

VILLA SOFIA

MIAMI BEACH (250) — (260) COLLINS AVE



COMING 2025

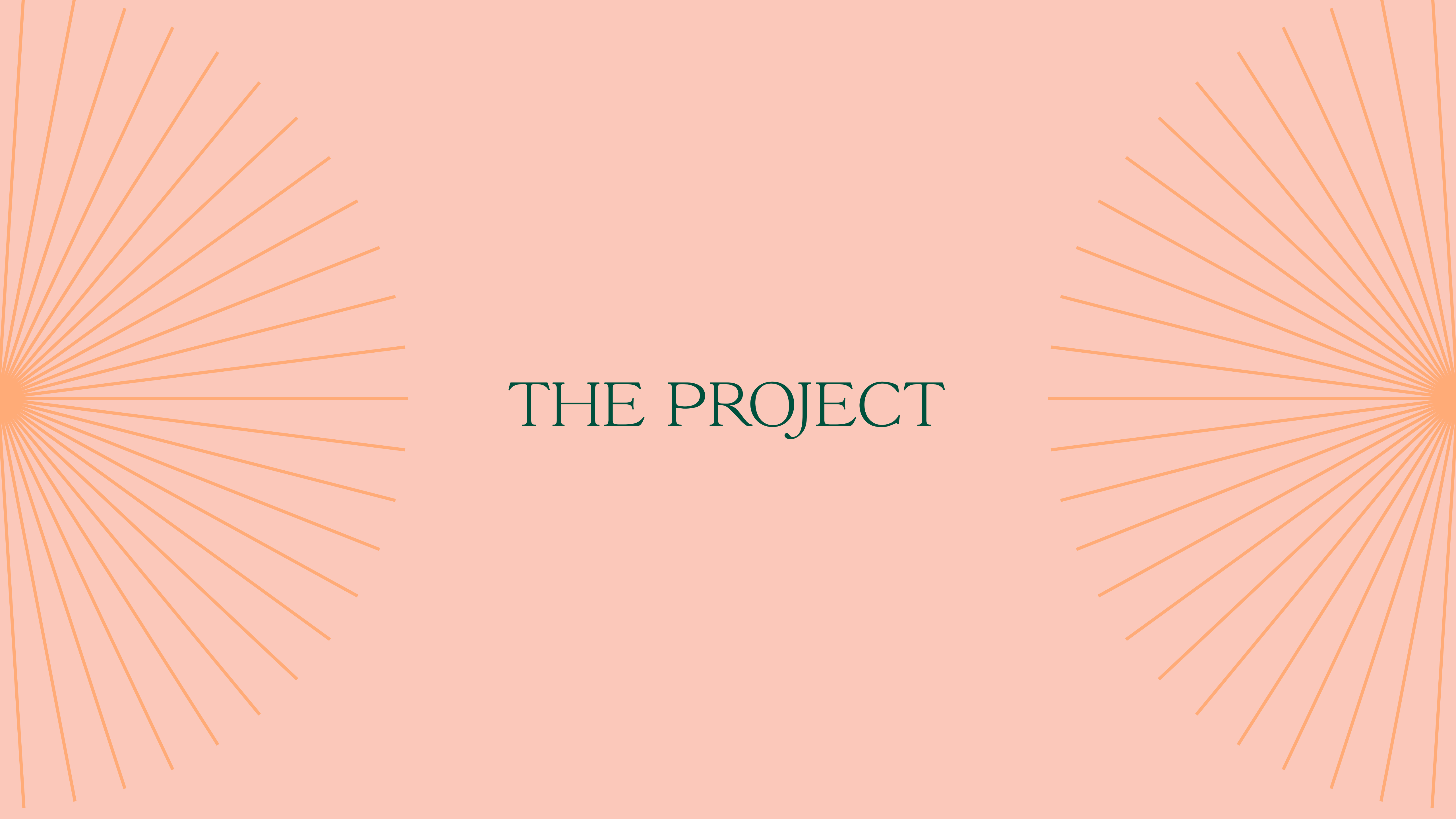


THE ORIGINAL MIAMI PIED-À-TERRER

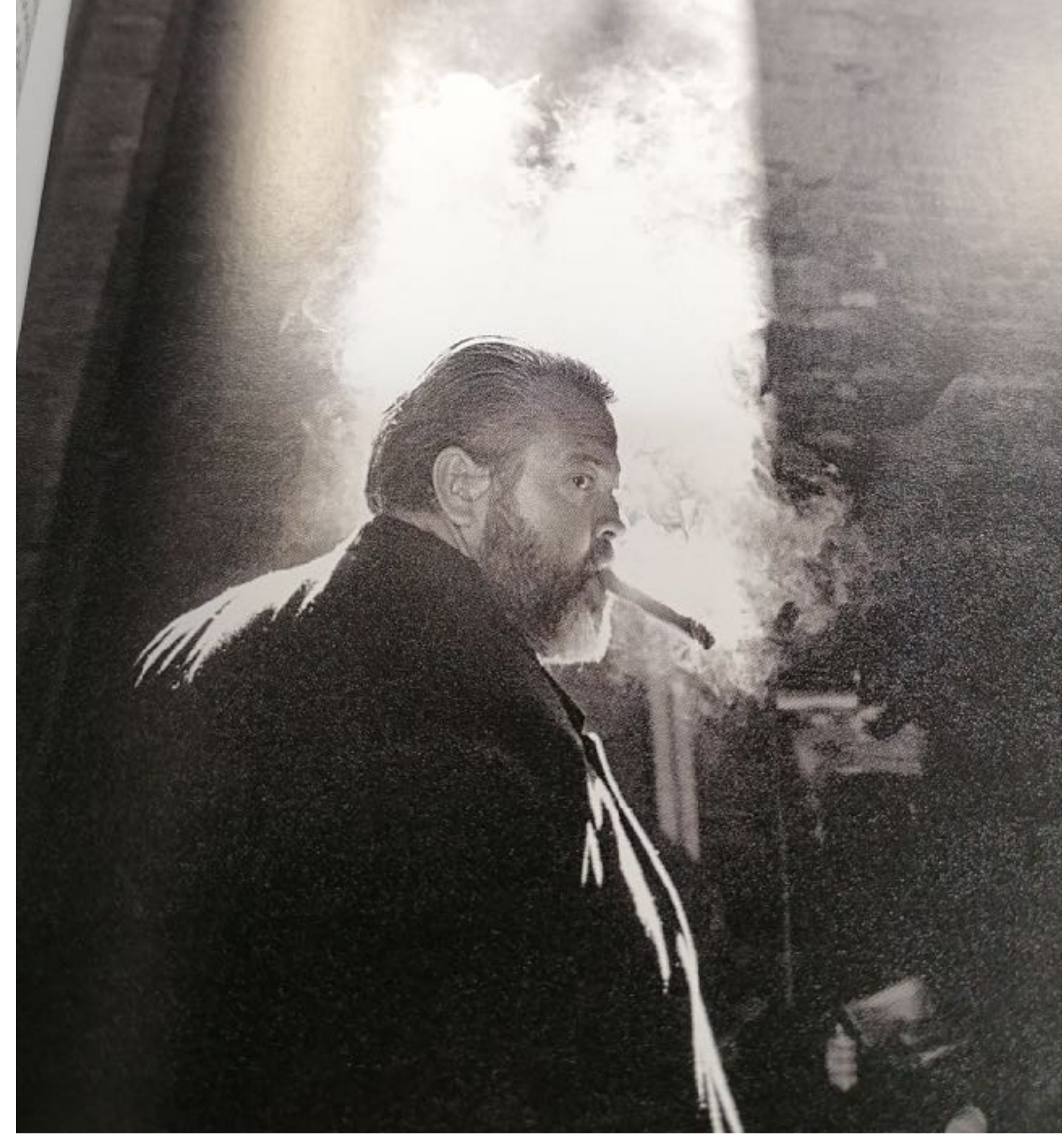
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THE PROJECT



VILLA SOFIA, STEP INTO MIAMI'S GOLDEN ERA

A destination for the affluent and bon vivant since 1959, Villa Sofia at 250 Collins is an architectural gem reinvented as a modern haven.

Some places evoke a bygone era. The light, the air, and even the color of the ocean are different—somehow brighter, sweeter, and bluer.

Their alluring pull is grounded in charm and history.

The unique coordinates of these places are carefully guarded secrets. Rare and timeless, these places are whispered about in the close circles of those in the know.

The elegant pied-à-terre collection, recently restored to its original glory, is a modern haven reimagined for the modern art collector and connoisseur of the finer things in life.

