



PALMA

MIAMI BEACH RESIDENCES

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An evolving story

We all yearn for that moment when once again we are at peace and think about only that moment. Simplicity. Delicious. Quiet but not remote. Far but close. Serviced with a Mediterranean flair that is present but never obtrusive. Boutique with neighbors you can call friends. Steps from the beach and also the Riviera the world knows Miami Beach to be.

This is PALMA - a forever destination for you, your family and even friends who you trust will appreciate the gift they experience when visiting.

Do not go quietly into the night - live a life you love in a place that makes you smile every time.

In the beginning only you will know the way it makes you feel but shortly after everyone will recognize the difference that allows you be brighter, laugh louder and awaken in the sea where your body floats and mind drifts.



the luxury of island life

PALMA features all the allure of Miami Beach being situated just steps away from its pristine beaches and with views of both ocean and islands in the bay. PALMA owners can indulge in a sun-kissed island lifestyle in this bespoke and Mediterranean oasis while having quick access to an international playground - South Beach.



Artist's Conceptual Rendering



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RESIDENTIAL FEATURES

- Beach-luxe residences with modern open layouts
- All residences are delivered fully finished and furnished by award-winning Studio Ramirez
- Panoramic ocean and bay views in select residences
- Private balconies for outdoor enjoyment from your home
- Luxurious 9-10 ft ceilings giving space and light to the feeling of your residence
- Floor-to-ceiling sliding glass doors with resistant glass
- Advanced technology Smart Building
- Residences are pre-wired for high-speed internet
- Energy efficient central air conditioning and heating system
- Washer and dryer combo included with residence
- Spacious closets for your beach-chic wardrobe

KITCHEN

- Imported European-cabinets with premium fittings
- Bosch appliance package with refrigerator, oven, cooktop, microwave, and dishwasher
- Premium stone countertops and backsplashes for the ultimate culinary experience
- Contemporary stainless steel under-mounted sink
- Elegant faucet with integrated spray handle

MASTER BATHROOM

- Imported European cabinets with premium hardware and drawer pulls
- Premium stone countertops and backsplashes
- Rectangular trough porcelain sinks with dual elegant faucets (in select residences)
- Custom-finished porcelain floors and walls in wet areas
- Glass shower enclosures
- Premium European-style fixtures and accessories



Artist's Conceptual Rendering

DEVELOPER

Lefferts

ARCHITECTURE

Built Form

INTERIOR DESIGN

Studio Ramirez

LANDSCAPE ARCHITECT

Keith

THE DETAILS

Fully Furnished Residences
No Minimum Rental Restrictions
Boutique 14 Story Building
Only 126 Residences

RESIDENTIAL MIX**1 BEDROOM**

406-572 SF | 38 - 53 M²

2 BEDROOM

616-893 SF | 57 - 82 M²

PENTHOUSES

414 - 1,342 SF | 38 - 125 M²



14

STORIES

126

RESIDENCES

AN ACTIVE LIFE IN YOUR NEIGHBORHOOD

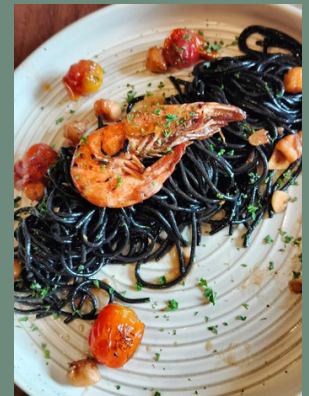
Live an active and vibrant lifestyle at PALMA in Miami Beach. From coastal strolls, beach relaxation, and thrilling water sports like jet skiing and paddle boarding you'll have a world of natural fitness always at your door. Then, add in neighboring tennis and pickleball courts, golf courses, and beach volleyball, and every day becomes a new adventure.



BAL HARBOUR SHOPS

Indulge in unparalleled luxury shopping at Bal Harbour Shops, the epitome of sophistication in Miami Beach. A curated collection of world-renowned designer boutiques, exclusive brands, and exquisite dining options are minutes from your home. From high-end fashion to fine jewelry, discover the pinnacle of style and elegance in one of the most prestigious shopping destinations in the world. Here, luxury knows no bounds.





A CHARMING LOCAL DINING SCENE - MEDITERRANEAN STYLE.

From PALMA you can embark on a culinary journey through a vibrant Mediterranean-type neighborhood. Meander small streets lined with quaint cafes, bustling bistros, and cozy trattorias. Find fragrant seafood paella to mouthwatering kebabs, each offering there own flavor of living on an island and near the sea. Here, you can explore and discover deliciousness at every corner.

A FAMOUS NEW YORK CHEF OPENING NEXT DOOR





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BUILDING FEATURES

- Double-height lobby with floor-to-ceiling windows
- Reception desk
- 24-hour secure access to building, amenities, garage and private residential areas
- Advanced technology SMART building with high-speed fiber-optic internet access
- WiFi throughout all common areas
- 14-story landmark building designed by Built Form
- Curated retail tenants on ground level
- Beach Service with reserved seating for residents only

BUILDING AMENITIES

- Resort-style pool with private daybeds and luxe cabanas
- Outdoor summer kitchen with bar and pool deck event area
- Resident lounge on pool level with indoor and outdoor seating for private resident events
- State-of-the-art fitness center fully-equipped with Technogym with view of resort pool area
- Wellness hot tub and arctic cold-plunge pools

PALMA BEACH CLUB

Welcome to "luxury beach", where indulgence meets relaxation in the heart of Miami Beach. Picture yourself lounging in our sumptuous beach chairs, where every detail is tailored to your comfort and enjoyment. Our attentive staff anticipates your every need, ensuring seamless service with a smile. Craving Mediterranean flavors? Our on-demand food service brings the taste of the Mediterranean straight to your cabana. Finally a beach club that is curated to perfection.





LEFFERTS

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage is measured to the exterior face of exterior walls and to the centerline of interior demising walls or to the exterior face of walls adjoining corridors or other common elements or shared facilities without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction.

*Restrictions apply **Restrictions apply with hours of operation