



COLETTE

RESIDENCES

**BUILT FOR THE FEW.
ADMIRER BY THE MANY.**

Tucked between the pulse of South Brickell and the quiet grace of Coconut Grove, Colette introduces a new rhythm of urban living—measured, intimate, and refined. This boutique enclave of 38 residences features an interconnected design of five levels rising to rooftops that open to the Miami sky—a balanced composition of urban vitality and residential calm, historic character and contemporary sophistication.

**CRAFTED FOR THOSE
WHO KNOW.**

Brought to life by Meta Development alongside visionary, award-winning partners, this residential landmark reflects decades of collective expertise. The team behind it has shaped iconic projects worldwide, uniting development, architecture, engineering, landscape, and sales under one vision. Guided by a shared pursuit of design excellence and innovation, the result is a building defined by elegance, craftsmanship, and purposeful functionality—crafted to transform daily living in a way unlike anything else in Miami.

THE BRILLIANT MINDS BEHIND COLETTE

DEVELOPER
META DEVELOPMENT

EXCLUSIVE SALES AND MARKETING
DOUGLAS ELLIMAN DEVELOPMENT MARKETING
EKLUND GOMES

OSPA
DESIGN ARCHITECTURE & INTERIOR DESIGN

BELLON ARCHITECTURE
ARCHITECT OF RECORD

HAMMOND & ASSOCIATES, INC.
MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING

DAVID O. DESIGN
LANDSCAPE ARCHITECTURE

MARKETING
META DEVELOPMENT
ELEPHANT SKIN

EASTERN ENGINEERING GROUP
STRUCTURAL ENGINEERING

PARAMOUNT CONSULTING & ENGINEERING, LLC.
WATERPROOFING AND BUILDING ENVELOPE CONSULTING

AQUADYNAMICS DESIGN GROUP, INC.
AQUATIC ENGINEERING CONSULTANT

A LUZIA
LIGHTING DESIGN





BUILDING FEATURES

- 24/7 Concierge and front desk service.
- Advanced access control and continuous surveillance ensure peace of mind.
- High-speed Wi-Fi available throughout all shared spaces, inside and out.
- Two to three dedicated parking spaces per residence within a covered self-parking garage.
- On-demand valet service available 24/7, with the option for residents to self-park.
- Parking garage equipped for residential Level 2 electric vehicle charging.
- One private storage unit per residence.
- Convenient bicycle storage.

RESIDENCES FEATURES

Colette is a boutique collection of distinction: 38 residences, including two penthouses, designed for privacy, generous proportions, and a seamless indoor-outdoor connection.

- Two- to four-bedroom residences range from 2,144 - 3,180 SF, featuring expansive layouts and private balconies that seamlessly extend the living spaces outdoors.

- At the crown of the building, two expansive penthouses—measuring 5,916 and 6,128 SF—each with a private rooftop pool, outdoor kitchen, and 1,200 SF terrace.
- Floor-to-ceiling, impact-resistant windows and sliding doors are designed to flood interiors with natural light.
- Residences feature gypsum ceilings up to 10'6" high, emphasizing openness and light within layouts shaped by contemporary architectural principles.
- Private terraces wrap each residence, flowing from living areas to primary bathrooms, set against a backdrop of refined landscaping.
- Four private elevators provide password-protected access directly into each home.
- A service elevator provides convenient secondary access to each residence.
- Residences feature MIELE appliances and a full-height 78-bottle wine cooler.
- Every laundry room comes equipped with a full-size washer and dryer, a utility sink and a built-in cabinetry for added functionality.
- Residences are pre-wired for smart-home technology, allowing effortless integration of lighting, climate control, window treatments, audio, and other home systems.
- Individually controlled central A/C with linear diffusers preserves a clean, continuous design.

