

FAENA RESIDENCES

MIAMI

FACT SHEET



Discover the elegance of riverfront living. Situated along the Miami River, Faena Residences Miami offers a seamless blend of urban sophistication and natural beauty.

“As we transformed Miami Beach into a global hub of art, culture, hospitality and design, we now embark on a new journey—one that promises to create a groundbreaking cultural epicenter along the Miami River.”

– ALAN FAENA

A VERTICAL OASIS

- Five-star signature Faena service combined with bespoke living, delivering fully serviced residences designed for unmatched comfort and sophistication
- Nestled in a prime location along 327 feet of Miami River frontage, Faena Residences Miami offers easy access to the cultural and culinary delights of the neighborhood
- A legacy project by architect Rafael Viñoly, showcasing his visionary approach by blending functionality and artistry to redefine modern urban living
- Bryan O’Sullivan Studio infuses each interior with an elegant touch, combining modernity and warmth to create refined, livable spaces
- Sasaki curates lush landscapes throughout, seamlessly integrating vibrant designs with the natural beauty of a private, redefined riverside park
- Experience a life immersed in art, with site-specific masterpieces commissioned from renowned international artists—including signature works by Faena collaborators Juan Gatti and Andrés Reisinger—integrated throughout the property

Amenities

The Arrival

- 24/7 staffed guardhouses ensure a secure and luxurious arrival experience through the 14-acre Faena District Miami River
- Private porte cochère along the riverfront, offering an unmatched welcome experience
- Seamless yacht arrival and departure experience via private riverfront access, complemented by dedicated marine concierge programming
- Lush, landscaped gardens seamlessly integrated along the riverfront, creating a verdant retreat with direct access to Miami’s cultural and recreational offerings
- The Cathedral: An immersive lobby space with a mural depicting a whimsical narrative where a community blooms in a garden of creativity on the bed of the Miami River
- Private elevator lobbies plus additional service elevators
- Curated café space offering a refined setting for casual gatherings with both indoor and outdoor seating
- The Chapel: Dedicated entrance offering privileged access to the Cultural Society located on the Sky Bridge



THE SKY BRIDGE

A PINNACLE OF CULTURE, WELLNESS, AND COMMUNITY

Soaring above the Miami River on floors 61, 62 and 64, Faena Residences Miami Club is a vibrant social hub of culture, wellness, and community. Spanning three interconnected levels and linking both towers 700 feet in the air, it’s more than an amenity—it’s a cultural sanctuary designed to spark connection and inspire curiosity.

Level 61

- The Pistil serves as a dynamic cultural forum and gathering place, featuring a bar and dining terrace that foster an immersive social experience
- Outdoor terrace overlooking the city and Biscayne Bay
- Creative Lounge, featuring communal workspaces, three reservable private meeting rooms, an executive conference suite, and an outdoor terrace
- Library Lounge with seating areas, work tables, and a bar
- Billiards & game room for leisure and entertainment
- Private Dining Room for 14, serviced by the restaurant and Bloom Bar
- Bloom Bar, featuring an exclusive outdoor lounge area
- Dining Room with a terrace, offering panoramic views of the city and bay

Level 62

- Exclusive access to curated wellness spaces offering a refined blend of fitness, spa, and restorative experiences
- 40-seat Theater for screenings, performances, and cultural programs
- Content Creation Rooms and Recording Studio, catering to artists and visionaries
- Guest Suites with private terraces, providing an elevated hospitality experience

Level 64

- Faena Beach infinity edge pool, with breathtaking views over Miami
- Faena Beach Bar providing full-scale, poolside food and beverage service
- Private cabanas, day beds, and loungers, with dedicated towel, food, and beverage service by Faena’s signature butlers

COMMUNITY

In the wake of Miami’s rapid growth and cultural transformation, the desire for meaningful connection runs deeper than ever. Faena Residences responds with intention—bringing residents together through shared experiences and thoughtfully curated moments.

