

IF THERE WAS
ONE PLACE YOU
COULD LIVE FOR
THE REST OF YOUR
LIFE, WHAT WOULD
IT FEEL LIKE?
WHERE WOULD
IT BE?

BOTANIKO
WESTON

BOTANIKO
WESTON

Contents

6 - 23 <u>Community</u>	24 - 119 <u>Luxury Homes</u>	120 - 133 <u>Visionary Team</u>
10 - 11 Introduction	28 - 29 Site Plan	122 - 123 Vision
14 - 15 Setting	30 - 31 Features & Amenities	124 - 125 Terra
18 - 19 Masterful	32 - 81 Residences by Oppenheim Architecture	126 - 127 Oppenheim Architecture
22 - 23 Surrounding Area	82 - 91 Oppenheim Residences Interiors	128 - 129 Mateu Architecture
	92 -111 Residences by Mateu Architecture	130 - 131 V Starr
	112 - 119 Mateu Residences Interiors	132 - 133 Landscape Design Workshop

Community

Botaniko Weston is situated in an idyllic setting where warm, modern homes live in perfect harmony with the area's serene surroundings. Dense greenery unfolds around lakes that bring nature to your door.





Botaniko Weston will offer a sophisticated collection of 125 architecturally distinctive homes designed by architects Chad Oppenheim and Roney J. Mateu. Interior designer Venus Williams and green spaces by Landscape Design Workshop will help create a timelessly elegant gated community along the historic Florida Everglades.







Botaniko Weston is inspired by the beauty and tranquility of Weston, which has been acclaimed for its exceptional quality of life. When it comes to family fun, there are endless activities to enjoy.

An adventurous children's play area will create a lasting impression in their little imaginations. A cozy picnic area overlooks the surrounding lakes, making it the perfect place to pack a lunch and take in the sights and sounds that can be found only in such a pristine natural habitat. Botaniko Weston puts the world at your fingertips, and makes enjoying the natural surroundings second nature for its fortunate residents.



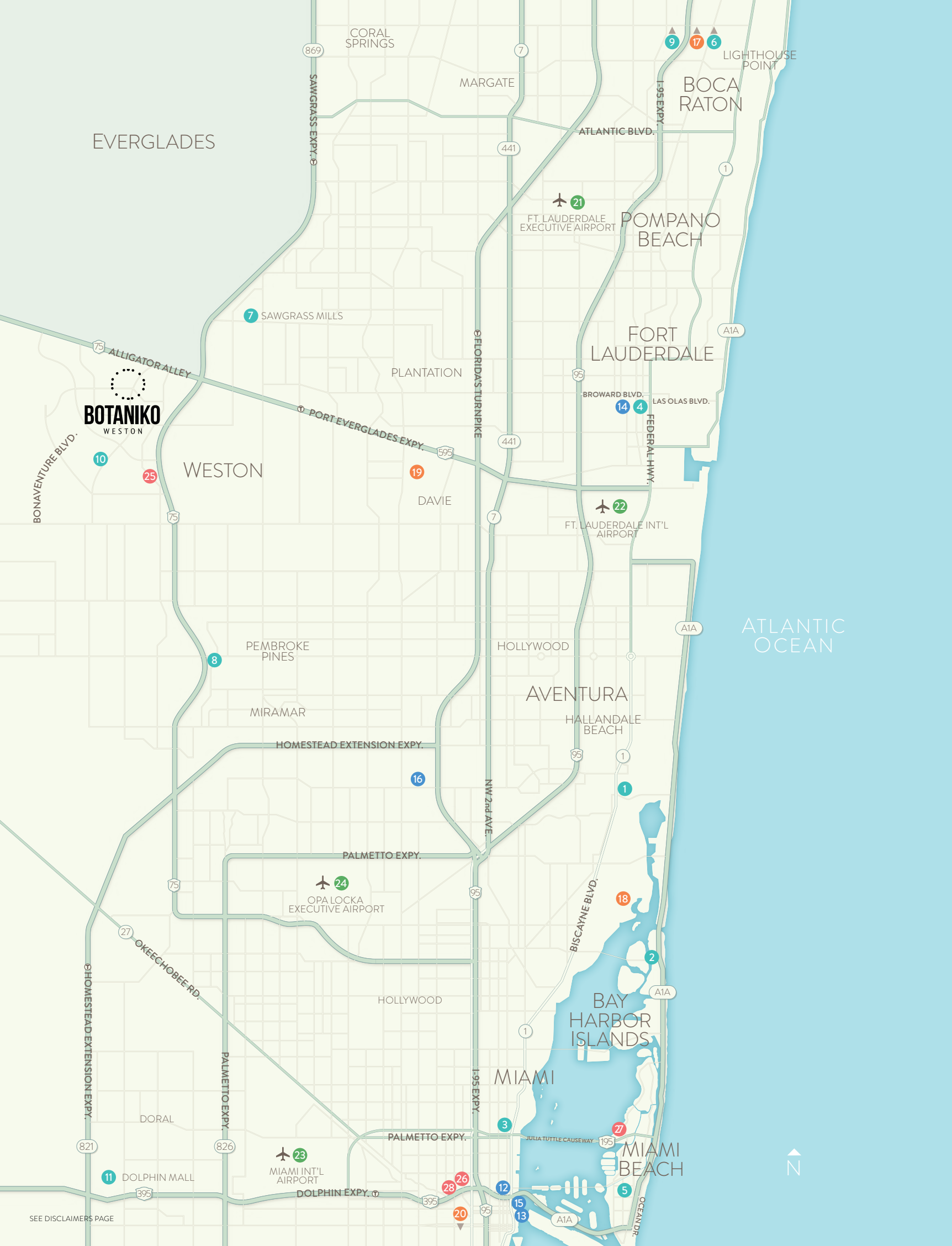
Ranked No. 8 of the Best Places to Live in America, the exclusive community of Weston is a place to build a lifetime of memories in the most inviting landscape. Residents of Weston enjoy access to 14 meticulously maintained park and recreational facilities, a rich array of year-round cultural and community events, and a beautiful Mediterranean-style Town Center with shopping, dining, and nightlife experiences.

Weston is a family-oriented, master-planned community that strives to embrace each and every resident. With a culturally diverse population, Weston is composed of the finest residential neighborhoods and a varied corporate, commercial, and retail environment. Top-rated public and private schools are among the community’s many desirable amenities. While Weston is renowned for its peaceful ambience, residents will enjoy the added measure of security provided by a gatehouse that is staffed 24 hours a day with security cameras and state-of-the-art closed circuit television.

With parks, fully equipped equestrian facilities, and one of the best soccer academies in the region, Weston is ideal for the sporting lifestyle. Whether an avid cyclist, a recreational biker, or using a bike to get to and from school, Weston’s 46 miles of marked bike lanes assist cyclists in getting where they are going safely.







SHOPPING

- 1 Aventura Mall
- 2 Bal Harbour Shops
- 3 Miami Design District
- 4 Las Olas Boulevard
- 5 Lincoln Road in Miami Beach
- 6 Mizner Park
- 7 Sawgrass Mills
- 8 The Shops at Pembroke Gardens
- 9 Town Center at Boca Raton
- 10 Weston Town Center
- 11 Dolphin Mall

ARTS & ENTERTAINMENT

- 12 Adrienne Arsht Center for the Performing Arts
- 13 American Airlines Arena
- 14 Broward Center for the Performing Arts
- 15 PAMM (Pérez Art Museum Miami)
- 16 Sun Life Stadium

UNIVERSITIES

- 17 Florida Atlantic University
- 18 Florida International University North Campus
- 19 Nova Southeastern University
- 20 University of Miami

AIRPORTS

- 21 Ft. Lauderdale Executive Airport
- 22 Ft. Lauderdale International Airport
- 23 Miami International Airport
- 24 Opa Locka Executive Airport

MEDICAL

- 25 Cleveland Clinic
- 26 Jackson Memorial Hospital
- 27 Mt. Sinai Medical Center
- 28 University of Miami Hospital

Luxury Homes

Groundbreaking architects Chad Oppenheim, FAIA, and Roney J. Mateu, FAIA, have created the area's most contemporary development, joining a pristinely planned community that is one of the most coveted in South Florida.



