



# PALMA

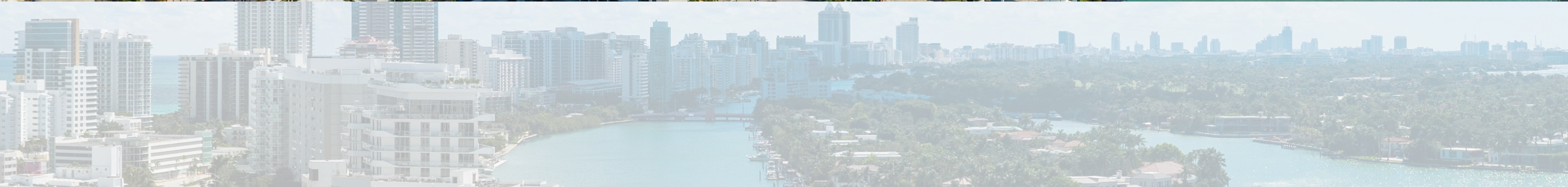
MIAMI BEACH RESIDENCES

OCEAN

BAY



*Water everywhere the eye can see.*



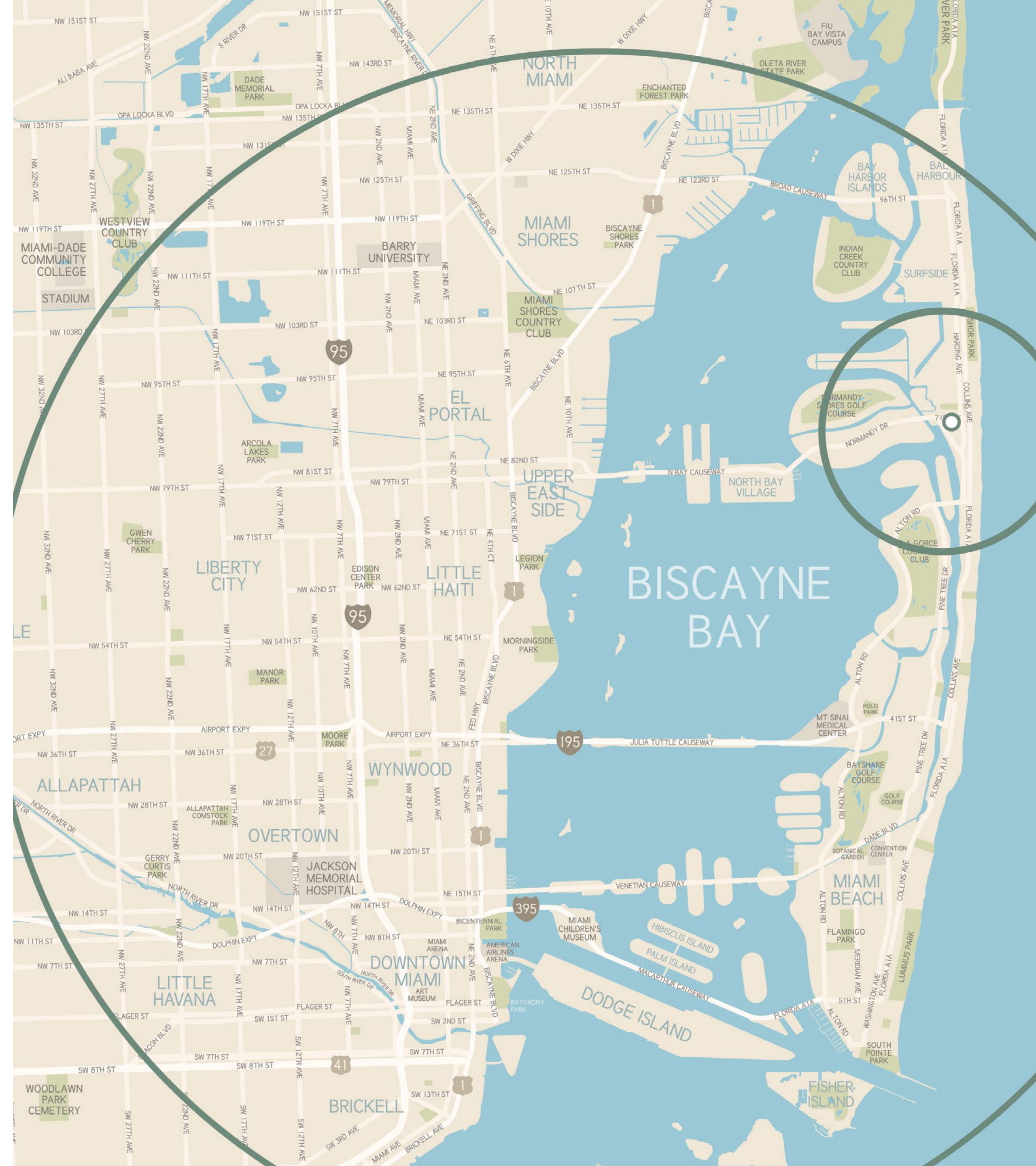
# PALMA

MIAMI BEACH RESIDENCES



*The luxury of island life*

# PALMA





**PALMA** is immediately an architectural icon in this area of Miami Beach. Exclusive and prestigious, it is designed to be a love letter for those looking for a boutique residence created for a privileged few. From the moment you enter you will experience glamorous and romantic interiors by award-winning Studio Ramirez. In your home, you will awaken to the perfection of **PALMA** layouts that were created to be your Mediterranean sanctuary and place for celebrating life..