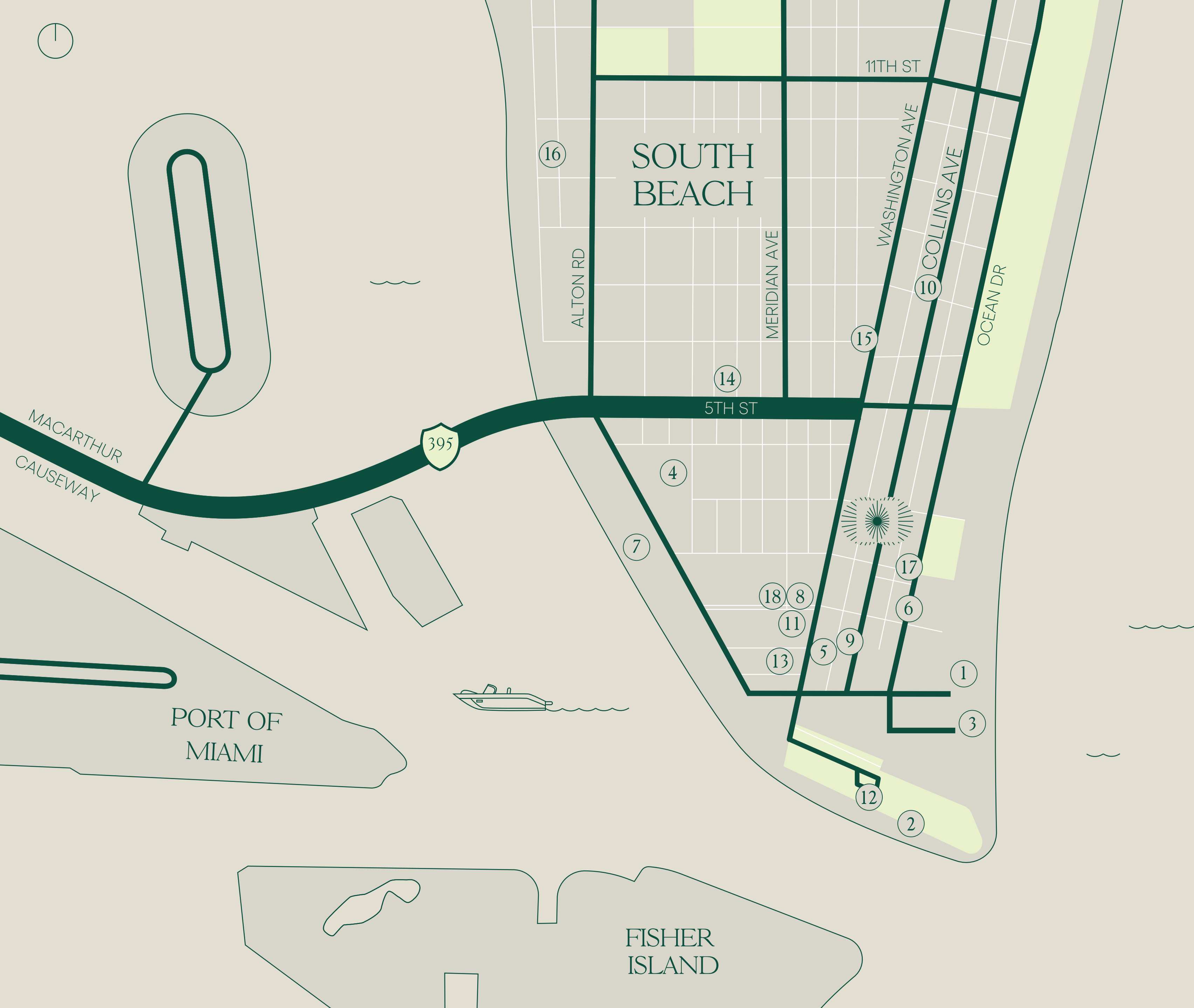


A MODERN TAKE ON A CLASSIC

Nestled in the low-key SoFi (South of Fifth) neighborhood between 2nd and 3rd Street, Villa Sofia was designed for privacy, comfort, and access to the vibrancy of Miami Beach.

In this global epicenter of the arts, Villa Sofia shines as a benchmark for contemporary interpretations of Miami's beloved Art Deco aesthetic.





SOFI - MIAMI PIED-À-TERRE

MIAMI BEACH 250 260 COLLINS AVE

- | | | |
|---|--------------------------------|-----------|
| ① | NIKKI BEACH MIAMI | 0.3 miles |
| ② | SOUTH POINTE PARK | 0.5 miles |
| ③ | SOUTH POINTE BEACH | 0.4 miles |
| ④ | SOUTH POINTE ELEMENTARY SCHOOL | 0.4 miles |
| ⑤ | JOE'S STONE CRAB | 0.3 miles |
| ⑥ | PRIME 112 | 0.2 miles |
| ⑦ | MIAMI BEACH MARINA | 0.5 miles |
| ⑧ | PURA VIDA | 0.2 miles |
| ⑨ | CARBONE | 0.2 miles |
| ⑩ | PUERTO SAGUA | 0.4 miles |
| ⑪ | ESTIATORIO MILOS | 0.3 miles |
| ⑫ | SMITH & WOLLENSKY | 0.5 miles |
| ⑬ | PLANTA | 0.3 miles |
| ⑭ | SUNNY SIDE CAFE | 0.5 miles |
| ⑮ | LAS OLAS CAFE | 0.4 miles |
| ⑯ | THE SHOPPES AT WEST AVENUE | 1.1 miles |
| ⑰ | FORTE DEI MARMI | 0.2 miles |
| ⑱ | PAPI STEAK | 0.3 miles |



RESIDENCES

INSIDE VILLA SOFIA

RELAX IN YOUR TIMELESS SANCTUARY.

Own a piece of Miami history with your own private paradiso at Villa Sofia. Available as studios to two-bedroom residences, the exclusive collection of 27 homes is situated between Miami's most iconic stretch of beaches and its vibrant Deco District. From the moment you cross your doorstep, you'll never be the same.

Every private beach pied-à-terre at Villa Sofia features central AC/heating, top-of-the-line appliances, fixtures, and furnishings. Select residences include a private terrace complete with a jacuzzi for a luxurious soak when the temperatures dip at night.