CULTURAL PROGRAMMING

An evolving calendar of immersive experiences celebrates art, intellect, and innovation. Residents gain access to conversations with cultural icons and creative leaders through programming that includes:

- Private screenings and filmmaker Q&As
- Conversations with thought leaders and visionaries
- Live music and dance performances
- Guest chef dinners and tasting experiences
- Masterclasses in everything from culinary and visual arts to wellness and wine
- Cultural trips to sought-after destinations
- Family-friendly experiences that engage all ages



PODIUM



Tierra Santa Healing House

- Floor-to-ceiling glass walls in an open plan Spa, comprised of a variety of heat and steam experiences
- Smart pool with underwater sound
- Longevity clinic
- Sauna infused with South American herbs, offering a sanctuary of deep relaxation and renewal
- Red light IR therapy room used to improve skin health, boost energy production and improve cell function
- Cold plunge invites guests to self-guided immersions, following science-based protocols that support recovery and boost metabolism
- Salt and shower passages blend immersive heat experiences with rejuvenating hydrotherapy and mineral-rich rituals
- A hammam sits at the heart of the spa, centered around a striking slab of Amazonite
- Couples heated stone beds that offer water massage therapies
- Horizontal rain shower beds, innovatively designed to offer a soothing and rejuvenating rainfall experience while you lie down comfortably
- A botanical steam room with 100% humidity, featuring cold-pressed botanicals from South America for an intense, invigorating experience
- State-of-the-art treatment rooms to be booked by therapists, physiotherapists, or facialists on demand by residents
- The Glam Room offers up to five services in a single session—including scalp spa, mani, pedi, and lash treatments—alongside traditional men’s grooming for a complete, tailored experience
- Beauty Arcade offers a premier selection of skincare, haircare, nail care, and makeup services, allowing guests to indulge in a refined beauty experience right at home
- Indoor & Outdoor relaxation areas
- Men’s and women’s changing rooms



Gym & Fitness

- Virtual and in-person instructors available
- Immersive and live streaming yoga classes in studio or outdoor deck
- Mat, reformer and standard pilates classes in a dedicated pilates studio
- Weight training area
- Cardio area
- Stretch area
- Outdoor workout terrace
- Locker room and towel station



Recreation

- Multifunctional padel court
- Outdoor table tennis area
- Golf simulator
- Indoor-outdoor lounge with Juice & Coffee Bar
- Outdoor fire pit
- Dedicated Kids Play area
- Pet Spa



Pools

- An expansive lap and relaxation pool, thoughtfully secluded by lush greenery, offering a serene and private escape
- Cabanas and relaxation lounges nestled within serene spa gardens
- Poolside towel, food and beverage service by Faena’s signature Butlers



BUILDING FEATURES

- Two 68-story riverfront towers connected by a 45,000 sq. ft Sky Bridge
- 406 one-to-four-bedroom residences ranging from 711 sq. ft to 3,181 sq. ft
- River Loft residences ranging from 1,429 sq. ft to 3,304 sq. ft
- Sky Loft residences ranging from 2,266 sq. ft to 6,652 sq. ft
- Penthouse residences available upon request
- Expansive Miami River, skyline, and Biscayne Bay views
- Private access to Riverfront Park and waterfront promenade
- Distinctive design elements inspired by iconic Faena destinations, thoughtfully reimagined to reflect the spirit of the riverfront setting



RESIDENCES FEATURES

- Bryan O’Sullivan designed residences infused with Faena’s signature style
- Private and semi-private elevator vestibules
- Open floor plans designed to maximize views of the Biscayne Bay, Miami River, and city skyline
- Floor-to-ceiling impact resistant, sliding glass doors
- Expansive 10-foot-deep outdoor terraces
- Prewired for smart-home technology
- Pre-wired for designer illumination and A/V systems
- All residences are delivered fully finished featuring travertine flooring throughout living spaces and thoughtfully appointed kitchen and bathrooms

KITCHENS

- Custom Italian cabinetry with two finish options
- Natural stone countertops and backsplashes
- Fixtures by THG
- State-of-the-art appliances by Gaggenau, including:
 - Paneled refrigerator
 - Wall oven and microwave
 - Cooktop
 - Dishwasher

PRIMARY BATHROOMS

- Handcrafted stone vanities with custom-designed hardware and integrated mirrored medicine cabinets
- Natural stone flooring
- Floor-to-ceiling natural stone walls with baseboards precisely matched to the vanities
- Fixtures by THG
- Soaking tubs in select residences

FORTUNE INTERNATIONAL GROUP Co-developer

KAR PROPERTIES Co-developer

RAFAEL VIÑOLY ARCHITECTS Architecture

BRYAN O’SULLIVAN Interior Design

SASAKI Landscape Design

FORTUNE DEVELOPMENT SALES Exclusive Sales and Marketing



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