

ELEVEN ON LENOX

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"Miami Beach is the most desirable place in the world for those in search of a sophisticated, relaxed, modern beach lifestyle."

Masoud Shojaee
President, Shoma Group





INDEPENDENT STYLE IN THE HEART OF SOUTH BEACH

Nestled in one of South Beach's most vibrant neighborhoods, Eleven on Lenox — as the name suggests — is a unique collection of just 11 exclusive townhomes.

Conceived as a celebration of the beach house, these sophisticated residences combine independent style with privacy and the prestige of a coveted address steps from the Atlantic Ocean and the best of Miami Beach life.



RETREAT

Brought to life by celebrated five-time 'AD100' Interior Designer Charles Allem, Eleven on Lenox embraces shades of sand and stone reminiscent of the nearby coast.

Foyer, First Level



"The uncompromised vision is about creating an experience through which the lifestyle itself is elevated to an art form. Edited color, texture, and form all go beyond the essence of design in pursuit of a comfortable and provocatively luxurious lifestyle." – Charles Allem, Designer

Sitting Area, Second Level



Bright, spacious and inviting, Eleven on Lenox combines coziness and grandeur from the ground up. Select master suite features include a private terrace, plus his and hers walk-in closets.

Master Suite, Second Level



Precision-cut Italian tiles effortlessly merge with Pibamarmi marble tub and pedestal vanities, dual rain showers, Dornbracht fixtures and Duravit toilets.

Master Bath, Second Level



Double-height ceilings and a carefully considered loft space offer maximum luxury and flexibility.

Second Bedroom, Second Level



Parchment-colored matte lacquer finishes, a Scavolini kitchen, white Caesarstone countertops and Gaggenau appliances come together flawlessly in an open plan living space.

Dining and Kitchen, Third Level



RELAX

Great Room, Third Level

Eleven on Lenox was designed with an independent spirit. Residences flow seamlessly over three floors via a unique pivot glass elevator, while telescoping glass doors provide a truly indoor-outdoor lifestyle accentuated by a private rooftop pool.



INDULGE

Rooftop Terrace, Third Level

Features and Amenities

- Exclusive beach, spa and fitness club membership
- Double car garage plus two parking spaces
- Private rooftop with heated pool and summer kitchen
- Telescoping glass doors
- Ceiling heights up to 15 feet
- Pietra di Brera flooring and walls, plus Pibamarmi bath in master bath; elegant black marble for monolithic powder room pedestal sinks
- Scavolini kitchen with Gaggenau appliances
- Duravit toilets and Dornbracht fixtures in baths
- Spine, cantilever stairs
- State-of-the-art security system with four key pads and camera ready system
- Smart technology capabilities throughout, from living room surround sound with three iPad wiring locations, to network and WiFi on every floor, plus smart TV and multi-zone wiring systems



LIVE

With its laid-back luxury, desirable location and exclusive access to Miami Beach's premier spa, fitness and beach club, Eleven on Lenox is more than at home in one of the city's most fashionable neighborhoods. Never far from the ocean and never far from the action, Eleven on Lenox is at the frontier of modern city living.