YOUR TIMELESS SANCTUARY

RESIDENCES

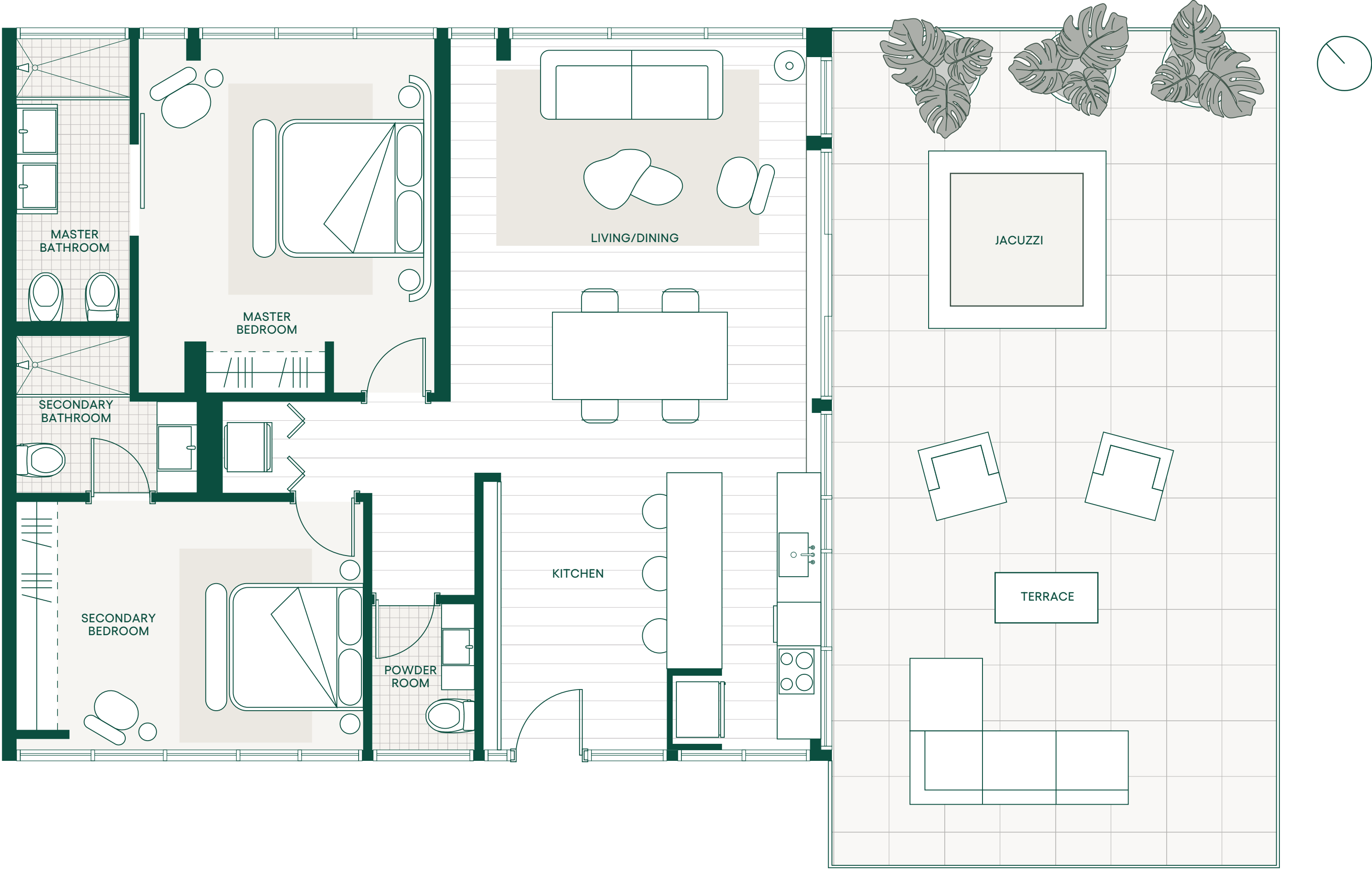
Functionally superior in detail yet thought to convey simplicity, comfort, and ease, Villa Sofia is a modern haven of beach chic. Its materials draw from natural wood, timber, and textured plaster in shades of bronze, and cream. The experience is carefully blended with soft organic linens and cottons in pearl and terracotta, so it feels sturdy yet soft to the touch. Curved sofas and chaise lounges complete the look, an invitation to slow down and come back to the moment.

The overall effect of the interior design is one of feeling enveloped by an experience both airy and grounded, as if it were a beautiful object polished by the sea. Visually, it is an understated feast to the eyes, brimming with warm tones that natural light loves to play with. Watch the off-whites and bronze hues light up as pearlescent and orange during peak daylight

