

Edgewater Gran Paraiso











Gran Paraiso Condominium

Chic Living in the Heart of Edgewater, Florida

Gran Paraiso represents the pinnacle of modern luxury and sophistication, nestled in the vibrant Edgewater neighborhood of Miami. With its breathtaking design, world-class amenities, and stunning vistas, it offers an unparalleled lifestyle for discerning residents.

Property Overview

-  **Location:** 480 NE 31st St, Miami, FL 33137, USA
-  **Architect:** Arquitectonica
-  **Units and Stories:** 53 stories, 340 residences ranging from 1 to 4 bedrooms
-  **Bedrooms:** Options of 1, 2, 3, and 4 bedrooms, including exquisite penthouses
-  **Developed by:** The Related Group
-  **Interiors:** Revuelta Vega & Leon
-  **Completion:** Delivered in 2009
-  **Rental Restrictions:** Leases allowed 12 times per year

The Essence of Gran Paraiso

Urban Elegance Meets Waterfront Serenity

Gran Paraiso offers a harmonious blend of urban sophistication and serene resort living. Its prime waterfront location provides residents with breathtaking views of Biscayne Bay and the Miami skyline, setting the stage for an exceptional living experience.

Luxury Kitchens

- **Custom Cabinetry:** Snaidero “Time” cabinetry by Lucci e Orlandini in dark oak with sleek stainless steel accents
- **Countertops:** White inlay countertops paired with a full-height backsplash
- **Appliances:** Miele electric oven, flat Ceran® cooktop, microwave with advanced cooking features
- **Refrigeration:** Subzero® paneled refrigerator/freezer including ice maker
- **Additional Features:** Miele dishwasher, Franke stainless steel double sink, Zucchetti chrome faucet

Elegant Master Bath

- **Materials:** Calacatta white marble floors, walls, and shower
- **Furnishings:** Italian suspended cabinetry in a dark oak finish
- **Fixtures:** His and Her vessel sinks with Zucchetti polished chrome fixtures
- **Bathing:** KOS tub/shower and TOTO® "Pacifica" toilet with soft-close lid

Second Bath & Powder Room

- **Design:** Imported Italian marble and suspended cabinetry in light oak
- **Fixtures:** TOTO® "Pacifica" toilets, polished chrome fixtures, lighted wall mirrors

Gran Paraiso's Unrivaled Amenities

Distinctive Design

Architect Luis Revuelta's vision for Gran Paraiso is inspired by its unique waterfront setting. The building's elegant lines and expansive windows offer residents panoramic views of the cityscape and the sparkling waters of Biscayne Bay.

Exquisite Pool Deck

The 16th-floor pool deck is an oasis of relaxation, featuring:

- Two glass mosaic infinity pools
- Luxurious day beds
- Private cabanas with attentive poolside service

Exclusive Marina

Gran Paraiso's private marina offers:

- 900 linear feet of deep-water slips
- Capacity to accommodate yachts over 300 feet
- 24-hour staff, security, and docking services
- Direct ocean access with no bridges

Unparalleled Dining & Nightlife

- **Amara at Paraiso:** Renowned for its fresh, locally sourced cuisine and vibrant atmosphere
- **The Lounge at Paraiso:** A sophisticated venue for cocktails and social gatherings

Convenient Hotel Services

Residents can enjoy a suite of personalized services, including:

- Valet parking
- 24-hour concierge
- In-residence spa treatments
- Fitness training
- Housekeeping services
- Pet care
- Car detailing
- Grocery delivery
- Event planning

Innovative Security & Technology

- 24-hour security with monitored elevators and digital video surveillance
- High-speed internet throughout all common areas
- Impact-resistant windows designed to withstand severe weather conditions
- Private residential entrance and dedicated elevators

Gran Paraiso offers an extraordinary blend of luxury, convenience, and modern style. With its exceptional amenities, gourmet dining options, and stunning waterfront access, Gran Paraiso stands as the ultimate destination for those seeking a refined lifestyle in Miami's Edgewater district.

Welcome to Gran Paraiso – your gateway to chic living.

Gran Paraiso Management Office: 305-915-7607
