RAFFLES
RESIDENCES
COCONUT GROVE

For the first time in Raffles' 140-year history, its legendary hospitality finds a new expression in a standalone collection of private residences. Personalized service, cultural richness, and unexpected moments of magic are reimagined for the intimacy of home.

Poised above the canopy and overlooking the shimmering waters of Biscayne Bay, an intimate collection of just 35 private residences brings the distinctive world of Raffles to Coconut Grove.

Envisioned by Mast Capital and BH Group, Raffles Residences Coconut Grove is a testament to enduring craftsmanship and thoughtful design, deeply rooted in Coconut Grove's natural beauty and vibrant culture.

THE BUILDING

- An intimate collection of 35 private residences in the heart of Coconut Grove
- A thoughtfully curated amenity program offering an exceptional expression of Raffles hospitality and residential living
- Gracious two- to four-bedroom residences ranging from approximately 2,148 to 4,216 square feet
- Exclusive Penthouse Collection, with details available upon request
- Designed to meet the Florida Green Building Coalition Commercial Standard

THE VISIONARIES

BRAND
Raffles Hotels & Resorts

ARCHITECTURE
Brandon Haw Architecture

INTERIORS
Banda Studio

LANDSCAPE
Enea Landscape Architecture

DEVELOPER
Mast Capital
BH Group

THE RESIDENCES

A Private World on the Bay

- Private elevator arrival into a dedicated foyer
- Discreet service entrance
- Twelve-foot floor-to-ceiling glass framed by bronze mullions, complemented by integrated cove ceilings
- Up to ten-foot-deep wraparound terraces, approximately 35 to 50 feet in length, with sweeping views of Biscayne Bay, the treetops, and Miami skyline
- Honed natural stone flooring throughout
- Family rooms in nearly every residence, with additional dens in many layouts
- Banda Studio-designed kitchens featuring Dolce Vita quartzite stone countertops, backsplashes and island, full-height custom timber cabinetry, and sculpted bronze hoods
- Full Sub-Zero and Wolf appliance suite
- Butler's pantry in select residences
- Seamless living and dining spaces designed for entertaining
- Primary suite with dual dressing rooms and a midnight bar
- Primary bathrooms appointed in stone, featuring dual vanities and sculptural freestanding soaking tubs in select residences
- En-suite bathrooms in every bedroom

AMENITIES

The Art of Arrival

- A grand porte-cochère leading to an expansive residential lobby offering a gracious arrival in to the world of Raffles

Pool & Rooftop Retreat

- Rooftop pool overlooking Biscayne Bay and Coconut Grove
- Private cabanas and sun chaises designed for leisurely days by the pool
- The Drawing Room, a secluded rooftop clubroom for gathering, entertaining, and unwinding
- The Writer's Room, a quiet rooftop sanctuary with sweeping views toward the Miami skyline

Wellness & Fitness

- Residents' spa featuring sauna, steam room, experiential shower, hot and cold contrast plunges, and an ice fountain
- Private treatment rooms, including a couples treatment room, which also functions as a private salon
- State-of-the-art fitness suite with a dedicated movement and meditation studio, private Pilates reformer studio, and outdoor terrace for yoga and stretching

Leisure & Entertainment

- Speakeasy with an adjoining lounge terrace for evenings of relaxed entertaining
- Cinematic screening room with plush lounge seating
- Dedicated children's lounge opening onto an outdoor imagination garden
- Secure bicycle storage for convenient everyday access

SERVICES

Service, Made Personal

- Dedicated, Raffles-trained residential butler
- Raffles Director of Residences attending to residents' needs
- Personalized lifestyle concierge, attuned to residents' individual preferences
- 24-hour manned reception with valet service
- Deliveries received through each residence's private foyer
- Discreet home management, including housekeeping, maintenance, floral arrangements, and pantry provisioning*
- House car available upon request

*Select services are available à la carte, at additional cost · Residence features, dimensions and configurations vary by residence and remain subject to final confirmation.

ACCOR OWNERSHIP BENEFITS PROGRAM

Owners at Raffles Residences Coconut Grove are eligible to join the Accor Ownership Benefits Program, offering VVIP recognition and exclusive privileges across Accor's global portfolio.

Global Privileges

- Elite Diamond status in ALL Accor
- Dedicated VIP reservation desk to support travel planning across Accor's global network of hotels and resorts
- Preferred Owner's Rate across 45+ brands worldwide
- Elevated recognition at more than 5,800 hotels and resorts worldwide

RAFFLESRESIDENCESCOCONUTGROVE.COM

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