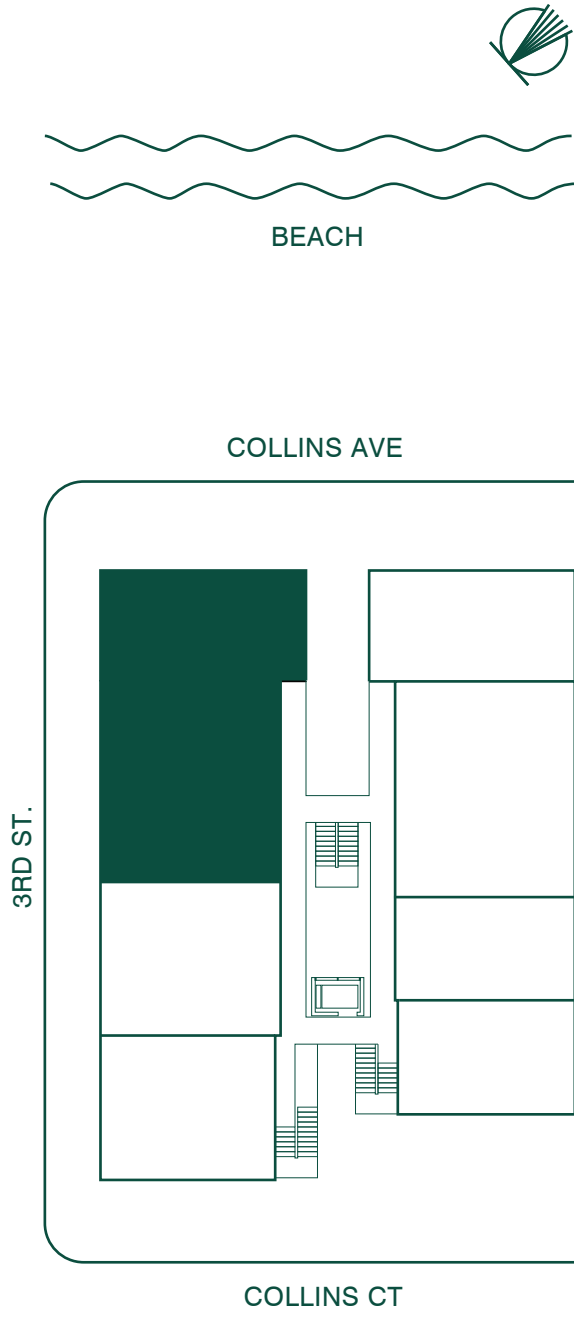
It's not just your eyes that will feel at home. A refuge to the senses,

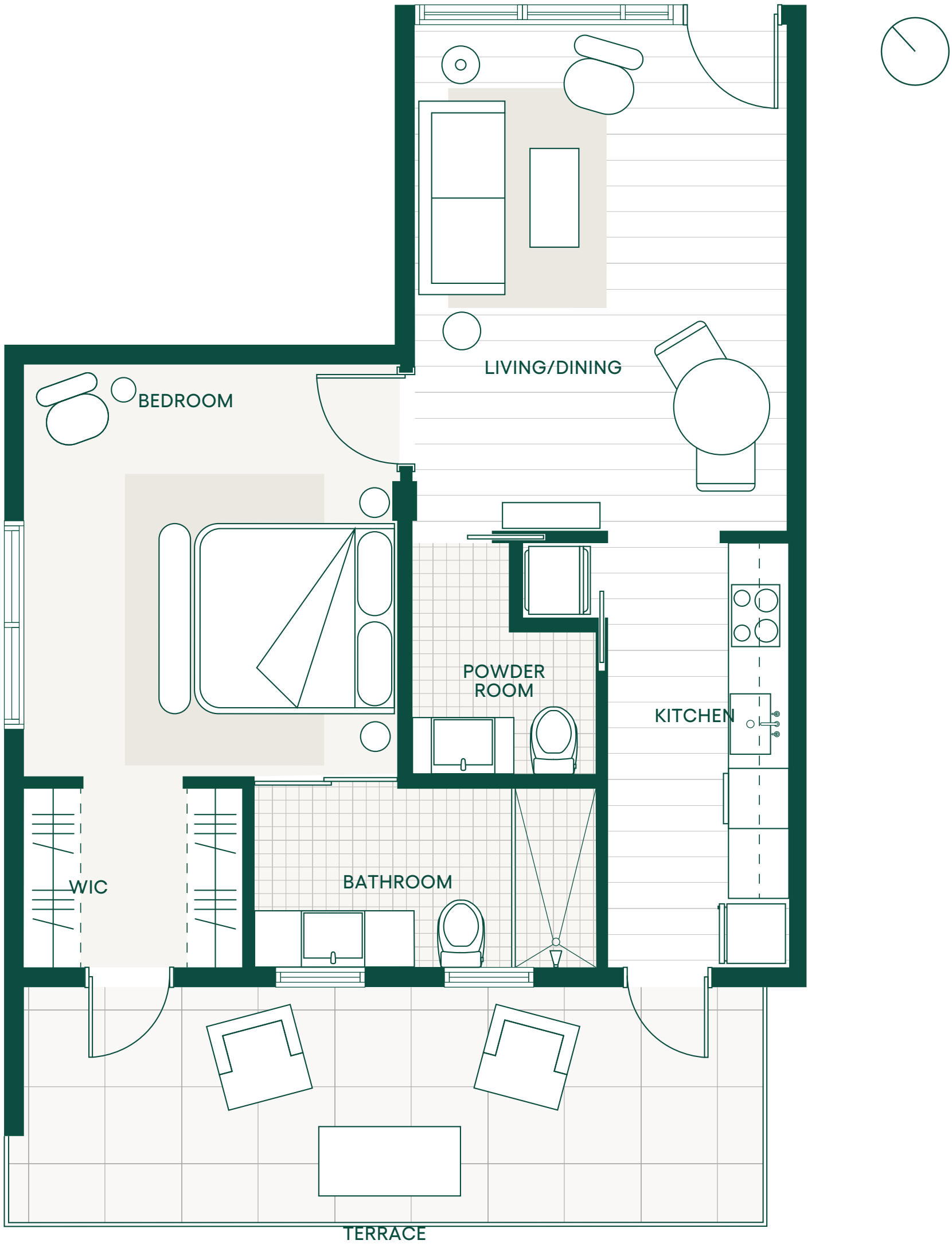
sounds have been comfortably muffled and reduced to water running and exotic birds in the common areas. A curated sensorial 360 experience, Villa Sofia even has a secret signature scent that you'll only notice because you'll miss it when you leave.

