

# Casa Bella

RESIDENCES

by **B&B ITALIA**

The Art of Italian Living Curated by Piero Lissoni

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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

10% at Contract  
10% at Contract  
10% at Ground Break  
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 – 1,613 sf  
2 Bedrooms, 2 baths: 1,303 - 1,819 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

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## THE TEAM

### BRAND: B&B ITALIA

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

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

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

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

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

Enzo Enea is the creator of ENEA GmbH, one of the world's leading landscape architecture firms, 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  
Comfortable WFH Lounge for work/life balance  
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

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## 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.

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## 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

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## 60TH FLOOR SKY POOL TERRACE OBSERVATORY

Soaring 650 feet high, Casa Bella's private observatory—with a state-of-the-art telescope—features extraordinary panoramic views.

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## 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

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## 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.

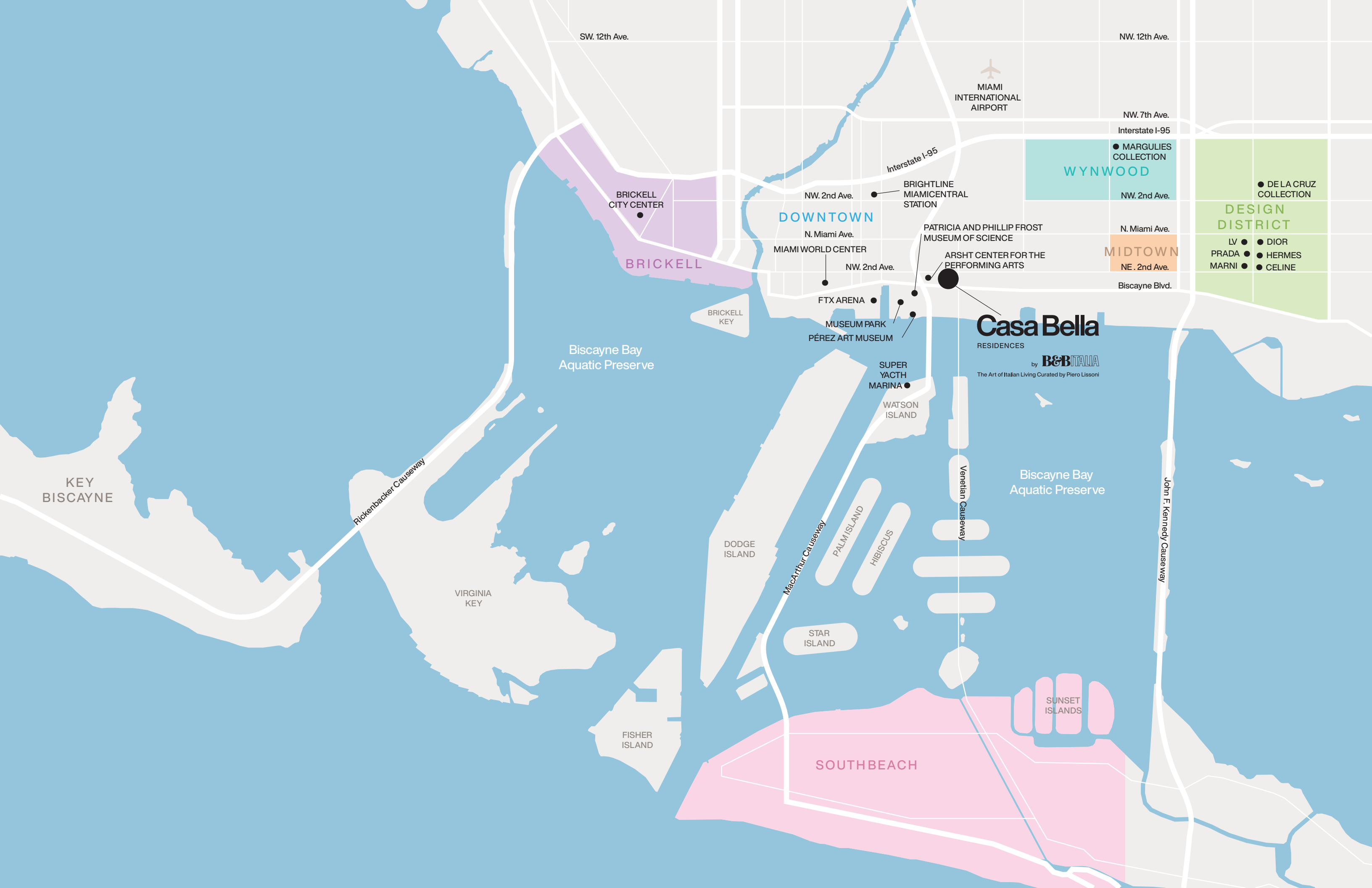
# Casa Bella

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SW. 12th Ave.

NW. 12th Ave.



MIAMI INTERNATIONAL AIRPORT

NW. 7th Ave.

Interstate I-95

WYNWOOD

MARGULIES COLLECTION

NW. 2nd Ave.

DE LA CRUZ COLLECTION

DESIGN DISTRICT

BRICKELL CITY CENTER

DOWNTOWN

NW. 2nd Ave.

BRIGHTLINE MIAMICENTRAL STATION

N. Miami Ave.

MIAMI WORLD CENTER

