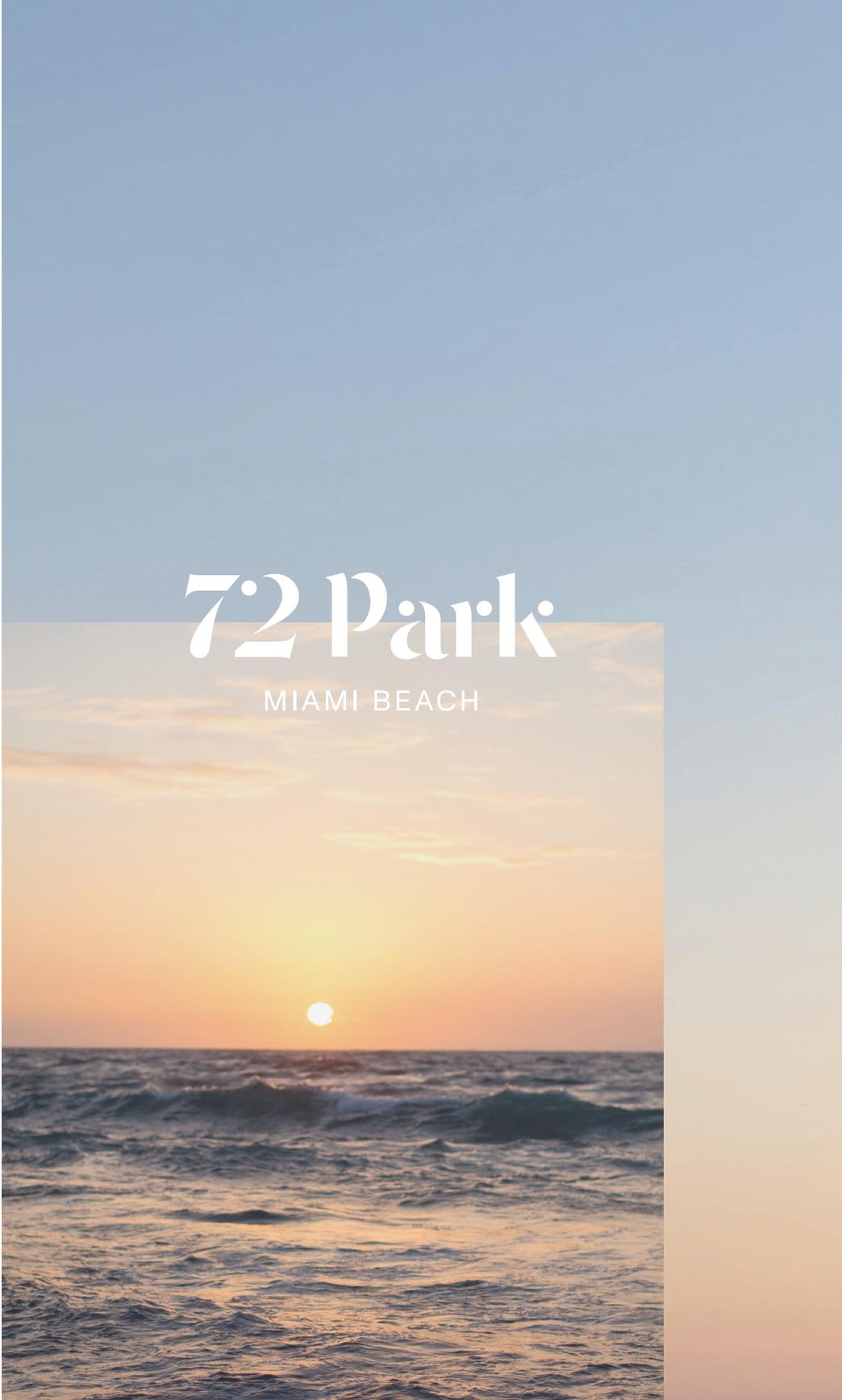


Miami Beach Living.

Redefined.

# 72 Park

MIAMI BEACH







# Miami Beach Living *Redefined*

Experience freedom and flexibility with the first building to permit short-term rentals on Miami Beach.

Own the freedom to do as you choose with your residence. Live there full- or part-time, or rent it full- or part-time. With 72 Park's innovative property management program, residents can seamlessly transform their condos into worry-free vacation rentals. Our expert team can handle short-term guest interactions including check-in, cleaning, and communication. Enjoy the flexibility to choose among management options as your needs evolve.



