



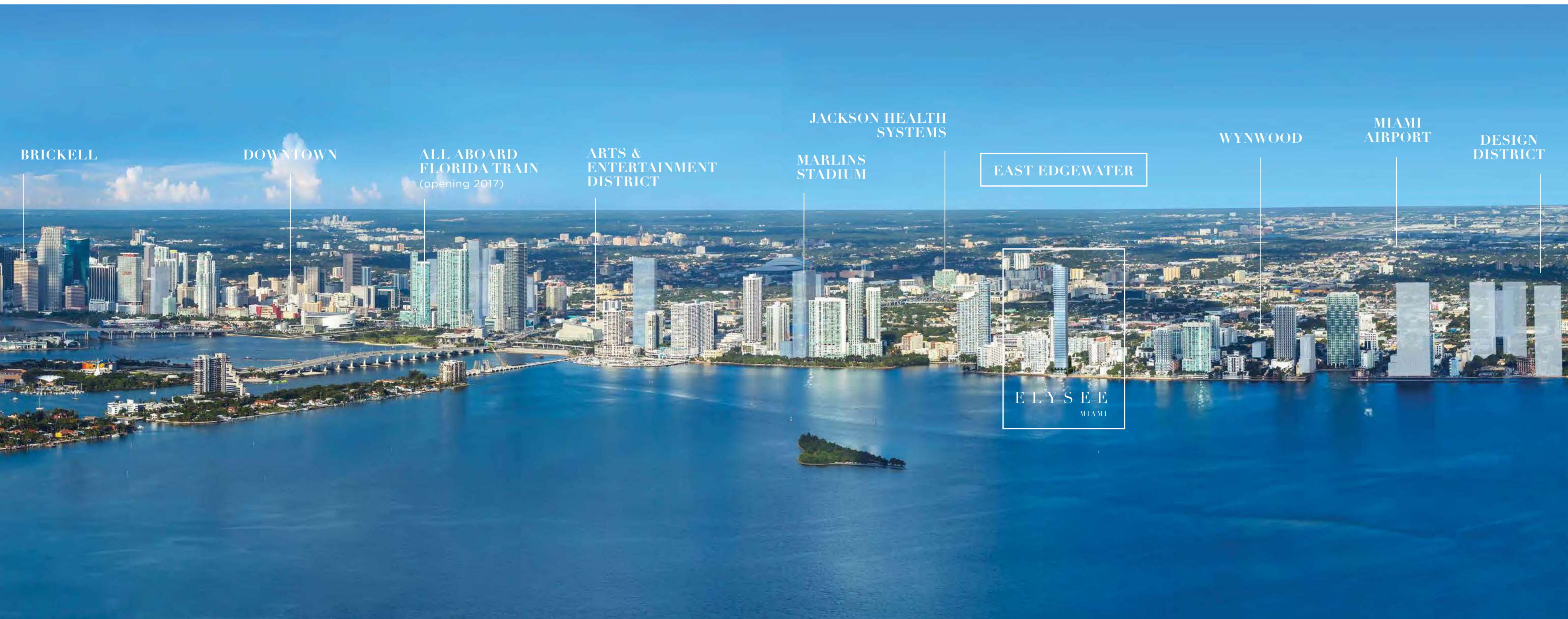
**INTRODUCING**  
**MIAMI'S FIRST**  
***BESPOKE LIFESTYLE***

Imagine the glamour of Paris, the excitement of the Riviera and the climate of Miami — together in one place for the first time. This is a life filled with inspiration, activity, luxury and wellness. This is where values and style co-exist in a home that blends the glamour of the past with all the comforts of today.

