





Residences at Vizcaya, eighteen sophisticated condominium residences and one privileged place to call home. You will experience condominium living where privacy, tranquility, and unsurpassed luxury are yours to keep. Located in vibrant Coconut Grove, bordered by the sparkling bay and surrounded by Downtown Miami and Key Biscayne, this elite community has it all. Nearby you will find Coral Gables with its eclectic restaurants, galleries and world-class shopping. And just minutes away the sites and sounds of South Beach are within reach. Residences at Vizcaya... unrivaled lifestyle for a select few.

COMMUNITY FEATURES

Hotel style and cosmopolitan amenities such as:

- A private marina with seven individually owned slips.
- Resort style and lap pool with surrounding cabanas and sundeck.
- Two spas.
- Exclusive club and gathering room for private functions.
- A state-of-the-art gym with advanced exercise equipment.
- Valet Service.
- 24 hour concierge service.
- Covered parking.
- Full service back up generator for the entire property.
- 24 hour security.
- 5,000 +square foot private botanical garden.

RESIDENTIAL FEATURES

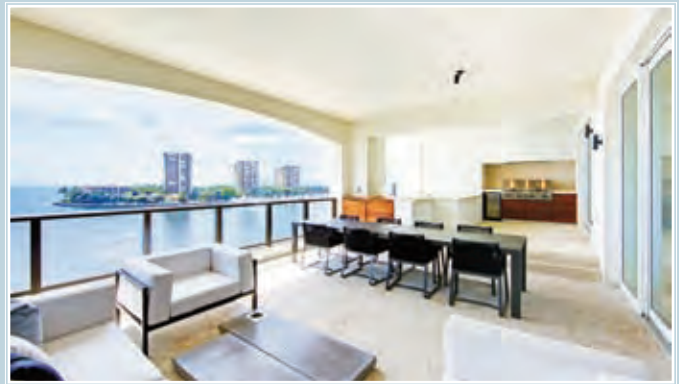
- Private keyed elevators to each residence.
- Speaker wiring in family, kitchen, master bedroom and terrace.
- High-Speed Internet and structured cable package throughout.
- Mia Cuccina Italian cabinets throughout.
- Frameless shower enclosures.
- Hansgrohe master bath shower jets.
- Mail and package receiving desk.
- Fire protection sprinklers.
- Private terrace with heated swimming pools.*
- Spacious walk-in closets. (Build out for masters).
- European contemporary style cabinetry with stainless steel accents.
- Granite or quartz countertops.
- Marble stone master baths with whirlpool jacuzzi tubs.
- Crown molding in all common areas and master bedroom.
- All flooring included.

APPLIANCE COLLECTION

- Miele 54" refrigerator and freezer.
- Miele Designer Series range, hood, single wall oven and built in microwave.
- Miele Designer Series dishwasher.
- Summer kitchens by Alfresco. Includes 54" grill, ice maker, refrigerator, and sink.*
- Miele 24" wine cooler.
- Miele garbage disposal.
- Miele coffee maker.
- Miele washer and dryer.

* Available in V1 and V3 units.







AREA HIGHLIGHTS

Easy and direct access to South Florida's key attractions and destinations, all within 15 minutes of Residences at Vizcaya.

Coconut Grove

- Streets of Mayfair
- Coco Walk
- Kennedy Park and Peacock Park
- Dinner Key Marina

Coral Gables

- Miracle Mile
- The Biltmore Hotel and Golf Course
- Grenada and Venetian Golf Courses
- Fairchild Tropical Botanical Gardens
- Matheson Hammock Park
- Villages of Merrick Park

Key Biscayne

- Rickenbacker Causeway
- Virginia Key Marina
- Crandon Park
- Tennis Center at Crandon Park
- Cape Florida Lighthouse Point

Brickell Avenue and Downtown Miami

- Brickell Key
- Bayside Marketplace
- American Airlines Arena
- Mary Brickell Village
- Carnival Center for the Performing Arts
- Headquarters for multi national corporations
- Fine dining and street cafes

South Beach

- World famous Ocean Drive
- Lincoln Road
- Shopping
- Fine dining and explosive nightlife
- Miles of sandy beaches