NW. 2nd Ave.

PATRICIA AND PHILLIP FROST MUSEUM OF SCIENCE

N. Miami Ave.

MIDTOWN

NE. 2nd Ave.

LV ● ● DIOR  
PRADA ● ● HERMES  
MARNI ● ● CELINE

BRICKELL

ARSHT CENTER FOR THE PERFORMING ARTS

Biscayne Blvd.

BRICKELL KEY

FTX ARENA

MUSEUM PARK

PÉREZ ART MUSEUM

SUPER YACHT MARINA

WATSON ISLAND

Casa Bella

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Biscayne Bay Aquatic Preserve

Biscayne Bay Aquatic Preserve

KEY BISCAYNE

Rickenbacker Causeway

VIRGINIA KEY

DODGE ISLAND

MacArthur Causeway

PALM ISLAND

HIBISCUS

Venetian Causeway

STAR ISLAND

FISHER ISLAND

SUNSET ISLANDS

SOUTH BEACH

John F. Kennedy Causeway

**56 Pisos**  
**306 Residencias**

Habitaciones	Baños	m <sup>2</sup>	Precio Comienza
1	1	66	\$600,000
1+ Den	2	113	\$850,900
2	2	121	\$840,000
2+ Den	2.5	150	\$1,200,900
3	3.5	181	\$1,470,000
4	4	203	\$1,895,900

### ESTRUCTURA DE DEPÓSITO

- 10% - Reserva
- 10% - Contrato
- 10% - Comienzo de la construcción
- 10% - Finalizar la construcción
- 60% - Cierre



## Que lo hace Diferente

### + 3 PISOS DE AMENIDADES (10, 11 y 12) + PISO 57 - OBSERVATORIO ROOFTOP CON PISCINA

Sala de juegos para niños / Sala de fiestas / Cine / Sala de vinos  
Business Center / Spa para mascotas / Wellness Center  
(Sala de yoga privada, Sala de spinning, Spa) y Salón de belleza  
con estaciones de mani-pedi.

Piso 11 - Piscina olímpica 24 metros. Bar/Café. Cabanas.  
Cancha de Pickleball. Barbacoas.

DESARROLLADO POR RELATED GROUP Y  
ALTA DEVELOPERS

DISEÑADO POR PIERRO LISSONI  
B&B ITALIA - MARCA DEL LUJO MUEBLES

RECIEN LANZADO AL MERCADO  
SE ENTREGA TERMINADO!

The Grand Bay Beach Club - Club de Playa  
Privado, en Key Biscayne



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## Bienvenido a la sofisticada vida italiana inspirado en Milán, en un entorno vibrante.

Entre en casa con la sofisticación y el lujo italiano. Disfrute de impresionantes vistas donde quiera que mire. Rodéese de amplios interiores inundados de luz, jardines frondosos y amenidades infinitas, que incluyen un salón junto a la piscina con una cafetería mediterránea y cócteles artesanales.