“A sophisticated collection of 125 architecturally distinctive homes.”

— David Martin
President & Co-Founder Terra



Botaniko Features

Interiors

- 32” x 32” porcelain tile or porcelain wood planks in foyer, living room, dining room, kitchen, breakfast, family room, powder room, hallway and laundry room
- Full security system with siren, motion detectors, and a front door security camera
- Wall-to-wall engineered wood flooring in all bedrooms
- Wood flooring on stairs and upstairs corridor
- 6” wood baseboards
- Smart home ready
- Advanced cable wiring in all bedrooms and family room
- Advanced telephone high performance wiring in master bedroom and kitchen
- Elegant interior architectural details
- Full-size washer and dryer
- Insulated ceiling and exterior walls
- Programmable readout thermostat
- Solid core flush panel interior doors with casing
- Remote control garage door
- Sherwin-Williams flat latex paint
- Smoke/carbon monoxide detectors
- Smooth and modern drywall finishes on ceilings and walls
- Tankless gas water heater
- Aluminum stair railing
- Pre-wired for ceiling fan in living room and all bedrooms

Kitchens

- Italian kitchen cabinets (by model). Including 42” upper cabinets
- Integrated Sub-Zero 48” - wide refrigerator and freezer
- Wolf 30” wide electric single wall oven
- Wolf 36” wide gas cooktop
- Wolf 24” 2.0 microwave with stainless steel trim kit
- Bosch 24” built-in automatic coffee maker
- Danby 24” Wine Captain cooler
- Best 36” IBF4I range hood with electronic controls
- Asko 24” specialty dishwasher
- Food-waste garbage disposal

Bathrooms

- Master bathroom cabinets are white lacquered
- 32” x 32” porcelain tile
- 12” x 24” gloss finish tile on tub/shower walls
- Grohe plumbing fixtures
- Floating vanity in all bathrooms
- Frameless shower enclosure in master bathroom
- Eurocube double handle widespread faucet

Exteriors

- Summer kitchen including outdoor grill, ice maker, sink, and under-counter refrigerator
- Pool: approximately 20’ x 40’ with diamond brite finish including a black mesh baby barrier fence
- Covered patios
- Fully irrigated homesite with automatic sprinkler system
- Pavers on driveway and patios
- Fully sodded and landscaped site
- Aluminum impact windows
- Waterproof sealant around exterior windows and doors



Botaniko Residences by Oppenheim Architecture

Exquisite homes uniquely
envisioned, designed, and
realized at Botaniko Weston
by world-renowned
architect Chad Oppenheim,
FAIA, and his global firm,
Oppenheim Architecture.

34 - 39
[O1](#)
4 Bedrooms
6.5 Baths
Media Room
Staff Quarters

40 - 45
[O2A](#)
5 Bedrooms
7.5 Baths
Staff Quarters

46 - 51
[O2B](#)
4 Bedrooms
6.5 Baths
Staff Quarters

52 - 57
[O3A](#)
5 Bedrooms
6.5 Baths
Media Room
Staff Quarters

58 - 63
[O3B](#)
5 Bedrooms
6.5 Baths
Media Room
Staff Quarters

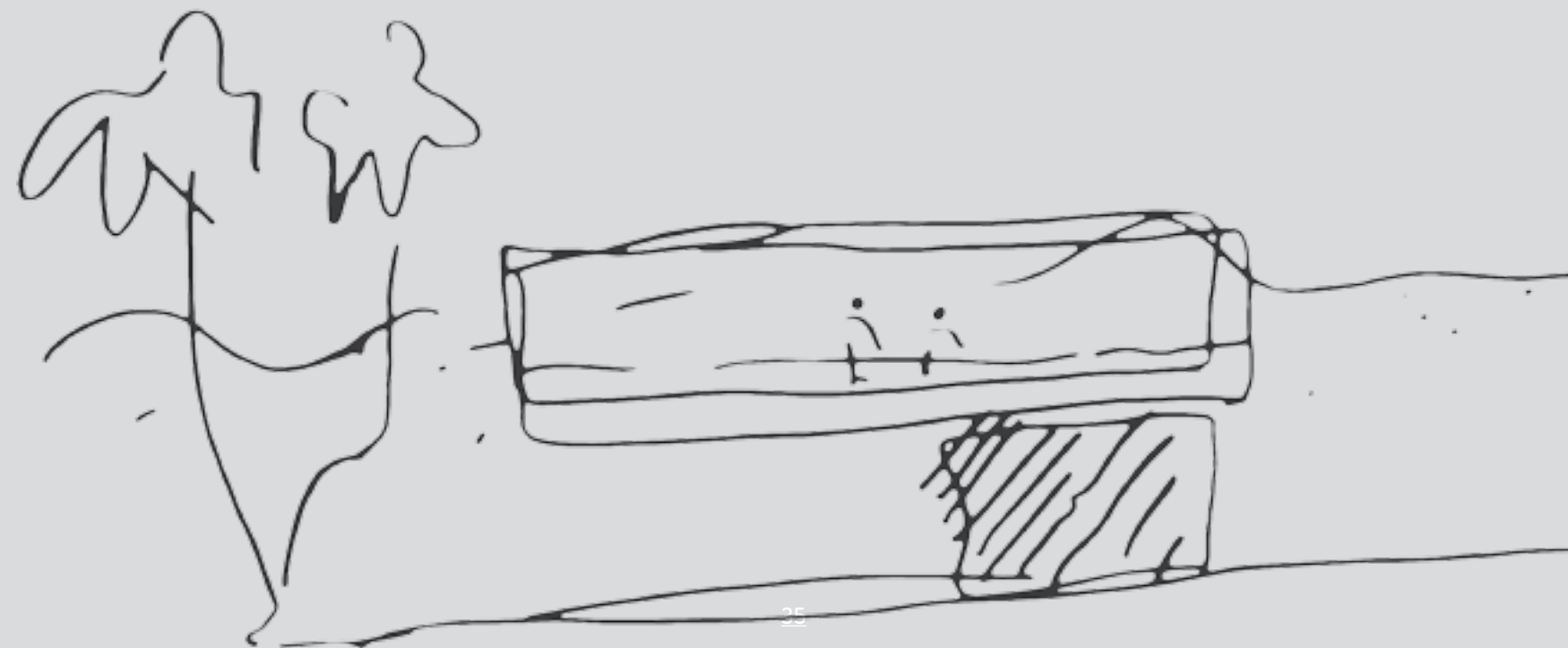
64 - 69
[O4](#)
5 Bedrooms
9.5 Baths
Loft
Media Room
Staff Quarters

70 - 75
[O5A](#)
6 Bedrooms
8.5 Baths
Media Room
Staff Quarters

76 - 81
[O5B](#)
6 Bedrooms
8.5 Baths
Media Room
Staff Quarters

82 - 91
[Interiors](#)
[By VStarr](#)

Residence O1: This residence features four bedrooms, six and a half baths, a media room, staff quarters, summer kitchen, 4,188 sf of exquisite indoor areas and 2,547 sf of expansive outdoor areas, totaling 6,735 sf of combined living space with an integrated swimming area and attached three-car garage.









Residence O2A: This single-story residence features five bedrooms, seven and a half baths, staff quarters, summer kitchen, 4,909 sf of exquisite indoor areas, and 2,384 sf of expansive outdoor areas for a total of 7,293 sf of combined living space with a full-length swimming area and three-car garage.