## BUILDING AMENITIES

Featuring 64,000 square feet of amenities, including:

- Resort-style pool stretching over 150 feet, accompanied by pool-side cabanas.
- Pool deck with open-air bar nestled under a charming pergola, offering towel service and delectable cocktails.
- Private beach club offering chair and towel service just a 5-minute walk away.\*
- Lush landscaping on almost a full acre of the 5th-floor pool deck and amenities space.
- Restaurant, bar, and lounge on the 5th floor (with indoor and outdoor seating), providing service to the pool and offering captivating ocean views.\*\*
- 24/7 co-working lounge, equipped with private pods, caters to your professional needs.
- High-speed fiber-optic wireless internet access throughout common areas and residences.
- Distinctive double-height enclosed glass, fully equipped, state-of-the-art fitness center with Technogym equipment and views of the pool and gardens.
- Unwind in the yoga lounge or on the outdoor terrace, allowing you to immerse yourself in tranquility.
- Kids' playroom ensures endless fun for the little ones.
- Private outdoor grill area with pergola surrounded by tropical landscaping, perfect for intimate group gatherings.
- Lifestyle Concierge grants residents full access to the outdoor lifestyle the neighborhood has to offer. Enjoy access to the nearby Miami Beach Tennis Center and Normandy Shores Golf Club.
- Use the private golf cart shuttle for quick visits to the beach. Borrow kids' beach toys, boogie boards, paddle boards, bikes, and more.
- For owners only, a private rooftop features a sun deck with panoramic views of the beach, ocean, park, Intracoastal, and Miami skyline as well as dining areas and grills. Unwind in the private seating areas, relish in al fresco movie nights, or gather around the large TV for sporting events.
- Even your furry friends are catered to with a ground-level pet spa.

72 Park's 5th floor features a pool deck with a resort-style 150-foot pool, cabanas, and open-air bar.





## RESIDENCE FEATURES

- Modern, open layouts from 470 to 1,177 sq. ft.
- Offering a selection of Jr-1, 1-, 2-, and 3-bedroom residences, each designed to exceed your expectations.
- All residences provide fully furnished options, ensuring that every detail is curated to perfection.
- Panoramic ocean, park, Intracoastal, and Miami skyline views from your own private sanctuary.
- Step out onto the expansive 6-1/2-foot-deep private balcony to feel the breeze and take in the breathtaking surroundings.
- Ceiling heights range from 9 to 10 feet, creating an atmosphere of grandeur and spaciousness.
- The floor-to-ceiling sliding glass doors and impact-resistant glass throughout the residences allow for an abundance of natural light while providing a seamless connection to the outside world.
- Advanced smart-building technology offering high-speed fiber-optic wireless internet, HDTV, keyless entry to all residences with SALTO and smart access controls, and telephone/data lines.
- Energy-efficient, individually controlled central air conditioning and heating system.



Artist's Conceptual Rendering



Artist's Conceptual Rendering

## KITCHEN

- Indulge in a chef's kitchen with a European-style, fully integrated appliances by Bosch, SMEG, and Fischer & Paykel including refrigerator, oven, induction cook-top, speed oven, and dishwasher.
- Imported European cabinets with premium hardware, elegant imported quartz countertops, backsplashes, and contemporary stainless steel under-mounted sink with gourmet faucet and integral sprayer.

## BATHROOM

- Escape to your sanctuary within the bathroom, where imported European cabinets with premium hardware exude elegance.
- Imported quartz countertops and backsplashes, custom-finished floors and walls in wet areas, and premium Hansgrohe fixtures, hardware, and accessories, create a spa-like atmosphere.

Live your best vacation lifestyle with all the comforts of a modern, fully furnished residence where every detail is curated to perfection.

Modern, open layouts range from junior 1-bedroom to 3-bedroom residences, from 470 to 1,177 square feet, all with sweeping views of the ocean, parks, Intracoastal, or Miami skyline. With 9- to 10-foot ceilings and floor-to-ceiling glass leading to 6-1/2-foot-deep private balconies, these airy, light-filled homes make indoor-outdoor living a breeze.



Artist's Conceptual Rendering



## BUILDING FEATURES

- 22-story building designed by renowned and celebrated architecture powerhouse Built Form.
- Prime Miami Beach location, just blocks from the beach.
- Approved for short-term rentals, granting flexibility and possibilities.
- Grand, double-height lobby with floor-to-ceiling windows that let in natural light.
- Self parking available for owners and guests.\*
- Feel welcome with a 24-hour reception desk.
- 24-hour building security.
- Advanced smart-building technology offers high-speed fiber-optic wireless internet access throughout common areas and residences.
- Prestigious LEED Gold Certification, a testament to the building's commitment to sustainability.
- 3 high-speed passenger elevators equipped with access control.
- Culinary options abound, with multiple restaurant venues on the property.
- Originally from Brooklyn, the ground-floor restaurant Roberta's is by Michelin-star chef Carlo Mirarchi.\*

Located between Bal Harbour and the Faena District on Miami Beach, this beachfront neighborhood is packed with attractions for the outdoor enthusiast, from the long stretch of sandy beaches to Oceanside Park.