**126**  
**RESIDENCES**

**14**  
**STORIES**

### *THE DETAILS*

FULLY FURNISHED RESIDENCES  
& NO MINIMUM RENTAL  
RESTRICTIONS

### *RESIDENTIAL MIX*

**1 Bedroom**  
405-573 SF | 38 - 53 M<sup>2</sup>

**2 Bedroom**  
620-889 SF | 58 - 83 M<sup>2</sup>

**Penthouses**  
414-1342 SF | 38 - 125 M<sup>2</sup>

### *OUR TEAM*

DEVELOPER  
**Lefferts**

ARCHITECTURE  
**Built Form**

INTERIOR DESIGN  
**Studio Ramirez**

LANDSCAPE ARCHITECT  
**Keith**

SALES AND MARKETING  
**OneWorld Properties**

DESIGNED for a  
*luxe-life*



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

## *BUILDING FEATURES:*

- 14-story landmark building designed by Built Form
- Prime Miami Beach location just steps from the beach
- Spectacular panoramic views of ocean, beach, downtown and Biscayne Bay (depends on residence)
- Cutting-edge green building with SMART technology LEED Gold certification
- Curated retail tenants on ground level











## *AMENITIES*

- Reception Desk
- Double-height lobby with floor-to-ceiling windows
- 24-hour secure access to building, amenities, garage and private residential areas
- Resort-style pool with private daybeds and luxe cabanas
- Outdoor summer kitchen with bar and pool deck event area
- Resident lounge on pool level with indoor and outdoor seating for private resident events
- State-of-the-art fitness center fully-equipped with Technogym with view of resort pool area
- Wellness hot tub and arctic cold-plunge pools
- Advanced technology SMART building with high-speed fiber-optic internet access
- WiFi throughout all common areas





ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



*A Mediterranean experience  
that begins in Miami Beach*



## *RESIDENTIAL FEATURES*

- Beach-luxe residences with modern open layouts
- All residences are fully finished and furnished by award-winning Studio Ramirez
- Panoramic ocean and bay views in select units residences
- Private balconies for outdoor enjoyment from your home
- Luxurious 9-10 ft ceilings giving space and light to the feeling of your residence
- Floor-to-ceiling sliding glass doors with impact-resistant glass
- Advanced technology Smart Building
- Residences are pre-wired for high-speed internet and Wi-Fi
- Energy efficient central air conditioning and heating system
- Conveniently stacked washer and dryer included
- Spacious closets for your beach-chic wardrobe

### **KITCHEN**

- Imported European-cabinets with premium fittings
- Bosch appliance package with refrigerator, oven, cooktop, microwave, and dishwasher
- Premium stone countertops & backsplashes for the ultimate culinary experience
- Contemporary stainless steel under-mounted sink
- Elegant faucet with integrated spray handle

### **MASTER BATHROOM**

- Imported European cabinets with premium hardware and drawer pulls
- Premium stone countertops and backsplashes
- Rectangular trough porcelain sinks with dual elegant faucets (in select residences)
- Custom-finished porcelain floors and walls in wet areas
- Glass shower enclosures
- Premium European-style fixtures and accessories

















ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

# THE TEAM

## DEVELOPER | **LEFFERTS**

Lefferts is an unrivaled force in the realm of privately owned real estate development in New York and South Florida. Established in the vibrant landscape of New York City, Lefferts emerges as a preeminent force in the domain of privately owned real estate development, boasting a rich legacy spanning over two decades. With a steadfast dedication to excellence and sustainability, Lefferts crafts exceptional residential and commercial properties that transcend conventional boundaries, embodying innovation, quality, and inclusivity.

## ARCHITECT | **BUILT FORM**

Built Form provides uncompromising residential design that graces the skylines of many great cities and feature interior residences that are a perfect blend of both form and function.

## INTERIOR DESIGN | **STUDIO RAMIREZ**

Studio Ramirez defines a new era of luxury interiors with their fresh iteration of a 20+ year history in interior design. The studio's growing portfolio is a tribute to their ability to welcome design challenges and create poignant solutions.

## LANDSCAPE ARCHITECT | **KEITH**

For more than six decades, KEITH has been providing design solutions throughout the State of Florida and the Caribbean creating tropical oasis' and lush gardens that are both elegant and inviting.

## SALES & MARKETING | **ONEWORLD PROPERTIES**

With over 20 years of experience, OneWorld Properties is an international leader in luxury real estate marketing and sales reaching markets in Asia, Europe, North America and South America.





# PALMA

MIAMI BEACH RESIDENCES

305 946 4264  
WWW.PALMIAMIAMIBEACH.COM



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.

ONEWORLD  
PROPERTIES



LEFFERTS

Palma Miami Beach (the "Condominium") is being developed, offered and sold by Palma Miami Beach, LLC, a Florida limited liability company (the "Developer") and not by Lefferts Investments LLC or its other affiliates ("Lefferts"). The Developer is a separate legal entity from Lefferts. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Lefferts and you agree to look solely to the Developer (and not to Lefferts) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained herein are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. All residence features and finishes and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. The views from units at the Condominium will vary depending on the unit purchased. Any view from any unit of from other portions of the property may in the future be limited or eliminated by future development or circumstances or events beyond our control, and the Developer in no manner guarantees the continuing existence of any view. Short term rental of units require each owner to obtain a certificate of use from the applicable governing agency and are otherwise subject to issuance at the discretion of the City of Miami Beach and applicable laws. While short term rentals are permitted as of the date hereof, there is no guarantee that this will always be the case. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. © 2023 Palma Miami Beach LLC or © 2023 Lefferts Investments LLC, or their respective affiliates or licensors. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the Condominium, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.