

A WORLD OF VISIONARY DESIGN,
WHERE EVERY HOME HAS
CINEMATIC OCEAN VISTAS.

Emerging from five verdant acres of tropical parkland, Ocean Terrace Residences span two sculptural glass towers facing 350 feet of ocean frontage. This rare orientation grants every one of the 52 boutique residences and 24 resort residences cinematic views of the Atlantic, lush parkland, wild dunes, and bay scenery.

From park to penthouse, every inch of this world-class property has been painstakingly curated by iconic developer Witkoff in close partnership with Ocean Terrace Holdings. Classically inspired interiors by Robert A.M. Stern Architects flow out to modernist exteriors by Revuelta Architecture International, while cultivated gardens by Enzo Enea shade the grounds, and a sprawling new park by Raymond Jungles forms a botanical gateway to the ocean. Just upcoast, a mile of uninterrupted parkline frames enchanting views of the city and beyond.

Home to a boutique hotel, private club, and curated retail, Ocean Terrace invites residents to occupy an exclusive world that perfectly balances discretion and connection.



PROPERTY OVERVIEW & DESIGN

- Comprising an entire oceanfront block with infinite views over the Atlantic Ocean, tropical park, wild dunes, and Biscayne Bay
- Property features:
 - 20-floor tower (235') featuring 52 condominium residences
 - Separate tower featuring 24 resort residences
 - Layouts and Interiors by Robert A.M. Stern Architects
- A 42-key luxury hotel
- Ocean Terrace Park designed by Raymond Jungles
- Over 18,000 square feet of richly appointed, RAMSA-designed interior amenities
- Approximately 50,000 square feet of exterior amenities ensconced within lush landscaping by Enzo Enea
- Approximately 15,000 square feet of curated street-level retail

RESIDENCE FEATURES

- All primary suites and great rooms face East for unobstructed direct ocean views
- Floor-to-ceiling high-performance windows and sliding glass doors
- All residences feature signature organic-form terraces designed to optimize outdoor living
- Private or semi-private elevators in all residences
- 10' to 10'6" ceiling heights
- Signature Parquet de Versailles white oak flooring in great rooms, primary suites, and entry foyers (select residences) with 5"-wide plank in auxiliary spaces
- White oak solid core entry doors
- Custom 4.5" base moulding detail with custom RAMSA profile
- Private service entrances in all residences
- Dedicated service room, laundry room or laundry closet with washing machine and vented dryer
- Pre-wired window treatment pockets
- Water-sourced heat pump with dedicated hot water heater



KITCHEN SPECIFICATIONS

- Custom RAMSA-designed white oak cabinetry with nickel-framed upper cabinets featuring ribbed glass and mirrored backing
- Honed white marble island and countertop; island features signature custom curved paneling
- Gaggenau fully-integrated appliance package
- Polished nickel fixtures and finishes
- Walk-in pantries and chef's kitchens in select residences

PRIMARY BATHROOM SPECIFICATIONS

- Ribbed glass shower and WC enclosures
- Vintage Brass fittings and accent trim
- Honed vein-cut and filled natural stone walls and floors with signature bordered inset radial vein floor detail
- Enclosed shower and rain head with honed vein-cut and filled white travertine floors and walls
- Custom RAMSA-designed double vanity in stained walnut with natural stone tops and recessed decorative Vintage Brass hardware
- Custom recessed medicine cabinets framed by side-mounted, bronze-accented signature sconces
- Private water closet with Toto commode in all residences
 - Three-bedroom residences (and larger) feature dual water closets
- Signature dressing table in select primary suites

SECONDARY BATH SPECIFICATIONS

- Limestone colored porcelain tile flooring and wall
- Custom ribbed light ash vanity with high-honed white marble top
- Floor-to-ceiling glass-enclosed shower with fittings in polished nickel fittings
- Toto commode water closet

POWDER ROOM SPECIFICATIONS

- Honed white marble vanity featuring a fluted marble apron with signature marble portal and floor-to-ceiling mirror with inset bevel
- Custom RAMSA-designed decorative white nickel sconces
- Fittings in a polished nickel fittings
- Wall-mounted Toto commode



“OUR INTERIORS INTERPRET ART DECO AND MIAMI MODERN THROUGH A LENS OF MID-CENTURY TROPICAL DESIGN, RESPONDING TO THE LUSH GARDENS OF OCEAN TERRACE AND CREATING A FRESH VISION FOR 21ST CENTURY MIAMI BEACH.”

PAUL WHALEN

PARTNER AT ROBERT A. M. STERN ARCHITECTS

EXCLUSIVE RESIDENTIAL AMENITIES

Ground Floor

- Grand, lushly landscaped porte-cochere arrival experience with discreet cobblestone driveway and triple-height, covered motor court
- 24-hour reception and concierge
- Private residential entrance located on 74th Street
- Dedicated residential lobby with sculpted elliptical massing and diagonal coffered ceiling soaring over 14 feet
 - Dark wood paneled walls, honed Travertine Alabastrino flooring, sculptural Port Oro desk, oil-rubbed bronze façade custom RAMSA sconces
- Curvilinear library featuring dark wood walls, floor-to-ceiling integrated rattan-lined shelving and custom RAMSA furnishings
- Tea Room featuring dark wood walls, travertine floors, custom RAMSA furnishings, and a custom antique mirrored breakfront for tea service
- Private morning garden with Enea-designed water features and preserved Art Deco historic artifact