Residence O2B: This single-story residence features four bedrooms, six and a half baths, staff quarters, summer kitchen, 4,352 sf of exquisite indoor areas, and 2,129 sf of expansive outdoor areas for a total of 6,481 sf of combined living space with a full-length swimming area and two-car garage.



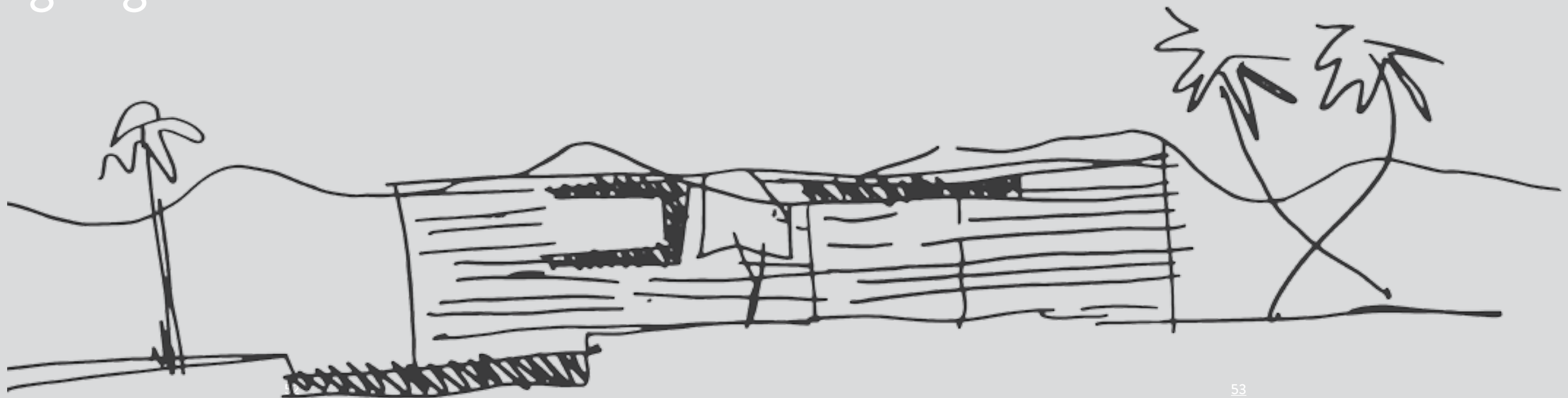


ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

Residence O3A: This two-story residence features five bedrooms, six and a half baths, a media room, staff quarters, summer kitchen, 5,293 sf of indoor areas and 2,259 sf of expansive outdoor areas, totaling 7,552 sf of combined living space with an integrated swimming area and three-car garage.



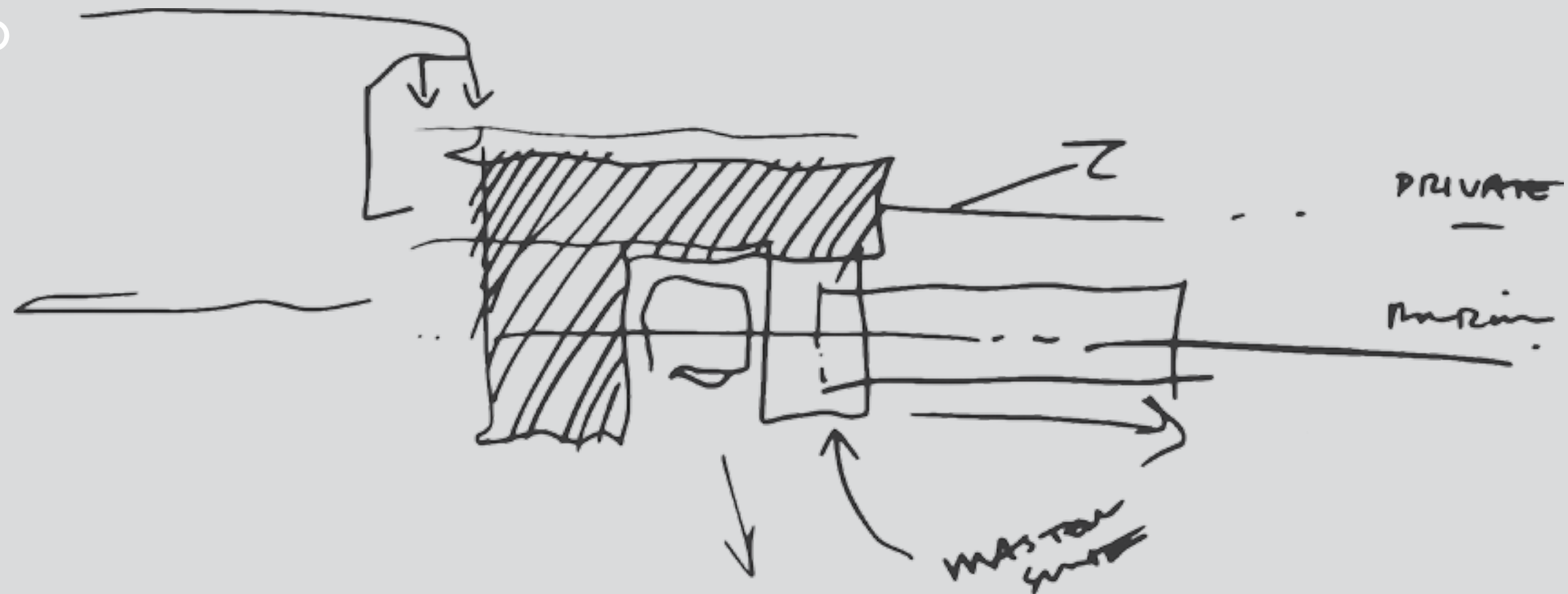


ARTISTS CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

Residence O3B: This two-story residence features five bedrooms, six and a half baths, a media room, staff quarters, summer kitchen, 5,293 sf of indoor areas and 2,259 sf of expansive outdoor areas, totaling 7,552 sf of combined living space with an integrated swimming area and two-car garage.