# ELYSEE

MIAMI

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BRICKELL

DOWNTOWN

ALL ABOARD  
FLORIDA TRAIN  
(opening 2017)

ARTS &  
ENTERTAINMENT  
DISTRICT

JACKSON HEALTH  
SYSTEMS

MARLINS  
STADIUM

EAST EDGEWATER

WYNWOOD

MIAMI  
AIRPORT

DESIGN  
DISTRICT

ELYSEE  
MIAMI

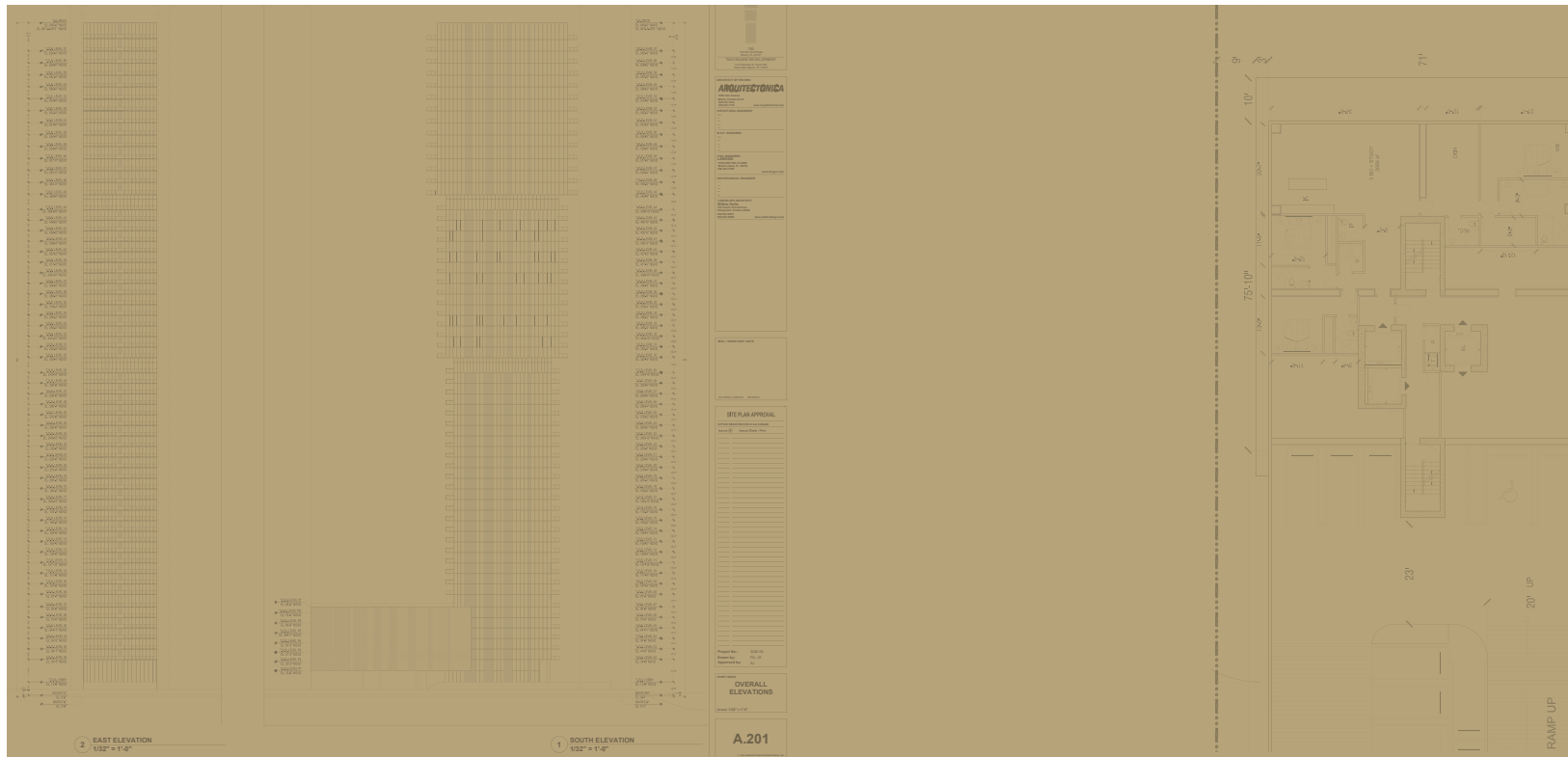
BISCAYNE BAY SKYLINE