Fourth Floor

- Residential Fitness Center with floor-to-ceiling glass overlooking the Ocean and garden featuring walls clad in white oak with oil-rubbed bronze accents; a honed natural stone service station; floor-to-ceiling wall mirrors; contemporary high design fitness equipment; and a separate movement studio
- Curated fitness terrace with outdoor equipment

Fifth Floor

- 50,000-SF podium deck connecting all four properties that comprise Ocean Terrace
 - Sunset hotel pool with cold plunge, hot tub, and pool deck with cabanas and restaurant service/F&B service
 - Private residential sunrise 75-foot lap pool with hot tub and private sunrise pool deck and bar
 - Private residents-only entertaining suite including a landscaped terrace, private residents' lounge, media room with catering kitchen, and children's playroom
- Sunrise lawn with garden cabanas, hammock coves, and barbecue pit
- World-class food and beverage services offered at all pools
- Private members' club terrace



HOTEL AMENITIES

- Dedicated hotel porte-cochere
- Art Deco-inspired, RAMSA-designed hotel lobby featuring dark wood paneling, terrazzo flooring, and a sculptural reception desk and concierge station
- Signature restaurant with outdoor oceanfront dining terrace
- Private dining and private meeting rooms with a dedicated oceanfront terrace
- Roof relaxation terrace and herb garden

PRIVATE MEMBERS' CLUB

- Private arrival area from hotel porte-cochere
- Sunset lounge
- Signature restaurant
- Rooftop bar
- Ground floor bar
- Dedicated spa level with reception, pre-treatment room, relaxed energy space, double and single treatment rooms, locker rooms for men and women with dedicated sauna and steam rooms
- Full-floor, oceanfront fitness center with dedicated lobby upon arrival

PARK, GARDENS, & BEACH

- Beach club access; approximately 350 linear feet of exclusive beachfront
- Raymond Jungles-designed pavilion beachfront bar and cafe with signature specimen tree centerpiece
- 5-acre Raymond Jungles master-planned Ocean Terrace Park featuring "Reflection," a custom-commissioned sculpture installation by renowned French artist Prune Nourry

LUXURY RESORT SERVICES

- Luxury resort concierge
- Personalized fitness and wellness services
- In-residence dining and catering
- In-residence sommelier service
- In-residence spa treatments
- Valet parking



WITKOFF

As creator of the finest landmark luxury residential and hospitality destinations, Witkoff distinguishes itself as part developer, part investor and part landscape-changer. Witkoff has become the leading player in the luxury market. Headquartered in Miami, the privately held, global real estate development and investment firm was founded by Steven Witkoff in 1997.

OCEAN TERRACE HOLDINGS

Led by co-founders Alex Blavatnik and Sandor Scher, Ocean Terrace Holdings is a venture formed for the purpose of developing one of the largest oceanfront assemblages on Miami Beach with an expert eye. Their visionary leadership spans across the sectors of hospitality, luxury residential, real estate, fashion, music and technology.

ROBERT A.M. STERN ARCHITECTS

Robert A.M. Stern Architects, LLP, is a 200-person firm of architects, interior designers and supporting staff. Over its 50-year history, the firm has established an international reputation as a leading design firm with wide experience in residential, commercial and institutional work. As the firm's practice has diversified, its geographical scope has widened to include projects in Europe, Asia, South America and throughout the United States. The firm maintains an attention to detail and commitment to design quality that have earned international recognition and numerous awards.

REVUELTA ARCHITECTURE INTERNATIONAL

Revuelta Architecture International has an extensive portfolio in South Florida comprising commercial, hospitality, and residential projects, including highly regarded high-rise condominiums such as Bristol Tower and the Santa Maria. Principal Luis Revuelta began his career in 1972 and has been collaborating with Ugo Colombo's CMC Group, among other established developers, for more than three decades. He founded his eponymous studio with a commitment to provide clients with quality designs balanced with sustainable solutions delivered within stringent time schedules.



ENEA LANDSCAPE ARCHITECTURE

The Swiss-based founder of Enea Landscape Architecture creates integrated lush environments that add presence to the most important hotel and residential developments throughout Southern Florida. His celebrated outdoor spaces enhance high-value developments in Coconut Grove, Fisher Island, and Miami Beach. At Ocean Terrace, Enzo Enea is creating one of the largest landscaped amenity decks with 360-degree unobstructed views. His vision will create a signature environment for the hotel and its guests.

RAYMOND JUNGLES, INC.

Since 1985, Raymond Jungles, Inc., has developed a dynamic practice inspired by the ethic of stewardship of the land under the leadership of Raymond Jungles. The firm's work is innovative yet timeless, proposing design solutions that respond to surrounding natural systems while restoring nature's balance and harmony on a micro-scale. Simple, clean and well-detailed hardscape elements are the quintessential bones of a garden. Planting volumes vary and bold colors and textures are used with intent. The firm is guided by Raymond's personal and design principles: integrity, relevance and nature's honor.

DOUGLAS ELLIMAN DEVELOPMENT MARKETING

Douglas Elliman Development Marketing, a division of Douglas Elliman Real Estate, offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York City, Long Island, Westchester, New Jersey, Florida, California, Massachusetts, and Texas. The company's new development hybrid platform matches highly experienced new development experts with skilled brokerage professionals who provide unparalleled expertise and real time market intelligence to its clients. Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales.

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EXCLUSIVE MARKETING & SALES AGENT: DOUGLAS ELLIMAN DEVELOPMENT MARKETING



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