



MONACO

YACHT CLUB & RESIDENCES  
MIAMI BEACH

THE HEART OF MIAMI BEACH  
THE SOUL OF THE CÔTE D'AZUR

*Inspired by the French  
Riviera's enduring glamour,  
Piero Lissoni delivers a new  
level of leisure — transforming  
an iconic stretch of Miami  
Beach's MiMo district into  
an intimate enclave of thirty-  
nine waterfront residences and  
private marina.*













Côte d'Azur-inspired reception and lobby areas, curated by Lissoni®



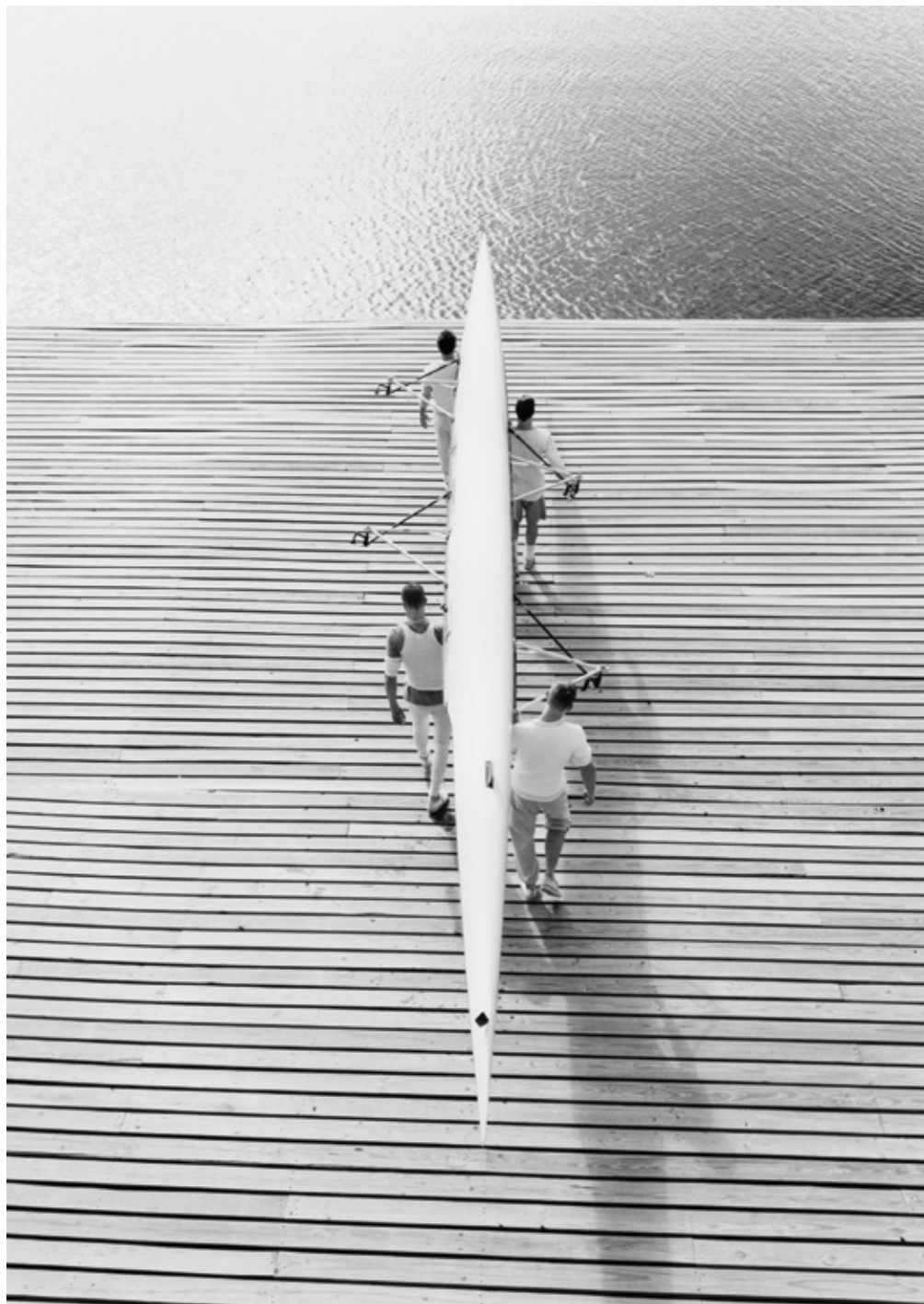






Floor-to-ceiling windows in the double-height lobby frame sweeping views of the Intracoastal and private marina.







