

# Casa Bella

## RESIDENCES

by **B&B ITALIA**

The Art of Italian Living Curated by Piero Lissoni

Sales Gallery  
1400 Biscayne Boulevard  
Miami, Florida

CasaBellaResidences.com  
305.290.1008

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### Welcome to the height of sophisticated Italian living in a vibrant, Milan-inspired setting.

Come home to limitless Italian sophistication and luxury. Enjoy stunning views everywhere you turn. Surround yourself with soaring, light-flooded interiors, garden-filled grounds, and unrivaled, abundant amenities, including a poolside lounge with a Mediterranean café and craft cocktails.

Brilliantly imagined by the best creative minds and personally customized by world-renowned architect Piero Lissoni, at Casa Bella Residences by B&B Italia we have collaborated with the most celebrated Italian artists to curate your home with select masterworks from the B&B Italia collections—bringing the exquisite experience of Italian design to life.

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### SITE HIGHLIGHTS

Located in the heart of the Arts & Cultural District, one of Miami's most prestigious neighborhoods, a thriving, international hub of arts, dining, finance, culture, and entertainment, within minutes of world-renowned museums, including the Museum of Art and Design, Pérez Art Museum, The Phillip and Patricia Frost Museum of Science, Miami Heat's FTX Arena, and the city's see-and-be-seen districts: Wynwood, Miami's Design District, Downtown Miami, Miami Beach, Brickell, and Coconut Grove. In addition, it's a quick ride from Miami International Airport and offers easy access to major thruways.

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### DEPOSIT STRUCTURE

20% at Contract  
10% at Ground Breaking  
10% at Top Off  
60% at Closing

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### RESIDENCE CONFIGURATIONS

1 Bedroom, 1 bath: 711 sf  
1 Bedroom, 2 baths, + den: 1,216 sf – 1,595 sf  
2 Bedrooms, 2 baths: 1,303 sf - 1,326 sf  
2 Bedrooms, 3 baths, + den: 1,819 sf  
3 Bedrooms, 3.5 baths: 1,953 sf  
4 Bedrooms, 4 baths: 2,187 sf

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### PENTHOUSE CONFIGURATIONS

2 Bedrooms, 2.5 baths: 2,605 sf  
3 Bedrooms, 3.5 baths + den: 2,287 sf – 2,406 sf  
5 Bedrooms, 5.5 baths: 4,937 sf – 5,890 sf

Sales by Fortune Development Sales

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### THE TEAM

#### BRAND: B&B ITALIA - bebitalia.com

Founded in 1966 by Piero Ambrogio Busnelli, B&B Italia stands out both for its representation of contemporary culture as well as its research and innovation, which has allowed the brand to create products with unique style and artistry. The fruitful partnership between the company's Research & Development Center, a workshop for ideas and excellence, and the best international design professionals has resulted in the creation of iconic products that have radically helped define the history of design. B&B Italia has been honored with numerous awards and is a four-time winner of the most coveted award in Italian industrial design: the "Compasso d'Oro."

#### DEVELOPERS

##### THE RELATED GROUP - relatedgroup.com

The Related Group has enhanced skylines with iconic developments for over 40 years, transforming ordinary buildings into extraordinary and vibrant residential environments. Related is celebrated for its innovative design, inclusive approach, and enduring quality, through partnerships with world-renowned architects, designers, and artists.

##### ALTA DEVELOPERS - altadevelopers.com

Through advanced aesthetics and technology, Alta Developers operates with a commitment to environmental sustainability and cultural integrity, ensuring its formidable reputation of creating landmark properties.

##### ARCHITECT: ARQUITECTONICA - arquitectonica.com

Led by Principals Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica pushes the limits of design with its groundbreaking use of materials, geometry, pattern, and color to create a new kind of humanistic modern aesthetic, redefining and elevating Miami's cityscape since 1977.

##### INTERIORS: LISSONI & PARTNERS - lissoniandpartners.com

Led by Piero Lissoni, Lissoni & Partners has a 30-year history of developing international projects in the fields of architecture, landscape, interior, product, and graphic design, in addition to being responsible for the art direction for some of the world's most influential design companies. The firm combines a range of expertise with a tailored approach that sets it apart, establishing a stylistic code and visual identity that are clearly and instantly recognizable.