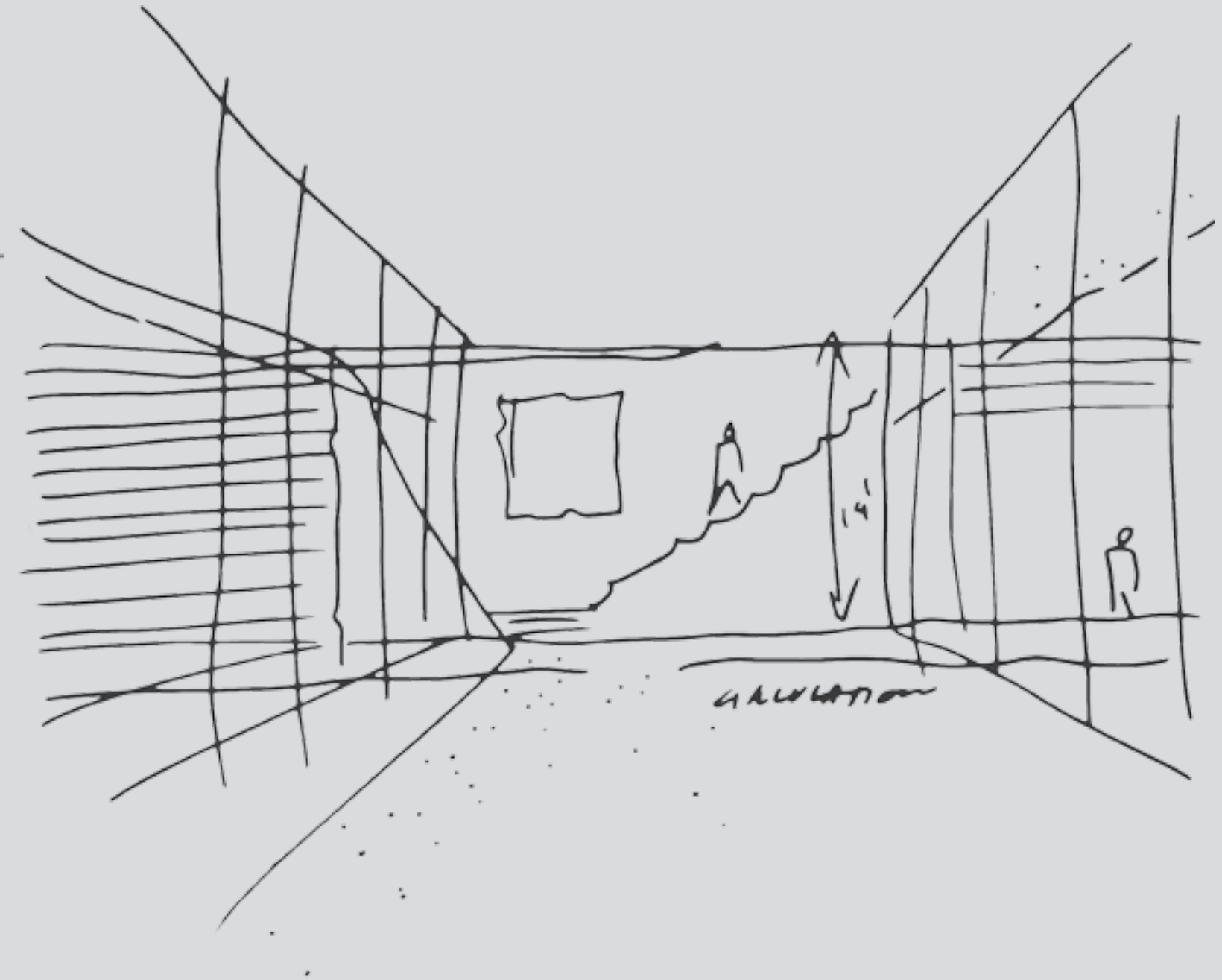


Residence O4: This two-story residence features five bedrooms, nine and a half baths, a loft area, media room, staff quarters, summer kitchen, 6,187 sf of indoor areas and 2,370 sf of expansive outdoor areas, totaling 8,557 sf of combined living space with an integrated swimming area and three-car garage.





Residence O5A: This two-story residence features six bedrooms, eight and a half baths, media room, staff quarters, summer kitchen, 7,138 sf of elegant indoor areas and 2,364 sf of expansive outdoor areas, totaling 9,502 sf of combined living space with an integrated swimming area and four-car garage.

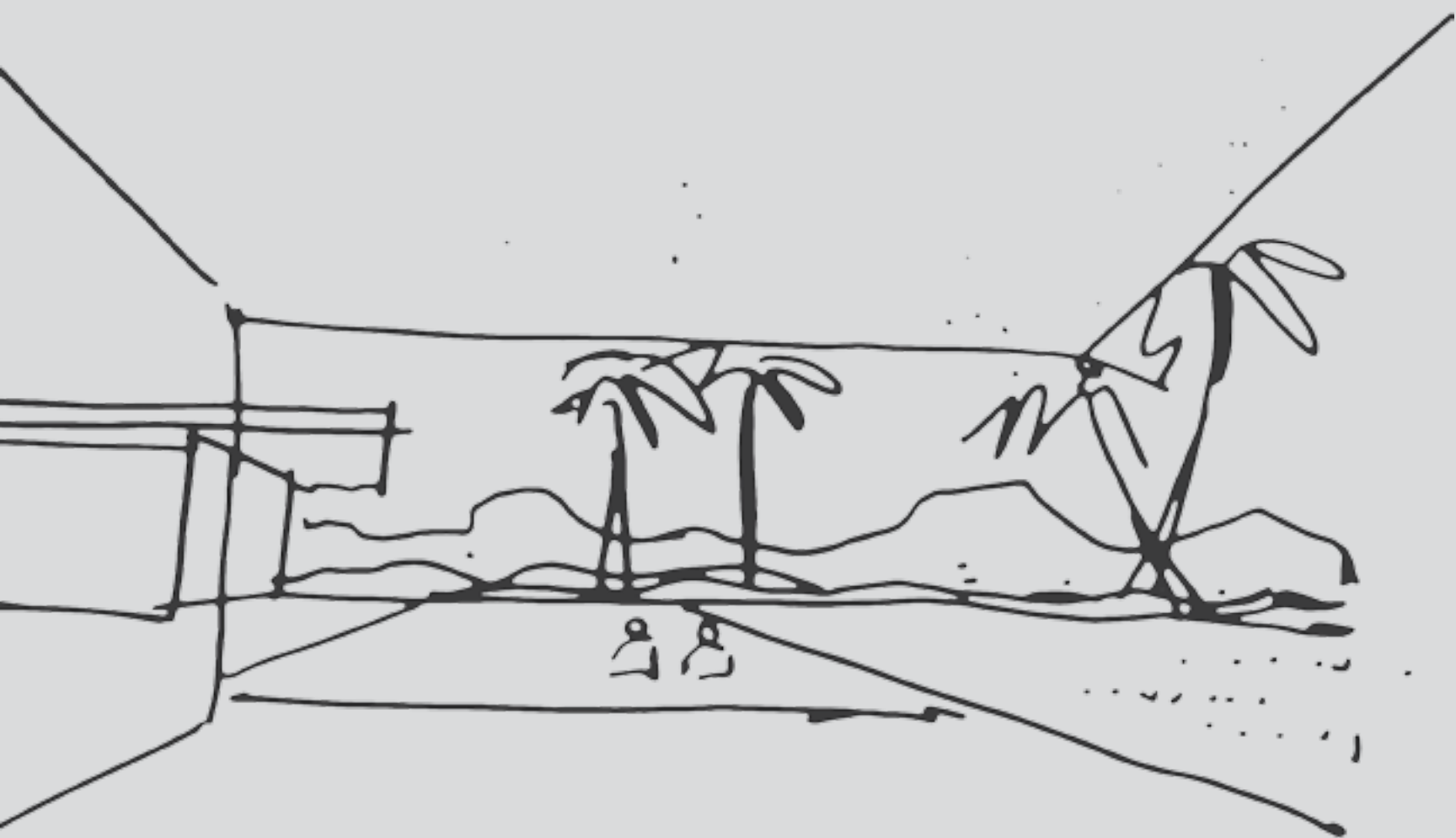




ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING



Residence O5B: This two-story residence features six bedrooms, eight and a half baths, media room, staff quarters, summer kitchen, 7,138 sf of elegant indoor areas and 2,364 sf of expansive outdoor areas, totaling 9,502 sf of combined living space with an integrated swimming area and two-car garage.





ARTIST'S CONCEPTUAL RENDERING

Oppenheim Residences

Interiors by VStarr

Since 2002, clients nationwide and around the world have turned to V Starr to successfully translate their dreams into realities.

