







# A NEW HEART WITH A TIMELESS BEAT

95 residences soul-inspired  
by Miami Beach's splendid history.





Above: Miami Beach crowds

Opposite top right: Fun in the sun

Opposite bottom right: Ella Fitzgerald and band arriving to perform in Miami Beach

Image source: HistoryMiami







# EVERY LINE'S A CLASSIC

From the subtle Art Deco curves to the majestic rooftop views that stretch from the city on one side to the ocean on the other, Ella has stature and presence. Ella's effortless charm is a testament to its impeccable design and prime location, offering residents an exceptional living experience.

Vintage elegance intertwined with modern 21st century lines, a laidback spirit with a boundless zest for life. Simultaneously understated and dynamic, Ella is a true Miami Beach soul.

Inspired by Miami Beach's glamorous heyday, this place is a tribute to good times old and new. Beachlife, nightlife, fashion, art, food and drink, the next chapter promises to be a new golden age of a truly fulfilling lifestyle.













There are three different types of residences to choose from – 8 unique floor plans ranging from studios to 2-bedrooms.

Every detail of The Ella has been thoughtfully considered and meticulously styled to meet the high standards of contemporary sophistication.

## LET'S SHOW YOU AROUND

---

### **Studios**

Living	434 SF
Terrace	112 SF

### **One Bedrooms**

Living	563 – 802 SF
Terrace	147 – 393 SF

### **Two Bedrooms**

Living	984 – 1,076 SF
Terrace	462 – 480 SF

---

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For the precise Unit boundaries, see Section 3.2 of the Declaration. The area of the Unit, determined in accordance with these defined Unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of furniture, appliances, counters and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Said items are only included if and to the extent provided in your purchase agreement







# THREE KINDS OF GORGEOUS

## Residence Features

Ocean / bay views

Proximity to beach

Approximately 9'+ ceiling heights

In-unit washer/dryers

Terraces with outlets

Loading dock for easy move-ins and  
move-outs

Short term rentals permitted

## Kitchens

ItalKraft kitchens

Panel-ready appliance package  
Jennair appliance package  
30" Induction range  
24 - 36" Refrigerators  
24" Asko Dishwasher  
Wall oven/microwave in select  
residences

Kitchen islands in select residences

Appliance garages in select residences

## Finishes

Designer closets

Stone countertops

Kohler kitchen sink

Kartners bathroom fixtures

Kohler bathroom faucet

Toto toilet

Fully Furnished Residences  
available with Interiors by Steven G











Begin your day in the rooftop fitness center with boundless bay views. Enjoy an on-site sunny swim with 360-degree water views, a friendly game of pickleball or stroll East to the nearby beach. Experience endless dining options available right outside of your doorstep.

## VINTAGE INDULGENCE, MODERN DAY PURSUITS



Amenities

Roofdeck Level

- Rooftop pool with views of the Downtown Miami skyline and Atlantic Ocean
- Cold plunge
- Sauna
- Fitness center
- Paddle / pickleball court
- Resident lounge
- Lush outdoor yoga & meditation deck
- Summer kitchen
- Outdoor shower
- Observation deck and lounge
- Covered outdoor dining area

Conveniences

- Complimentary beach cruisers
- Coworking lounge
- On-site property management
- State of the art access control system
- On-site parking garage
- Vespa & moped parking
- Bicycle storage
- Beach & surf storage
- Package room
- Grand lobby with lounge
- On-site retail
- Covered paseo
- Two elevators & loading dock for easy move-ins and outs









# A LEGENDARY HOME IN A LEGENDARY NEIGHBORHOOD

The neighborhood has an irresistible charm that captivates the heart. Miami Beach strikes the perfect balance between being a bustling hub of activity and a peaceful haven that provides a sense of escape and community.