The Bal Harbour Shops are just 10 minutes away and filled with the highest concentration of luxury boutiques and exclusive brands in Miami, as well as fine dining, all surrounded by lush tropical landscaping.



Also nearby are the Miami Beach Tennis Center and the Normandy Shores Golf Club.





Take in live music under the stars at the Miami Beach Bandshell and visit the farmer's market centered around the historic Normandy Fountain.



The Miami Beach Boardwalk stretches from 87th Terrace all the way to South Pointe Park.

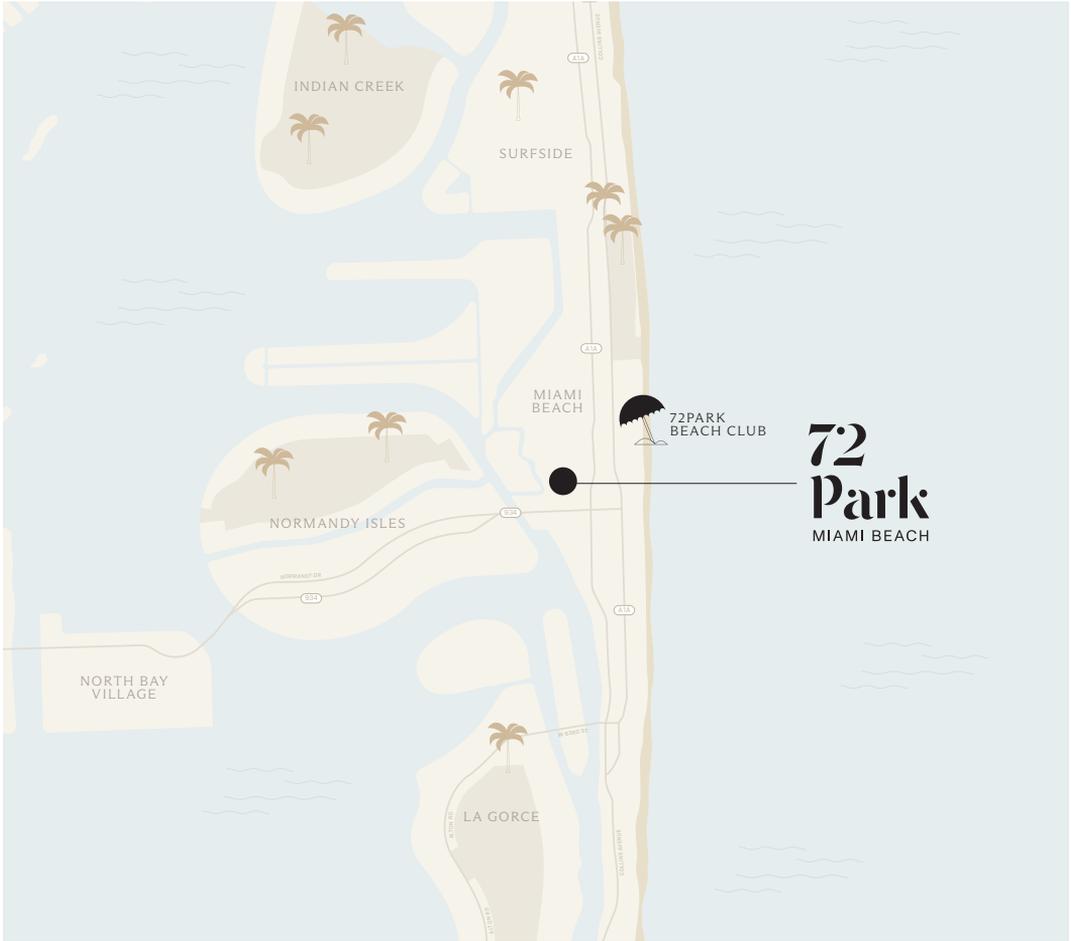
## A special place, *in the middle of it all*



Restaurants, cafés, bars, parks, and more can be found by bike or stroll through the palm tree-lined streets.



A hidden coastline gem packed with attractions for the outdoor enthusiast.



**BUILDING LOCATION**

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\*Restrictions apply    \*\*Restrictions apply with hours of operation