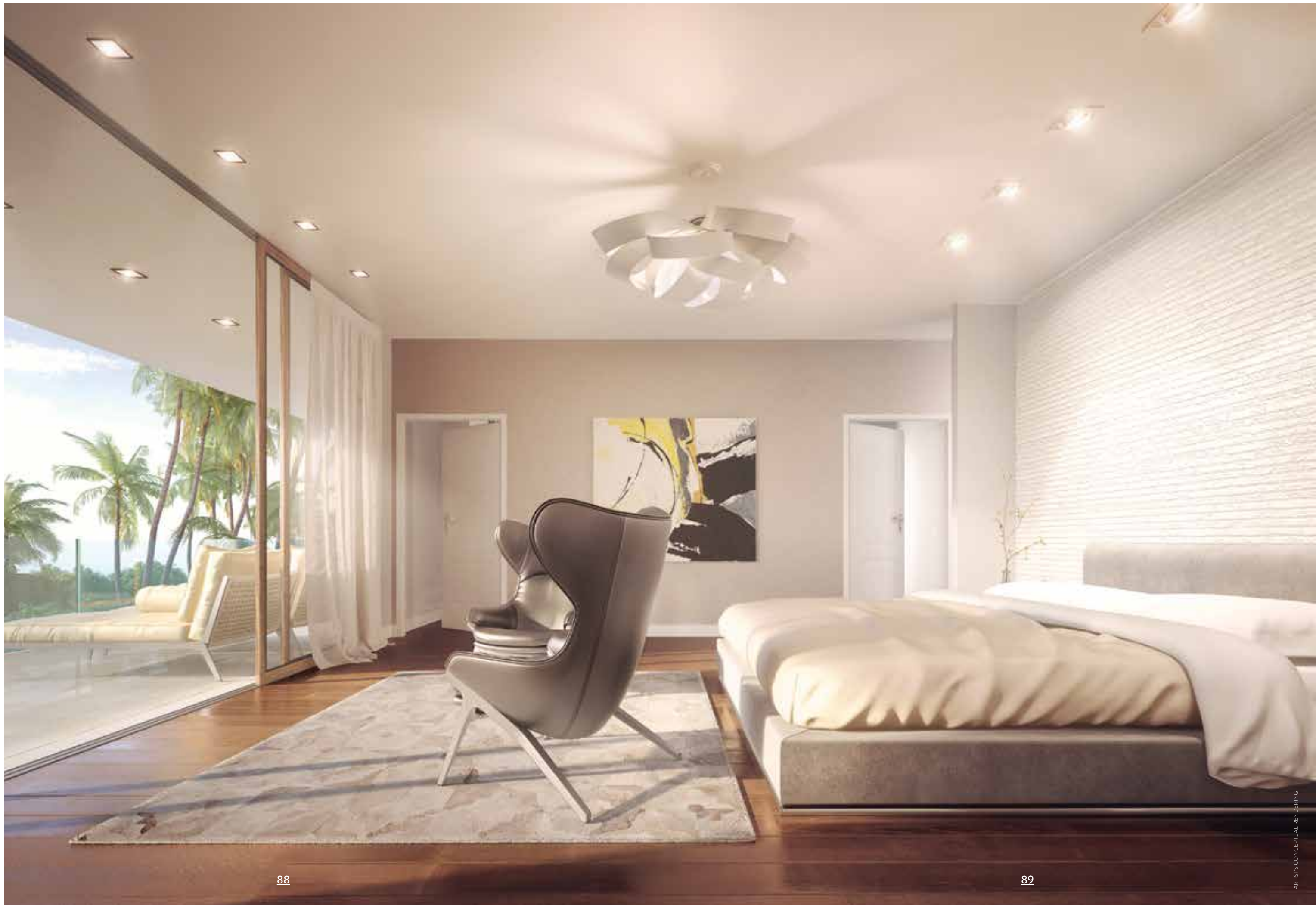




Let your new surroundings sink in while enjoying a heavenly view from every room. With interiors by Venus Williams V Starr, Oppenheim and Mateu residences at Botaniko Weston will feature exceptional environments with graceful designs and fabulous finishes throughout each home for a uniquely modern look.



Walls of glass, natural colors and textures, and lots of ambient natural light define these modern spaces, with relaxed surroundings and comfortable furniture that the whole family can enjoy. With an eye for outdoor living, there is a seamless blend of spaces from inside to out, yielding an integrated design.





Botaniko Residences by
Mateu Architecture
Roney J. Mateu, FAIA, and
his team at Mateu Architecture
have created distinct
expressions of modern living,
designed with their surroundings
as the focal point rather than
the backdrop.

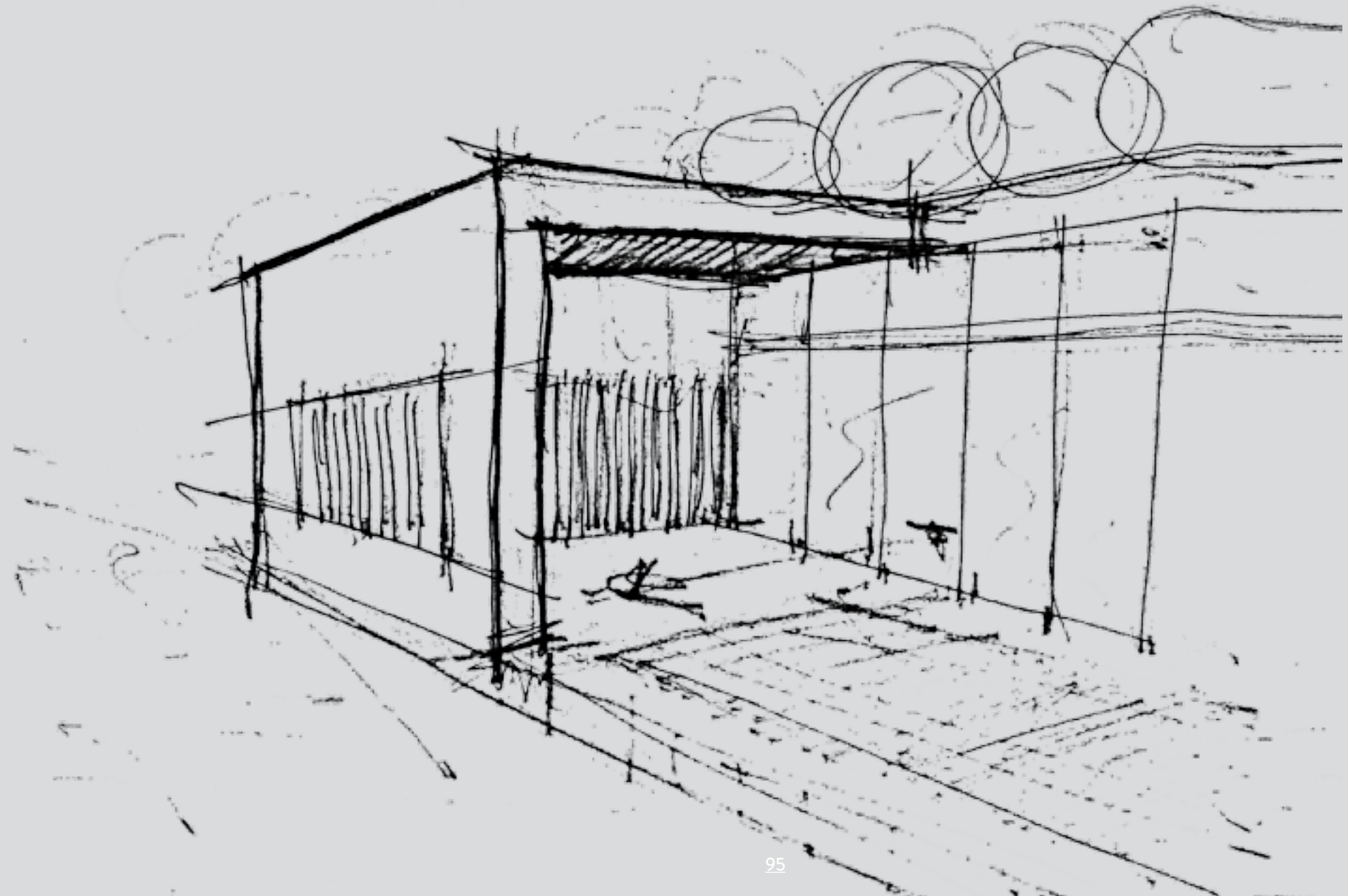
94 - 99
M1
4 Bedrooms
6.5 Baths
Staff Quarters

100 - 105
M2
4 Bedrooms
6 Baths
Staff Quarters

106 - 111
M3
4 Bedrooms
6.5 Baths
Staff Quarters

112 - 119
Interiors
By VStarr

Residence M1: This single-story residence features four bedrooms, six and a half baths, staff quarters, summer kitchen, 4,231 sf of elegant indoor areas and 3,477 sf of expansive outdoor areas, totaling 7,708 sf of combined living space with an integrated swimming area and three-car garage.