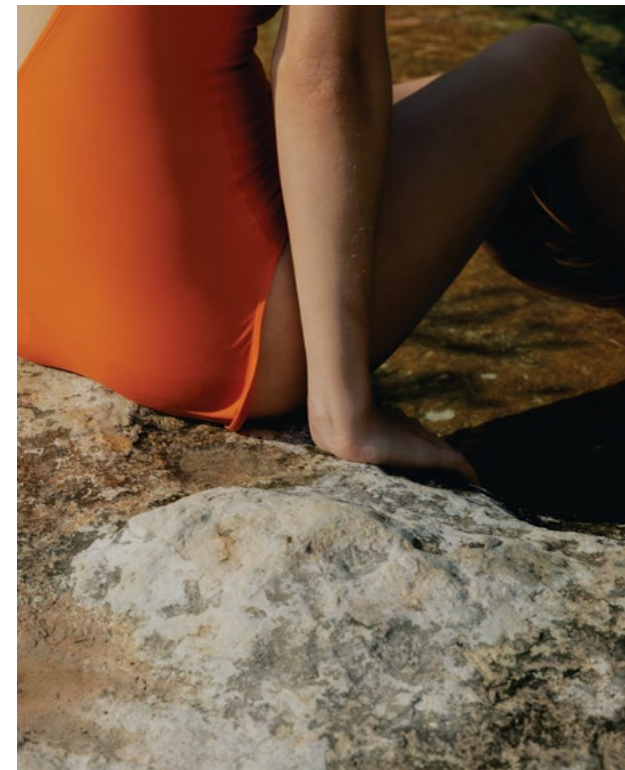




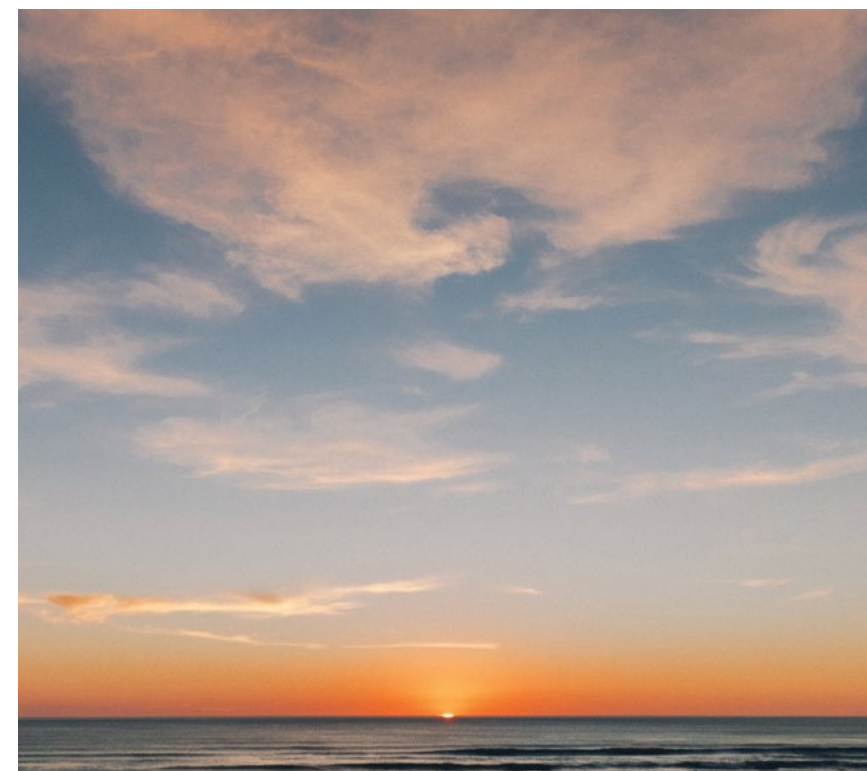
Classic and contemporary.



Sunrise and sunset.



Urban and beach.







### Dining

- 1 Petralunga Restaurant
- 2 Oggi Ristorante
- 3 Taquiza
- 4 Roni's by the Ocean
- 5 George's Restaurant & Lounge
- 6 Sushi Erika
- 7 Shuckers Waterfront Bar & Grill
- 8 Norman's Tavern
- 9 Katana Japanese Restaurant
- 10 Buenos Aires Bakery & Cafe
- 11 Viva La Pasta
- 12 Blozzom Pizza Moderna Romana

### Hospitality

- 13 Carillon Miami Wellness Resort
- 14 The Ritz-Carlton Bal Harbour, Miami
- 15 The St. Regis Bal Harbour Resort
- 16 Four Seasons Hotel at The Surf Club

### Community

- 17 Pelican Harbor Marina
- 18 Haulover Park
- 19 Bill Bird Marina
- 20 Miami Beach Bandshell
- 21 Allison Park
- 22 North Beach Oceanside Park
- 23 Normandy Shores

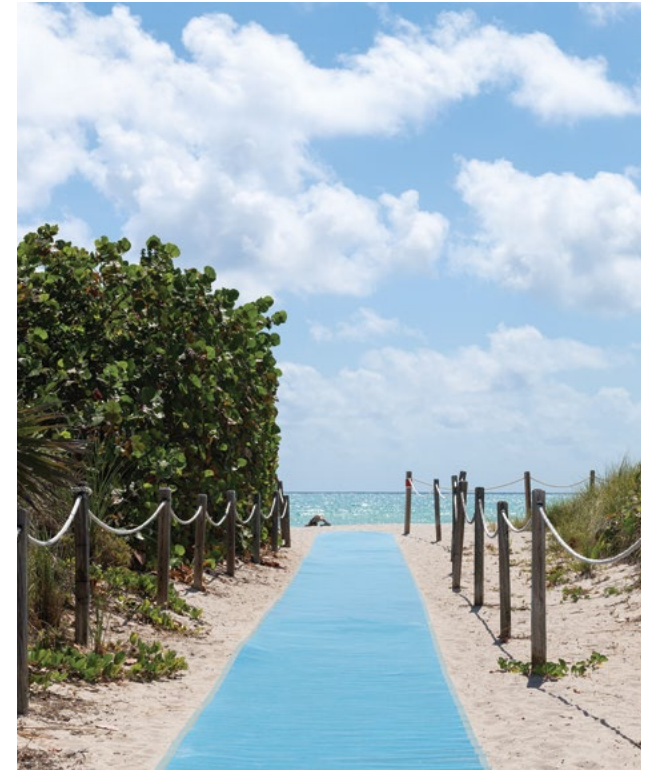
### Recreational

- 24 Miami Beach Tennis Center
- 25 Indian Creek Country Club
- 26 Normandy Shores Golf Course
- 27 Bal Harbour Shops

### Within 10 minutes

- 28 Miami Beach Boardwalk
- 29 South Beach
- 30 Miami Beach Golf Club
- 31 Lincoln Rd





FIND YOUR  
GROOVE  
IN THE

HEART OF  
MIAMI  
BEACH