##### LANDSCAPE ARCHITECT: ENZO ENEA - enea.ch

Enzo Enea is the creator of ENEA GmbH, one of the world's leading landscape architecture firms, based in Switzerland, known for its multi-disciplinary team and extraordinary ability to create a striking balance of indoors and out, from custom luxury gardens to public parks. In 2006, Enea opened the firm's first U.S. division in Miami. The firm's work includes, among others, residential, commercial, and public projects; it has earned recognition across the globe, and locally, from the Florida Chapter of the American Society of Landscape Architects.

# Building Amenities

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## INDOOR AMENITIES

Casa Bella Residences by B&B Italia offers two complete floors abundant with amenities, including a world-class fitness and wellness center, dedicated entertainment spaces, and a robust business hub.

Adult Lounge  
Game Room  
Children's Playroom, with educational games and smartboard  
Spacious Party Room overlooking Biscayne Bay  
Cinema  
Wine Room  
Museum quality art collection  
Fully equipped Business Center, including conference room  
Co-working space with a comfortable lounge  
Pet Spa

360 Wellness Center including:  
Premier fitness center overlooking Biscayne Bay  
Private yoga room  
Spin room  
World-class spa, offering a suite of on-demand services  
Beauty salon with mani-pedi stations

## Residential Features

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All residences feature two private elevators and a private vestibule. Elevators are equipped with biometric access control for enhanced security. Most units enjoy spacious pass-through layouts with soaring 10-foot ceilings and breathtaking views of Biscayne Bay, Miami's downtown skyline, and stunning sunsets from the west.

Sleek Italian cabinets in kitchens and baths by ITALKRAFT  
An exquisite selection of cabinet finishes and countertops, all individually selected by Piero Lissoni  
Top-of-the-line black glass appliance package includes integrated, paneled 36-inch Sub-Zero refrigerator/freezer, silent paneled dishwasher, Wolf built-in convection oven, Wolf built-in speed oven, ceramic glass countertop, and wine refrigeration (in most units)  
Oversized stainless steel zero radius sink with single-lever European-designed pullout faucet drawer

Piero Lissoni-designed master baths with Italian cabinetry and design  
Vanity backlit mirrors  
Elongated electric water closet  
Spacious spa tubs and frameless glass-enclosed showers in master baths  
Imported porcelain flooring and walls  
Italian-designed faucets  
Powder rooms in select residences

## PENTHOUSE COLLECTION

Our exclusive Penthouse Collection includes 24 spacious penthouses with 11-foot ceilings and 4 Upper Penthouses with 12-foot ceilings. Two of the Upper Penthouses enjoy a private rooftop terrace, each designed with a summer kitchen and spa tub, set against incredible views of the ocean and Miami's Downtown skyline.

## OUTDOOR AMENITIES

A stunning 12th floor pool deck, featuring Italian-inspired gardens designed by world-renowned landscape architect Enzo Enea, luxury spa, and 78-foot lap pool with incredible views of Biscayne Bay.  
Poolside bar and Mediterranean café  
Private cabanas and shaded lounge areas  
Towel service and sun-care kiosk  
Open-air yoga lawn  
Pickleball court  
Private dining with dedicated space for outdoor grilling  
World-class artwork throughout common areas

## 55<sup>TH</sup> FLOOR SKY POOL TERRACE OBSERVATORY

Soaring 650 feet high, is the rooftop pool and terrace which includes Casa Bella's private observatory—with a state-of-the-art telescope—features extraordinary panoramic views of the Biscayne Bay.

## RESIDENTIAL SERVICES

### The Grand Bay Beach Club

All residents enjoy complimentary one-year membership privileges at Grand Bay Beach Club in Key Biscayne.

### 24/7 Services

Valet parking  
Multilingual team on site to assist at any hour  
Security  
Maintenance staff

### On-Demand Concierge

Housekeeping  
Pre-arrival grocery shopping & delivery  
Butler & "While You're Away" services  
Dry cleaning & laundry  
Nanny and childcare  
Overnight shoe shining  
Pet care services  
Preferred tickets to theater and other events  
Courier services  
Personal IT and tech support  
Translation services  
Newspaper delivery

## CUSTOM RESIDENCES BY B&B ITALIA

Casa Bella Residences by B&B Italia offers the rare opportunity to have your home exclusively curated by B&B Italia, Italy's leading luxury furniture brand. B&B Italia's celebrated designers will consult with you to understand your vision and create masterful, luxury interiors that reflect your individual aesthetic, with thoughtfully selected pieces from the B&B Italia collections.