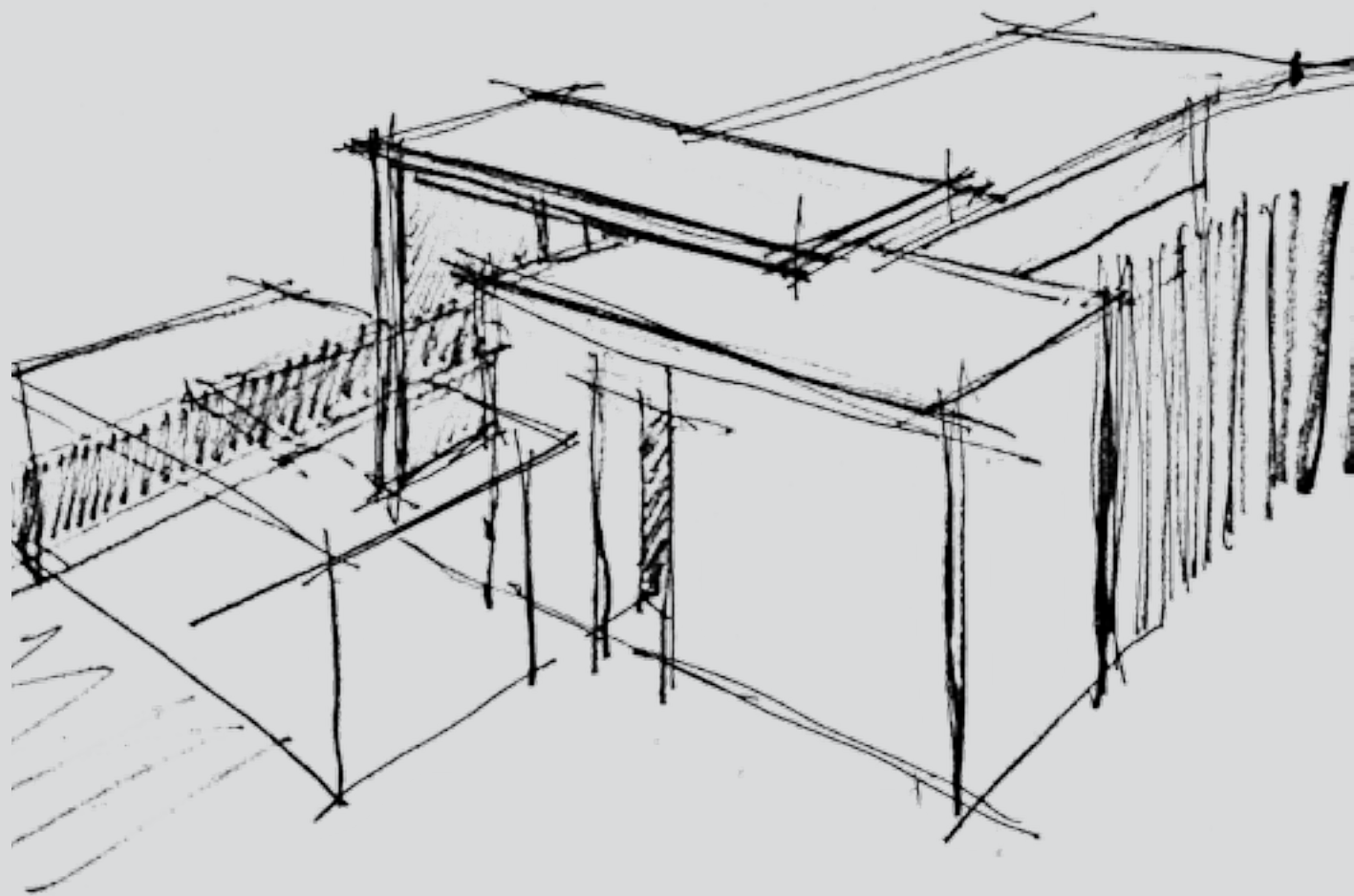
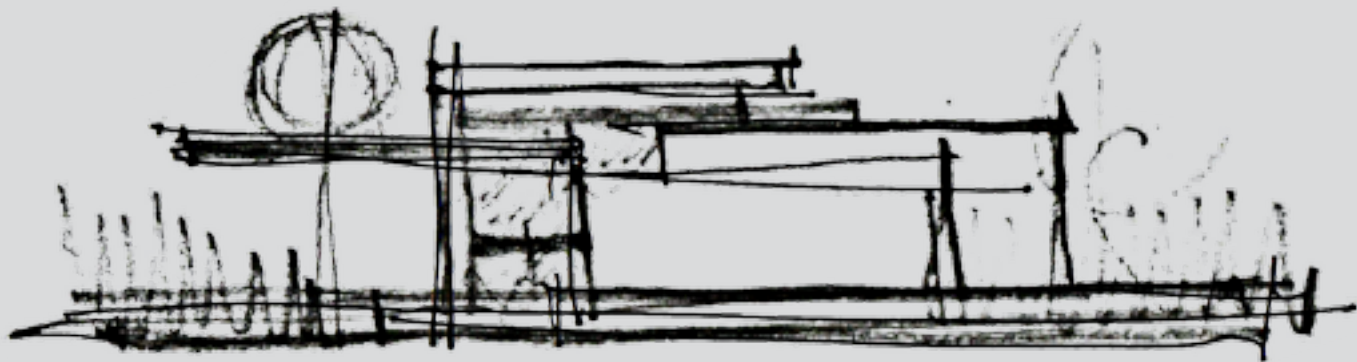




ARTIST'S CONCEPTUAL RENDERING



Residence M2: This single-story residence features four bedrooms, six baths, staff quarters, summer kitchen, 5,011 sf of indoor areas and 3,182 sf of outdoor areas, totaling 8,193 sf of combined living space with an integrated swimming area and three-car garage.







Residence M3: This two-story residence features four bedrooms, six and a half baths, staff quarters, summer kitchen, 5,393 sf of elegant indoor areas and 4,270 sf of expansive outdoor areas, totaling 9,663 sf of combined living space, with an integrated swimming area and three-car garage.





ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

Mateu Residences

Interiors by VStarr

As founder and CEO, Venus Williams works to ensure that her design philosophy and standards are delivered with the utmost integrity.



It's all about balance. With interiors by Venus Williams' V Starr, the *Mateu Residences* at Botaniko Weston embrace the unique character of their surroundings. These extraordinary spaces are not limited by their walls and windows – rather, they strive for harmony between the indoors and out.

A generous use of glass brings light into the home and offers soothing views of the outdoors. Gracious interiors feature natural textures and colors throughout, for a relaxed yet upscale atmosphere. These are interiors created with an eye toward peace – so you can keep yours on what's most important.





Visionary Team

Bringing together the best minds and brightest talent, the Botaniko Weston team has created something truly exceptional, designed around the modern family.

“Renowned architects and designers come together to create the best in design, art, and architecture.”

— Pedro Martin
President & Co-Founder Terra

It takes a bold vision to create something as groundbreaking as Botaniko Weston. Terra’s David Martin has such vision, and set out to redefine modern living in the picture-perfect community of Weston.

Creating Better: that’s the philosophy behind every one of Terra’s projects. David Martin has assembled a team of world-renowned architects and designers to bring that vision to life at Botaniko Weston.