Make your home your sanctuary in the low-key affluent neighborhood at the quiet center of Miami's beating heart and become a part of Villa Sofia's timeless legacy.

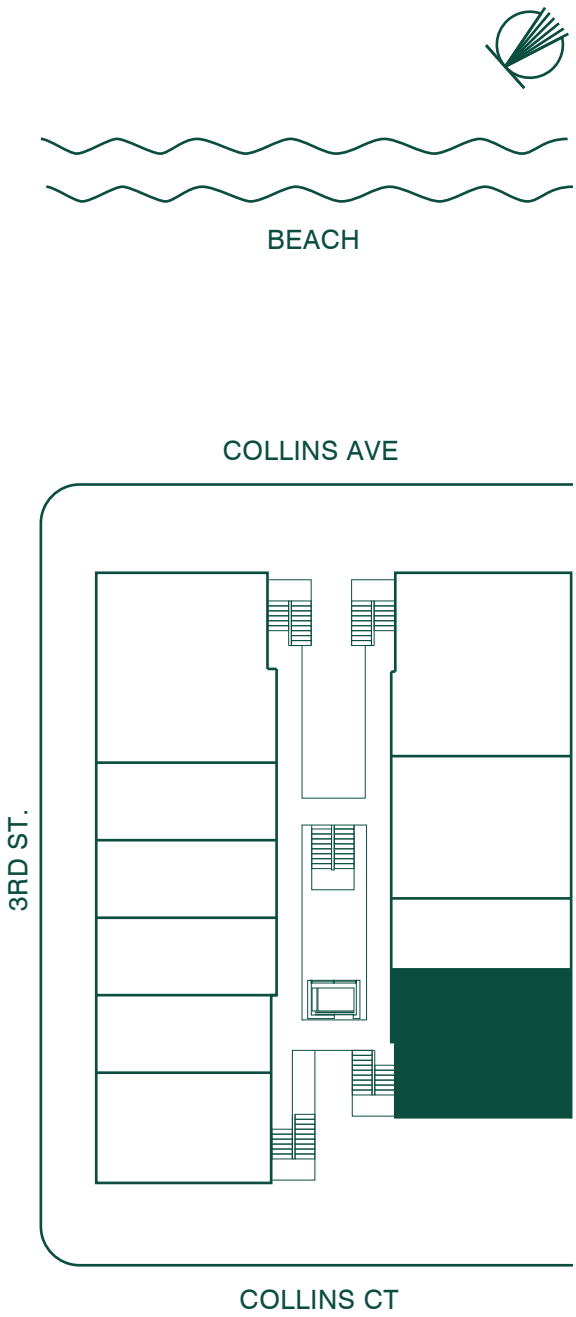


2 BEDROOMS
2.5 BATHROOMS





1 BEDROOM
1.5 BATHROOMS



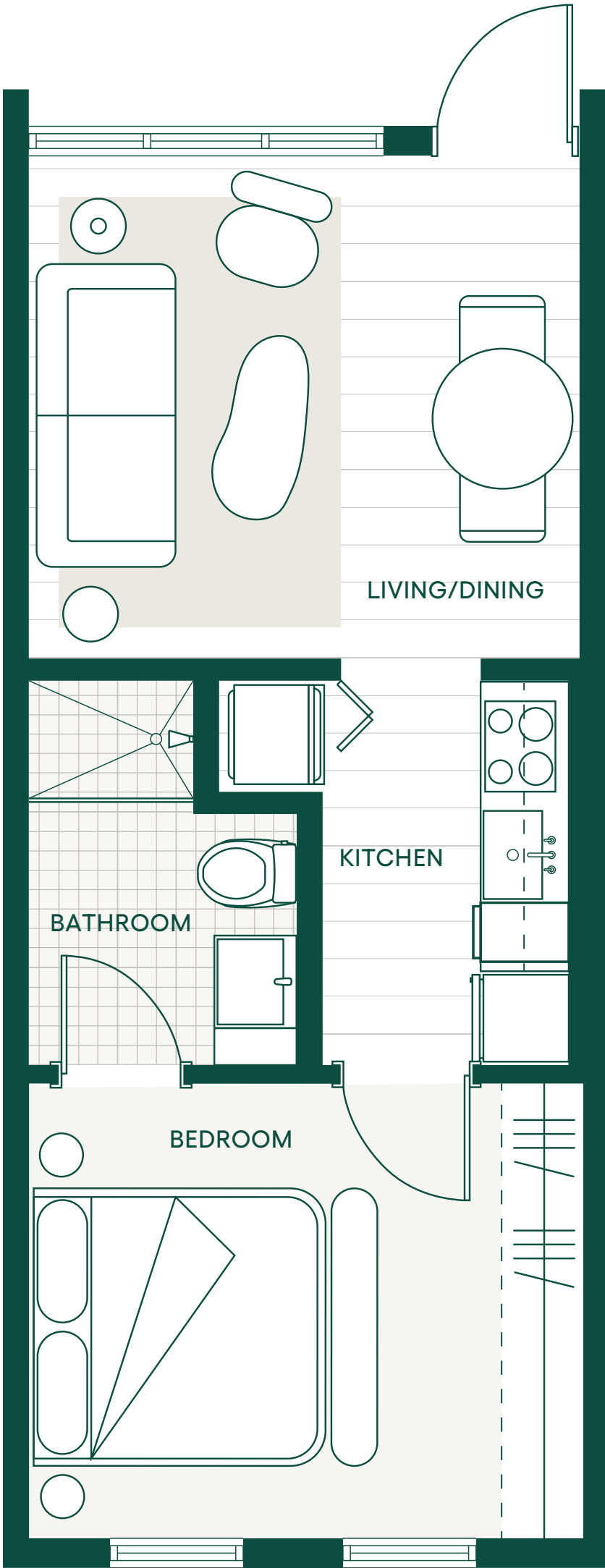
RESIDENCE TYPE: J

LEVEL: 02

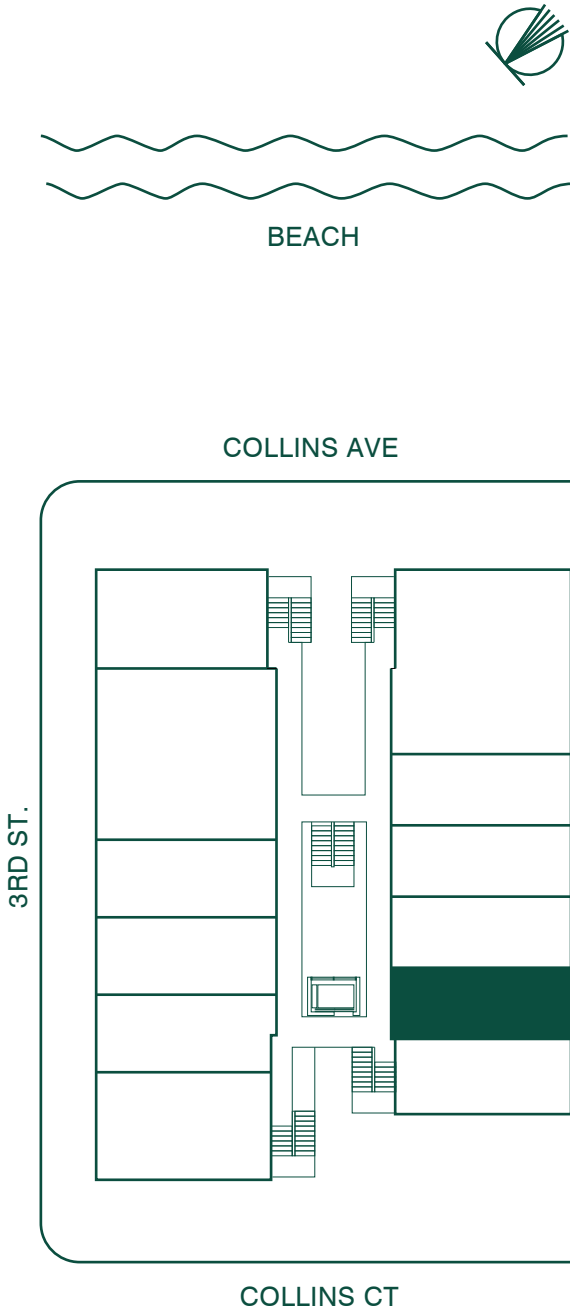
INTERIOR: 430.00 sqft

EXTERIOR: ---

TOTAL: 430.00 sqft



1 BEDROOM
1 BATHROOM





THE ART OF CURATED LIVING

Villa Sofia's art collection wasn't assembled from preexisting collections but specifically curated by a selection of emerging talent from around the globe to add a layer of meaning to discerning eyes. Unlike most architectural projects, where the art is a décor element and an afterthought, Villa Sofia's art collection is the property's soul.

It is the art that tells the property's story along two axes, past and present, with a distinct emotional intent that is understated yet sophisticated. It is the type of art you might expect in a pied-à-terre in New York City, Milan, or Paris, but it is exclusively exhibited at Villa Sofia.

Villa Sofia's collection is first a celebration of the characters and values of Miami Beach in the 1950s, its golden era of timeless style and sophistication. It was a place that attracted the who's who of the time. It was Marilyn's hideaway, Frank Sinatra's playground, and Orson Welles' honeymoon destination. The art playfully revisits the stories of imagined past residents who, like us, might have walked its corridors and jumped into the pool.

THE ART OF CURATED LIVING

Second, Villa Sofia holds an art collection that celebrates its place at the epicenter of Miami's contemporary art scene. The art brings the eye back to the now and the astounding natural beauty of the property's views and beach landscapes, as seen through a vibrant impressionistic lens of pastel sunsets and shady green corners.

