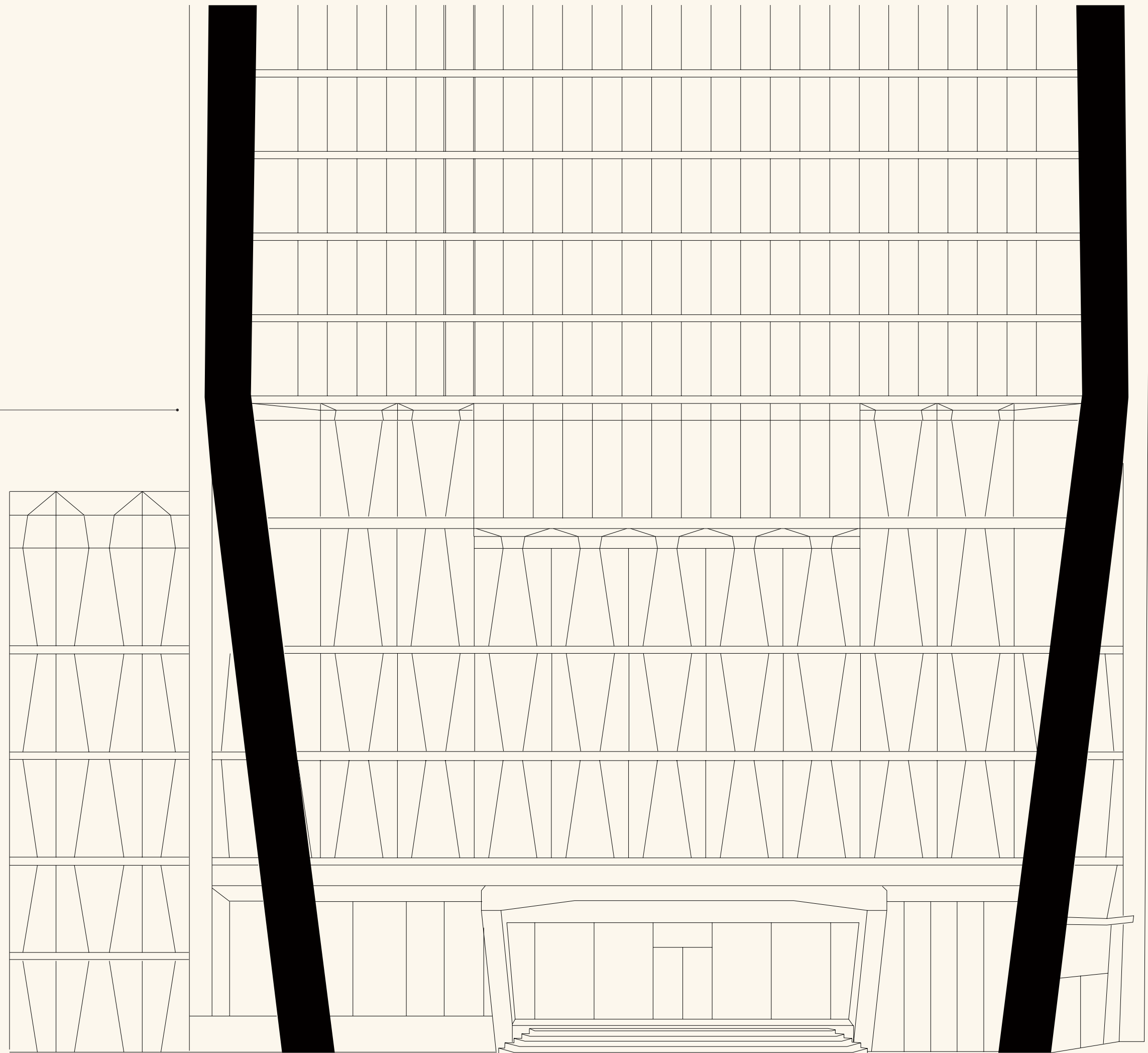
- Restaurant Residential Dining Level
- Great Room & Lounge
- Conference Rooms
- Estate Manager
- In-House Curator