Those collaborations have yielded a private enclave that exemplifies the finest in modern living, where every detail has been thoughtfully considered and where no element is overlooked. From that bold vision comes a destination that will stand the test of time, that represents the height of casual luxury and all the while enhances the natural beauty of its idyllic setting. Better concept. Better materials. Better flow. Better life.

Award-winning real estate development firm, Terra is well known for creating visionary projects that bring dynamic energy to their environments.



Terra, founded by Pedro Martin and David Martin, has become known for its founders' passion for the quality of the projects that speak to their imagination and visions of a new South Florida. The award-winning Miami-based real estate development company carefully chooses projects that will have a positive impact on their surroundings and, by extension, on the people who live there. Terra, over the past 15 plus years, has built over 4 million square feet of high end residential, commercial, land, and mixed use projects, carefully assembling multi-disciplinary teams of accomplished leaders in their respective fields, including architects, designers, engineers, and builders.

Terra continues to lead the way in how people are able to live and work, creating new and innovative methods for the urban and suburban landscape to evolve. Terra's strong commitment to South Florida is underscored by the company's active role in charitable, civic, arts, and cultural organizations. Among its well-known projects are Glass and Eighty Seven Park in Miami Beach, Grove at Grand Bay and Park Grove in Coconut Grove, Modern Doral, Neovita, Terra Ranches, Atlantic 15 in Sunny Isles, 900 Biscayne Bay, Quantum on the Bay & Metropolis at Dadeland.

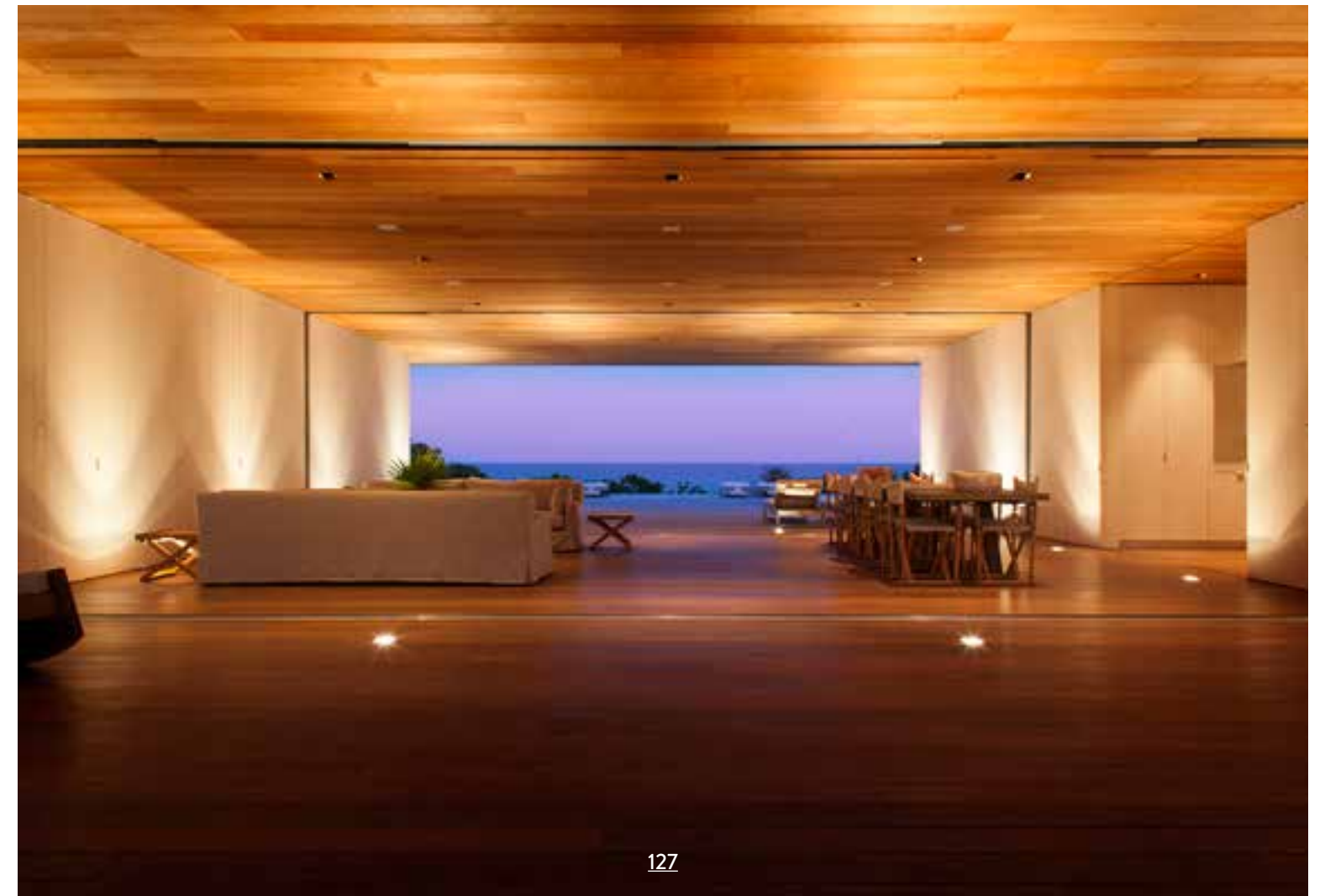




Oppenheim Architecture is an architecture, interior design, and planning firm based in Miami with offices in Basel, Switzerland, and over 60 career distinctions, including over 45 AIA Awards.

Oppenheim Architecture + Design has garnered global recognition for socially and environmentally conscious architecture, as well as setting trends in the sustainable and humanitarian sectors. Chad Oppenheim's Miami house, Villa Allegra, which is a direct reflection of his philosophies, was hailed in The New York Times as "a minimalist on a beach of excess." Oppenheim transforms the prosaic into the poetic – eliciting a site's inherent power through passion and sensitivity toward man and nature.

Oppenheim's large-scale built works include the elegant 50-story Ten Museum Park tower along the downtown Miami waterfront and the 1.6 million square foot multi-tower Net Metropolis commercial complex in Manila, which has the distinction of being the pilot project for the Philippine government's first ever national sustainable design program, developed in concert with the U.S. Green Building Council. Oppenheim's commitment to green architecture has made him a highly sought-after global lecturer and adjunct professor of architecture at Florida International University.