Brillantemente diseñado por las mejores mentes creativas y personalizado por el arquitecto de renombre mundial Piero Lissoni.

Casa Bella Residences by B&B Italia recibe la colaboración de los artistas italianos más célebres para diseñar su hogar con obras maestras selectas de las colecciones de B&B Italia, dando vida a la exquisita experiencia del diseño italiano.

## UBICACIÓN

Ubicado en el corazón del Arts & Cultural District, uno de los barrios más prestigiosos de Miami, un próspero centro internacional de artes, restaurantes, finanzas, cultura y entretenimiento, a pocos minutos de museos de renombre mundial, como el Museo de Arte y Diseño, el Museo de Arte Pérez, el Museo de Ciencia Phillip y Patricia Frost, el FTX Arena de Miami Heat y los distritos más populares de la ciudad: Wynwood, Design District de Miami, Downtown Miami, Miami Beach, Brickell y Coconut Grove. Además, ofrece fácil acceso a las principales autopistas y al Aeropuerto Internacional de Miami .

## ESTRUCTURA DE DEPÓSITO

10% a Reserva  
10% al Contrato  
10% al Comienzo de la construcción  
10% al tope (Ultimo Piso)  
60% al Cierre

## RESIDENCIAS

1 Habitación, 1 baño: 66 m<sup>2</sup> - 185 m<sup>2</sup>  
1 Habitación, 2 baños, + den: 113 m<sup>2</sup> - 150 m<sup>2</sup>  
2 Habitaciones, 2 baños: 121 m<sup>2</sup> - 169 m<sup>2</sup>  
2 Habitaciones, 3 baños, + den: 169 m<sup>2</sup>  
3 Habitaciones, 3.5 baños: 181 m<sup>2</sup>  
4 Habitaciones, 4 baños: 203 m<sup>2</sup>

## PENTHOUSES

2 Habitaciones, 2.5 baños: 242 m<sup>2</sup>  
3 Habitaciones, 3.5 baños + den: 212 m<sup>2</sup> - 223 m<sup>2</sup>  
5 Habitaciones, 5.5 baños: 458 m<sup>2</sup> - 547 m<sup>2</sup>

## EL EQUIPO

### MARCA: B&B ITALIA

Fundada en 1966 por Piero Ambrogio Busnelli, B&B Italia se destaca tanto por su representación de la cultura contemporánea como por su investigación e innovación, lo que ha permitido a la marca crear productos con un estilo y arte únicos. La fructífera asociación entre el Centro de Investigación y Desarrollo de la compañía, un taller de ideas y excelencia, y los mejores profesionales del diseño internacional ha dado como resultado la creación de productos icónicos que han ayudado radicalmente a definir la historia del diseño. B&B Italia ha sido honrado con numerosos premios y es cuatro veces ganador del premio más codiciado en el diseño industrial italiano: el "Compasso d'Oro".

### ARQUITECTO: ARQUITECTONICA

### INTERIORES: LISSONI & PARTNERS

### PAISAJISMO : ENZO ENEA

## DESARROLLADORES

### THE RELATED GROUP ALTA DEVELOPERS



 RELATED  ALTA

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. 1444 Biscayne Condominium (the "Condominium") is developed by PRH 1400 BISCAYNE 1, LLC

# Amenidades del Edificio

## AMENIDADES INTERIORES

Casa Bella Residences by B&B Italia ofrece dos pisos completos abundantes con amenidades que incluyen un gimnasio y centro de bienestar de clase mundial, espacios de entretenimiento y un Business Center.