• Sunset Islands

• Miami Beach Golf Club

• Eleven on Lenox
Spa, Fitness
& Beach Club

• Miami City Ballet

• I Hotel
& Homes
South Beach

• The Bass Museum
of Art

• Sunset Harbour Shops
• NaiYaRa

• Miami Beach
Botanical Garden

• The Setai

• Miami Beach
Convention
Center

• Casa Tua

• SLS
South Beach

• The Standard Spa,
Miami Beach

17th St

• New World
Symphony

LINCOLN ROAD

Collins Ave

15th St

• Eleven on Lenox

• Miami Beach
Boardwalk
& Promenade

• Flamingo Park
Tennis Center
& Bark Park

11th St

• Whole Foods

Ocean Dr

• Star Island

Alton Rd

• Art Deco
District

5th St

• Miami Beach Marina

• Estiatorio Milos by Costas Spiliadis



Atlantic Ocean



The Bass Museum of Art



Mr. Chow



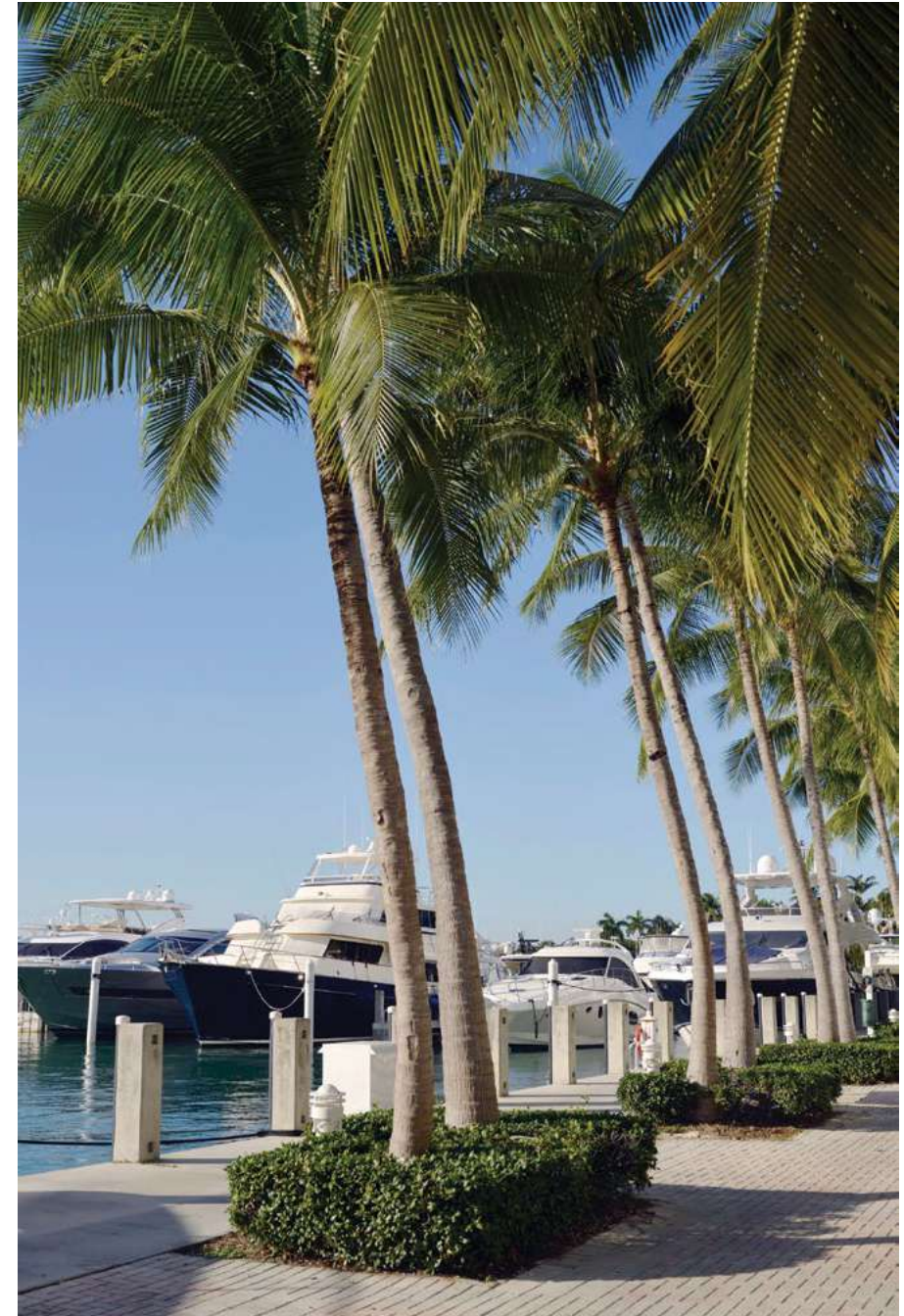
Estiatorio Milos by Costas Spiliadis



Alchemist



South Pointe Park



(Previous page)
1111 Lincoln Road

(This page)
Sunset Harbour
Yacht Club



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View from the Venetian Causeway

Eleven on Lenox

Developer
Shoma Group

Interior Designer
Charles Allem,
CAD International

Architect
Zyscovich Architects

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATION OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY THE DEVELOPER TO A BUYER OR LESSEE.

THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AND DOCUMENTS FILED WITH THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES, AND MOBILE HOMES, WHICH ARE BOTH AVAILABLE FROM DEVELOPER. A CPS-12 APPLICATION HAS BEEN ACCEPTED BY THE NEW YORK STATE DEPARTMENT OF LAW AS FILE NO. CP17-0054.

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THE DEVELOPER RESERVES THE RIGHT TO MODIFY ANY OF THE PLANS FOR THE DEVELOPMENT DESCRIBED OR DEPICTED HEREIN AT ANY TIME IN DEVELOPER'S SOLE DISCRETION AND WITHOUT NOTICE. THESE MATERIALS, AND THE FEATURES AND AMENITIES DESCRIBED AND DEPICTED HEREIN, ARE ARTIST'S CONCEPTUAL RENDERINGS, BASED UPON CURRENT DEVELOPMENT PLANS, WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. NO GUARANTEES OR REPRESENTATIONS WHATSOEVER ARE MADE THAT THE FEATURES, AMENITIES AND FACILITIES, AND EXISTING OR FUTURE VIEWS OF THE PROJECT AND SURROUNDING AREAS, DEPICTED BY ANY SUCH ARTIST'S RENDERINGS OR OTHERWISE DESCRIBED HEREIN, WILL BE PROVIDED, OR, IF PROVIDED, WILL BE OF THE SAME TYPE, SIZE, LOCATION OR NATURE AS DEPICTED OR DESCRIBED HEREIN. ALL DIMENSIONS ARE APPROXIMATE AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE FLOOR PLAN DEPICTED HEREIN IS A TYPICAL FLOOR PLAN FOR THE RESIDENCE TYPE INDICATED AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ACTUAL FLOOR PLAN OF THE RESIDENCE MAY DIFFER. ALL FEATURES LISTED FOR THE RESIDENCES ARE REPRESENTATIVE ONLY, AND THE DEVELOPER RESERVES THE RIGHT, WITHOUT NOTICE TO OR APPROVAL BY THE BUYER, TO MAKE CHANGES OR SUBSTITUTIONS OF EQUAL OR BETTER QUALITY FOR ANY FEATURES, MATERIALS AND EQUIPMENT.