RESIDENCE FINISHES

ESSENCE IN EVERY DETAIL

- Kitchens feature custom Italian millwork by CESAR, extending to bathrooms and laundry rooms, all finished with fingerprint-resistant surfaces.
- Kitchens and laundry areas feature KOHLER and BLANCO fixtures, uniting precision craftsmanship with enduring performance.
- Tailor-made mineral-based countertops from INALCO add both durability and refined aesthetics across kitchens, bathrooms, and laundry rooms.
- Bespoke Italian millwork by LEMA elevates the walk-in closets, combining exceptional craftsmanship with timeless elegance.
- Crafted by PORCELANOSA, the large-format, mineral-based flooring merges cutting-edge performance with elegant, sustainable design.
- Thoughtfully designed for modern living, residences feature integrated recessed lighting and refined bathroom sconces.
- Bathrooms are appointed with Graff matte-black fittings, Victoria & Albert freestanding bathtubs, and Duravit wall-hung toilets — a curated selection that embodies contemporary elegance and timeless quality.

THE GARDEN RESIDENCES



- 3 BR
- 4 Residences, Ground Floor
- 2,166 - 2,358 SF

Four distinctive residences with private gardens, outdoor kitchens, and spas—offering the intimacy and comfort of a private home, combined with the services and amenities of a boutique building.

THE COLETTE RESIDENCES



- 2 BR, 3 BR & 4 BR
- 28 Residences, 2nd to 5th floors
- 2,210 - 3,184 SF

This ensemble of residences offers a selection of two-, three-, and four-bedroom homes, each thoughtfully designed with generous layouts and seamless indoor-outdoor connection.

THE TERRACE RESIDENCES



- 3 BR
- 4 Residences, 1st Floor
- 2,143 SF

A limited collection of residences offers expanded terraces that flow effortlessly from the interiors, creating rare open-air living in the heart of South Brickell—perfect for entertaining or a quiet retreat.

THE PENTHOUSES AT COLETTE



- 4 BR + Office + Family Room
- 2 Residences, 5th Floor
- 5,916 and 6,128 SF

At the crown of the building, two exclusive penthouses each offer four bedrooms, a family room, office, and pantry. Designed for the most refined lifestyles, these residences open to private rooftops with summer kitchens and pools—creating rare sanctuaries for entertaining, relaxing, and taking in panoramic views of Miami.





AMENITIES

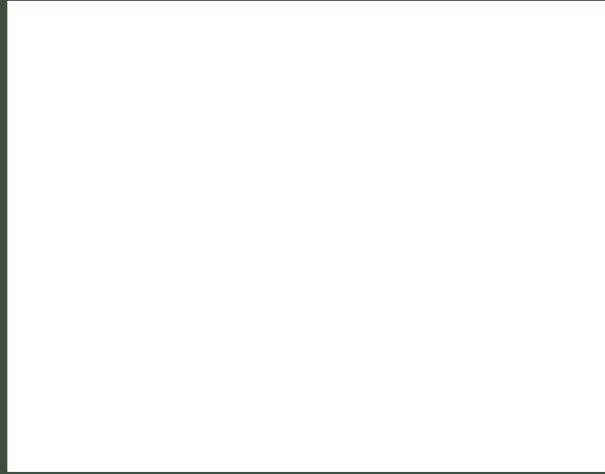
CURATED LIVING, BY DESIGN

- A double-height lobby welcomes residents with natural light, elegant scale, and lush greenery.
- Thoughtfully designed spaces include a screening room, children's playroom, and meeting room.
- A TECHNOGYM fitness center extends outdoors to a tranquil area ideal for yoga, stretching, and relaxation, embraced by panoramic views of the city and bay.
- The spa includes wellness areas with a jacuzzi, a sauna, and a massage room, offering a relaxing and restorative experience.
- An intimate indoor lounge with a catering kitchen offers an elegant setting for private dinners and events.
- The outdoor lounge invites open-air gatherings with a kitchen and barbecue area.
- On top of the building, the 50-foot pool is complemented by private cabanas and a sprawling 5,200 SF sun deck.
- Beyond the rooftop pool, more than 15,000 SF of common areas provide versatile amenities, a rare privilege for just 38 residences.



COLETTE

RESIDENCES



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE 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.

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