### Salón para adultos

Sala de juegos  
Sala de juegos para niños, con juegos educativos y smartboard  
Amplia sala de fiestas con vistas a la bahía de Biscayne  
Cine  
Sala de Vinos  
Colección de arte de calidad del museo  
Business Center totalmente equipado, con sala de conferencias  
Cómodo salón FMH para equilibrar trabajo y la vida personal  
Spa para mascotas

Wellness center 360 que incluye:

Gimnasio Premier con vistas a la bahía de Biscayne  
Sala de yoga privada  
Sala de spinning  
Spa de clase mundial, con varios servicios bajo demanda  
Salón de belleza con estaciones de mani-pedi

# Características de la Residencia

Todas las residencias cuentan con dos ascensores privados y un vestíbulo privado. Los ascensores están equipados con control de acceso biométrico para una mayor seguridad. La mayoría de las cuenta con elevados techos de 3 metros y vistas impresionantes de la Bahía de Biscayne, el centro de Miami y las impresionantes puestas de sol desde el oeste.

Elegantes armarios italianos en cocinas y baños by ITALKRAFT

Una exquisita selección de acabados de armarios y encimeras, todos seleccionados individualmente por Piero Lissoni

El paquete de electrodomésticos de vidrio negro de primera línea incluye refrigerador / congelador Sub-Zero integrado y panelado de 91 cm, lavavajillas con paneles silenciosos, horno de convección incorporado Wolf, horno de velocidad incorporado Wolf, encimera de vidrio de cerámica y refrigeración de vino (en la mayoría de las unidades)

Grifería de diseño europeo

Baños principales diseñados por Piero Lissoni con gabinetes italianos

Espejos retroiluminados de tocador

Amplias bañeras de hidromasaje y duchas acristal sin marco en baños principales

Suelos y paredes de porcelanato importados

Tocadores en residencias selectas

## PENTHOUSE COLLECTION

Nuestra exclusiva colección Penthouse incluye 24 amplios penthouses con techos de 3.35 metros y 4 penthouses superiores con techos de 3.65 metros.

Dos de los Upper Penthouses disfrutan de una terraza privada en la azotea, cada uno diseñado con una cocina de verano y bañera de hidromasaje, frente a increíbles vistas del océano y el horizonte del centro de Miami.

## AMENIDADES EXTERIORES

Una impresionante terraza de la piscina en el piso 12, con jardines de inspiración italiana diseñados por el arquitecto paisajista Enzo Enea, spa de lujo y piscina de entrenamiento de 24 metros con increíbles vistas a la bahía de Biscayne.

Bar junto a la piscina y cafetería mediterránea  
Cabañas privadas y áreas de lounge a la sombra  
Servicio de toallas y quiosco de cuidado solar  
Césped de yoga al aire libre  
Cancha de Pickleball  
Comedor privado con espacio dedicado para asar al aire libre  
Obras de arte por todo el edificio

## PISO 60 TERRAZA OBSERVATORIO "SKY POOL"

Elevándose a 198 metros de altura, el observatorio privado de Casa Bella - con un telescopio de última generación - cuenta con extraordinarias vistas panorámicas.

## RESIDENTIAL SERVICES

### The Grand Bay Beach Club

Todos los residentes disfrutan de privilegios de membresía de un año de cortesía en Grand Bay Beach Club en Key Biscayne.

### Servicios 24/7

Valet parking  
Equipo multilingüe en el sitio para ayudar a cualquier hora  
Seguridad  
Personal de mantenimiento

### Conserje bajo demanda

Recados domésticos  
Compras y entrega de comestibles antes de la llegada  
Servicios de mayordomo y "While You're Away"  
Tintorería y lavandería  
Niñera y cuidado de niños  
Limpiabotas durante la noche  
Servicios de cuidado de mascotas  
Entradas para el teatro y otros eventos  
Servicios de mensajería  
Soporte técnico y de TI personal  
Servicios de traducción  
Entrega de periódicos

## RESIDENCIAS A MEDIDA BY B&B ITALIA

Casa Bella Residences by B&B Italia ofrece oportunidad de tener su casa curada exclusivamente por B&B Italia, la marca de muebles de lujo líder en Italia. Los célebres diseñadores de B&B Italia harán un estudio personalizado basado en su visión para crear interiores magistrales y de lujo que reflejen su estética individual, con piezas cuidadosamente seleccionadas de las colecciones de B&B Italia.