## LEVEL 2

- MFG Restaurant Second Level

## LEVEL 1

- Lobby
- MFG Restaurant & Bar with Outdoor Terrace
- Baywalk
- Docks
- Covered Drop-off







### OWNERS BENEFITS

# THE MFG PERKS: YOUR FAVORITE TABLE AT CARBONE, OR RIGATONI ALLA VODKA IN YOUR HOME

#### A FULLY EQUIPPED KITCHEN

Come home to a pantry stocked with Major Food Group provisions, sauces, and spices. Hire a private chef to come cook something off the Carbone menu, or teach you how. Consult with a private sommelier to curate a selection for your personal wine cellar—then invite friends over to try everything.

#### MFG CURATION DAY TO DAY

Sadelle's coffee and bagels are laid out for residents every morning, and an aperitivo with wine pairings awaits guests once the work day wraps. MFG designed a brand new menu of juices and wraps for the spa and pool, and a lineup of martinis and appetizers for the game room and lounges.

#### A BUSTLING CALENDAR

When you're not on the water, in the gym, or at the spa, you'll be going from one culinary happening to the next. Sample imported olive oils, taste Italian wines (all of which can be sent up to your residence), and be the first to try new cocktails and dishes at the restaurant downstairs.

#### INSIDER STATUS

Villa Miami residents are VIPs at all Major Food Group restaurants. Reserve your preferred table (with your favorite server) and book special events for special occasions. Receive early access and invitations to MFG events and new restaurant openings.





## THE RESIDENCES

# OLD-WORLD ELEGANCE WITH EVERY MODERN CONVENIENCE

### **AIRY, ITALIANATE LIVING IN THE HEART OF MIAMI**

New York design studio Charles & Co developed Villa Miami's interiors by marrying a sophisticated European sensibility with a focus on, warmth, romance, and the waterfront.

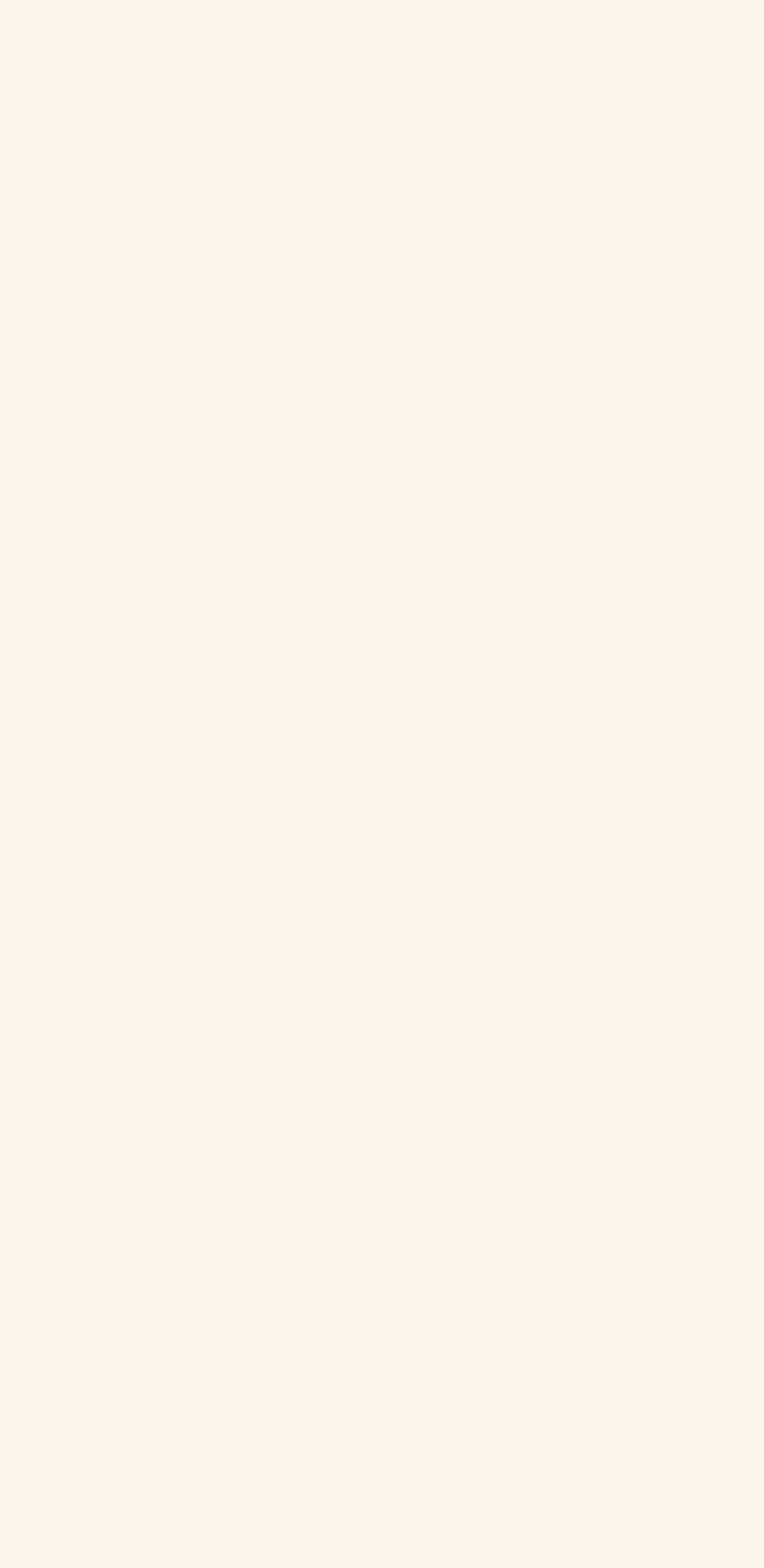
Each full floor estate-style residence overlooks the water, while sitting high in the sky. Noble materials are used throughout, with travertine marble, wood flooring, and soft lighting setting the tone.