Impressionism, Abstraction, Pop Art, and all classical movements celebrating time

and place are revisited with fresh, modern abandon. It is art that celebrates the simple pleasures of the geometric shapes and shadows of the property's iconic breeze block, the sense of harmony and completion, of slow movement and graceful evolution that occurs when we stop to really look at what's in front of us and become ourselves.





MARCIA LORENTE HOWELL

“VILLA SOFIA IS
ICONIC VIEWS
AND LIGHT”

ERIKA ERHMAN
“YOU CAN FEEL
ITS AFFLUENT
PAST”



ANGELA GÓMEZ DURÁN

“PART OF MIAMI'S
VIBRANT PRESENT”



THE EXPERIENCE



BE PART VILLA SOFIA'S LEGACY

THE EXPERIENCE. MIAMI DOLCE VITA.

More than a home, Villa Sofia is a place to come to reconnect with yourself and your loved ones. Every design detail, from lighting to fragrance to materiality, serves to ground the homes and enhance their privileged location. Because the ultimate purpose of luxury is not to escape, but to exist in the moment and awaken the senses to everything life offers.

Villa Sofia offers grounded luxury, free from flashy ostentation and cold minimalism. Rather than detaching its residents from reality, it firmly grounds you in one of the most naturally

beautiful, mentally stimulating places on earth. It achieves this by eliminating all the trappings of modern luxury and focusing on the essentials. We call this Miami Dolce Vita.

This unique approach to luxury allows residents to immerse themselves in SoFi's natural beauty and stimulating culture. While all modern needs and conveniences are considered, Villa Sofia's storied history continues to shine through. The resulting lifestyle is timeless, coastal, worldly, casual, and sophisticated—it's a luxury money can't buy.





BE PART VILLA SOFIA'S LEGACY

Villa Sofia offers a sense of freedom. You can come and go as you please, or you can relax in the thoughtfully curated patio garden, a sensory retreat designed to help you slow down and unwind.

The rooftop pool is equally versatile. It's a place for both relaxation and active living,

complete with gym equipment, a lounge bar, and plenty of open space for work, entertainment, or a blend of both. The dedicated Villa Sofia beach chairs make Miami's most iconic beach an effortless extension of your own backyard. Villa Sofia's amenities build on the building's status as the original Miami pied-à-terre. It is

a haven of the inner calm that one reaches after shedding the unnecessary and finally feeling truly at home.

INSIDE VILLA SOFIA

MIAMI DOLCE VITA.

Rooftop Bar

Stocked with self-serve healthy beverages and snacks, this will be your favorite spot to hang out and entertain. It offers 360-degree unobstructed views of Miami's most iconic skyline.

Outdoor Gym

With just the right equipment to break a sweat or stretch, this gym has amazing views and no walls. Sheltered by deep shades and a soft spray cooling system, this is where you de-stress and find your center.

Pool

Cool off at this gorgeous pool located on the roof of Villa Sofia. The views will take your breath away. The pool is generously sized and designed to seem as if you're swimming into the wide blue sky.

Gazebo

Designed as an outdoor garden extension of your home and protected from the sun by lush greenery, the Villa Sofia gazebo is the perfect place to lounge, work, and meet up with friends.





OUTSIDE VILLA SOFIA

PIED-À-TERRE. MIAMI BEACH
AT YOUR DOORSTEP.

At Villa Sofia, you can take off your shoes, slide on some sandals, stay in, or walk out to satisfy every whim. Whether you're looking for stimulation or calm, the best Miami has to offer is at a walkable distance from your address in SoFi. Villa Sofia is only 1,000 feet away from Miami's quietest and most beautiful

beach. All of South Beach's best restaurants, shops, nightlife, and culture are within easy reach.

Whether it's trying new water sports, going for a run, exploring the city's celebrated art galleries, or simply spending time with loved ones, Villa Sofia provides the perfect backdrop.

OUTSIDE VILLA SOFIA

THE BEACH.

01 Enjoy a morning stroll and go see the surfers at South Pointe beach, catch some waves yourself.

02 Reserve your Villa Sofia beach chairs at Boucher Brothers and relax while sipping on a cocktail.

03 Rent some bikes and enjoy every imaginable watersport: kayaks, paddle boards, jet skis and yachts for rent.

04 Go for a sunrise run at the beach and grab some Starbucks right on 2nd and Ocean.

05 Grab some lunch and snacks at Lolo's Surf Cantina or have it delivered directly to your beach chair.





OUTSIDE VILLA SOFIA

THE CULTURE.

- 01 Sneak into Miami Art Basel as a local during VIP hours and visit the fairs Untitled and Scope right on the beach.
- 02 Share some sunset cocktails off South Pointe park after walking your dog off leash in Miami's best dog beach.
- 03 Walk the gallery district and mall shopping down Lincoln Road.
- 04 Enjoy some Latin jazz on 8th St and global cuisine in Española Way.
- 05 Pick up some take-out Joe's Stone Crab and shop for grocery essentials at La Playa right across Villa Sofia.

Be part of Villa Sofia's legacy.

THE ORIGINAL MIAMI BEACH PIED-À-TERRÉ



villasofiaresidences.com
Email: info@brissigroup.com

Sales Office Address: 1691
Michigan Ave Ste #105,
Miami Beach, FL 33139

Phone: +1 561-870-2211
(Ben)