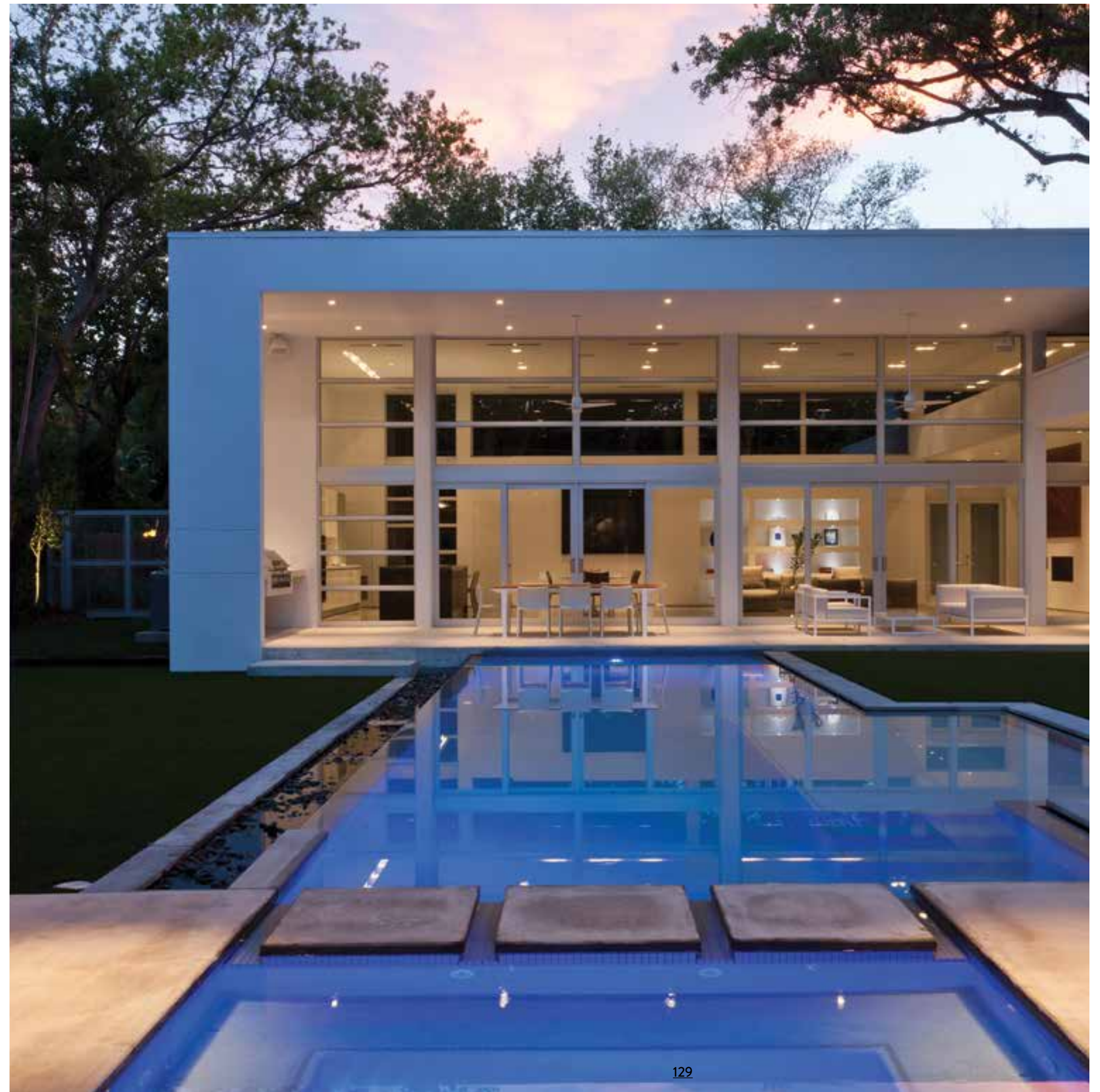


Mateu Architecture was selected as 2014 “Firm of the Year” by the Florida Association of the American Institute of Architects. Over the past 34 years, Roney J. Mateu, FAIA, president and director of design for Mateu Architecture, Inc. has received over 65 Awards for Excellence in Design from the American Institute of Architects.

His design work has been featured in Abitare, Progressive Architecture, Architectural Record, House and Garden, and Metropolitan Home, among other leading publications. The firm’s portfolio includes project experience in residential, commercial, institutional, industrial, and educational projects throughout Florida and the Caribbean.

Mateu Architecture, Inc. seeks to work with clients who share the firm’s commitment to design, experimentation, and creativity. Mateu has been an adjunct professor in the School of Architecture at the University of Miami, Florida International University, and Miami-Dade College. He has also served on numerous design award juries throughout Florida and the Caribbean, and as a juror on international awards for the AIAS.

In 2012, Mateu Architecture was selected as “Architecture Firm of the Year” by the Miami Chapter of the American Institute of Architects. Mateu Architecture was selected as 2014 “Firm of the Year” by the Florida Association of the American Institute of Architects for its outstanding achievements in design, community service, education, and service to the profession and the AIA.





V Starr Interiors founded by international tennis champion Venus Williams, creates striking interior design spaces that are immediately breathtaking from the moment you enter.

V Starr is a full-service commercial and residential design firm that works closely with clients, from the drawing board to project execution, to create fresh and distinctive environments. The firm's history of excellence reflects the championship vision of Williams, who is known for her on-the-court style and grace. Williams' signature style and fresh perspectives guide the firm's captivating designs.

The company's talented designers don't simply design for design's sake; instead they design for the residents, customers, employees, and visitors who will use the space long after the design is completed. Simply put, V Starr places people at the center of its work. Indeed, V Starr's philosophy is rooted in the firm belief that relationships are what create success. It works closely with every client to create synergistic, timeless design that will meet clients' objectives today and grow with them into the future. Like life and business, design is constantly moving and changing. V Starr understands that no two clients are alike, and what worked 10 years ago may not suit current needs.



Landscape Design Workshop is an award-winning land planning and landscape architecture design studio specializing in the resort lifestyle aesthetic.



Landscape Design Workshop is an atelier studio specializing in spaces shaped with purpose, lush with plantings, and accentuated by compelling surfaces and light. Led by Erez Bar-Nur, PLA, ASLA, founder and principal, Landscape Design Workshop is an award-winning landscape architecture and planning design studio. Projects by the atelier studio extend the interior living area to the outdoors through innovative spaces for lounging, dining, exercising, and entertaining to epitomize the Florida lifestyle experience.

Landscape Design Workshop can trace its roots to the iconic landscape architecture and planning practice of Bradshaw and Associates. Created with the help and encouragement of Taft Bradshaw, our design team is a diverse group of talented and experienced landscape architects who bring together their different backgrounds, education and expertise to each one of our projects. Regardless of project classification, they aspire to create an enjoyable and memorable experience and commit to only a limited number of projects in order to maintain their high standards of design.



Exclusive Sales & Marketing by Terra Realty, LLC.



This project is being developed by Terra Weston Residential, LLC a Florida limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Terra. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra and you agree to look solely to Developer (and not to Terra and/or any of its affiliates) with respect to any and all matters relating to the sales and marketing and/or development of the project. Oral representations cannot be relied upon as correctly stating the representations of the Developer. This is not intended to be an offer to sell, or solicitation to buy a residence. In no event shall any solicitation, offer or sale of a residence be made in, or to residents of, any state or country in which such activity would be unlawful. All plans, features and amenities depicted herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Stated dimensions are taken from the measurement of the floor area of the first and second level of the interior of the residence, including the interior stairs, to the exterior boundaries of the exterior walls of the residence, and exclude all areas not under A/C, including, without limitation, the garage, entry, covered terraces and/or balconies. Note that measurements as set forth on this floor plan are generally taken at the greatest points of each given area (as if the area were a perfect rectangle). Accordingly, the area of the actual space will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Certain items such as the following, which may be seen in illustrations contained in this brochure may not be included: wall coverings (including paint other than base primer), accent light fixtures, wall ornaments, drapes, blinds, furniture, knickknacks and other decorator accessories, lamps, mirrors, graphics, pictures, plants, wall-hung shelves, wet bars, intercoms, sound systems, kitchen accessories, linens, window shades, security systems, certain built-in fixtures, cabinetry, carpets or other floor coverings and colors, wood trim, other upgraded items, balcony treatments (e.g., tile, stone, marble, brick, chattahoochee, scored concrete or wood trim), barbecues, planters, window screens, landscaping and any other items of this nature which may be added or deleted by Developer from time to time. This list of items (which is not all-inclusive) is provided as an illustration of the type of items shown in illustrations strictly for the purpose of decoration and example only. Certain items, if included, such as tile, marble, stone, granite, cabinets, wood, stain, grout, wall and ceiling textures, mica and carpeting, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the illustrations. If circumstances arise which, in Developer's opinion, warrant changes of suppliers, manufacturers, brand names, models or items, or if Developer elects to omit certain items, Developer may modify the list of standard features or make substitutions for equipment, material, appliances, brands, models, etc., with items which in Developer's opinion are of equal or better quality (regardless of cost). All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included. Furnishings are only included if and to the extent provided in your purchase agreement. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. Renderings depict proposed views, which are not identical for each residence. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein.

Additional rates for amenities may apply. Only those amenities set forth in the prospectus (offering circular) will be provided by Developer without additional cost.