# A LIFE DESIGNED AROUND THE HORIZON



Homes with a private, 360° view of Biscayne Bay and the rest of Miami. Sunlight at every hour. Wake to the morning light rising over the Atlantic, and take aperitivo on the back veranda while the sun sets.





# VILLA MIAMI

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The images are examples and do not reflect the design or décor of the completed Condominium. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, views, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. Consult only the Developer's Prospectus for the Condominium to learn terms, conditions, specifications, estimated costs, and to learn what is included with a Unit purchase and how to calculate the Unit size. The balconies depicted are conceptual and the size will vary based on final permitting and completed construction. Restaurants, culinary experiences, and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, culinary experiences and/or other businesses and/or operators within the Condominium may be relied upon. Restaurants, culinary experiences and/or other business establishments are anticipated to be operated from the commercial components of the Condominium which will be offered for sale to third parties. Determination regarding use of the commercial components will be in the discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. The private dock and vessel are subject to obtaining applicable permits and approvals, which have not yet been obtained. There is no guarantee that the project will include a private dock and/or vessel. Use and operation of any helipad is conditioned upon obtaining FAA and other governmental approvals. Approval has not yet been obtained and there is no assurance that the project will include a Helipad. Additionally, since the Helipad, to the extent approved, is anticipated to be operated from a commercial component of the Condominium which will be offered for sale to third parties, there is no assurance that it will be operated as such. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. Consult the Developer's prospectus and the Agreement for a description of those features/items which are to be included in the units. All dimensions and ceiling heights are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Additionally, Ceiling heights are measured from top of slab to top of slab and exclude areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. The floorplan designs, fixtures, furnishings, finishes, and décor depicted include creations and selections which may not be included with the purchase of a Unit. There may be finishes available to purchase as an upgrade to your Unit. Consult the Prospectus for the developer of the tower in which you are purchasing for information regarding the Unit designs and to learn what is included with your Unit purchase and what upgrades may be available at additional cost. And The Condominium views will vary depending on the Unit purchased. No view, water or otherwise, is guaranteed.