*A haven of coastal calm,  
Piero Lissoni's concept  
is imbued throughout every  
facet of this treasured property.  
Each residence is delivered  
fully-finished with a masterfully  
curated selection of fine fixtures  
and finishes, reflecting his  
devotion to uncompromising  
craftsmanship.*

*The aesthetic is warm whites  
and rich woods rooted in  
the essence of a Côte d'Azur  
summer resort. Ocean-  
inspired materials and  
modern details lend an aura  
of Mediterranean high-style.  
The elegant embodiment of  
sea and surf, Lissoni® delivers  
European luxury to the heart  
of Miami Beach.*









Boffi® contemporary, Italian kitchens feature imported stone countertops and Miele® appliances including built-in coffee maker and wine storage.



Deep soaking tubs, frame-less glass wet rooms, rain shower heads and imported marble flooring and walls bring quiet tranquility to master bathrooms.









Rooftop pool, jacuzzi and sun deck with private lounging areas feature an outdoor grill and chef's table for entertaining.





Two half-floor penthouses feature expansive wrap-around, rooftop terraces framing panoramic views of Biscayne Bay and the Atlantic Ocean.



## BUILDING FEATURES

- Twelve-story, waterfront, residential building, designed by internationally acclaimed architectural firm, Arquitectonica
- Thirty-nine 1- to 4-bedroom residences, including two penthouses, ranging from 918 to 4,817 square feet
- Centrally located in Miami Beach's MiMo district on one of the last, remaining waterfront properties
- All residences are delivered fully-finished with fixtures and finishes, curated by Lissoni®
- Côte d'Azur-inspired reception and lobby areas, curated by Lissoni®
- Double-height lobby features floor-to-ceiling windows framing sweeping views of the Intracoastal and private marina
- Panoramic city and Biscayne Bay views overlooking the Miami skyline
- Private entrance with porte-cochère
- ArquitectonicaGEO-curated landscaping
- Secure, assigned parking and guest parking

## AMENITIES

- Twelve marina slips, offered exclusively to residents
- Panoramic views of the Miami skyline from a 5,900 square foot rooftop terrace
- Rooftop pool, jacuzzi and sun deck with plush chaise lounges
- Shaded, rooftop lounge area with outdoor grill and chef's table for entertaining
- Residents' lounge featuring library and breakfast bar, curated by Lissoni®
- State-of-the-art-fitness center overlooking Biscayne Bay
- Exclusive beach access

\*Available in most residences

## RESIDENCE FEATURES

- Residences embrace indoor/outdoor living with expansive terraces up to 1,261 square feet
- Panoramic views of Biscayne Bay, Atlantic Ocean and Miami skyline
- Corner residences offer wrap-around terraces and flow-through, east-to-west floorplans framing both Atlantic Ocean and Biscayne Bay views
- Private elevator entrances and foyers\*
- Residences delivered fully-finished with fixtures and finishes, curated by Lissoni®
- Wide-plank, European Arrigoni wood flooring
- Floor-to-ceiling sliding glass doors and windows
- 10- to 11-foot ceiling heights and smooth-finish ceilings throughout living areas
- Spacious, walk-in closets
- Expansive, outdoor terraces with glass railings accessible from bedrooms and living areas
- Pre-wired for integration of "Smart Building" technology

## KITCHEN

- Boffi® contemporary, Italian kitchens, curated by Lissoni®
- Lissoni-designed cabinet finishes in Alpi wood veneer and white Corian Italian imported stone countertops
- Miele® appliances include built-in oversized refrigerator/freezer, dishwasher, cook top, oven and coffee maker
- Miele® flush-mounted, downdraft elevated hood
- SubZero® wine storage

## MASTER BATHROOM

- Premium bathrooms feature wet areas and views to Biscayne Bay\*
- Frame-less glass wet rooms, rain shower heads and fixtures, curated by Lissoni®\*
- Free-standing Milltek bathtub\*
- Salvatori marble floors and walls
- Italian-designed Milltek integrated double vanity in matte white
- Duravit® commodes





**INTERIOR CONCEPT**

PIERO LISSONI

**ARCHITECT**

ARQUITECTONICA

**LANDSCAPE ARCHITECT**

ARQUITECTONICAGEO

**DEVELOPER**

OPTIMUM DEVELOPMENT USA

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