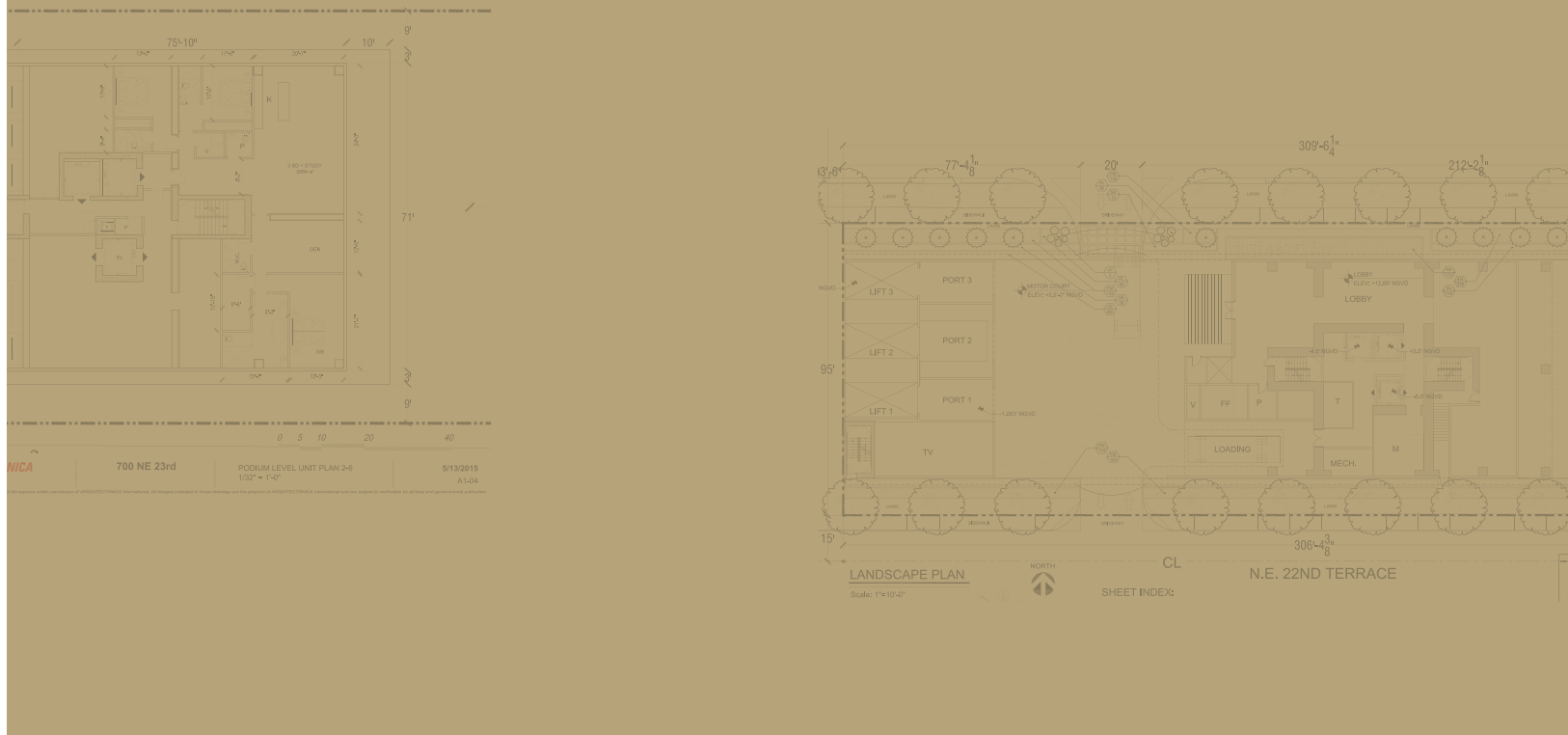
FIRST AND ONLY  
*LUXURY BOUTIQUE* TOWER  
IN EAST EDGEWATER

Rising directly from the shores of Biscayne Bay in the exciting emerging neighborhood of East Edgewater, Elysee Miami sets a new standard for refined living with its masterful confluence of design, luxury and waterfront location. At 57 stories, Elysee is tall and impressive and with only 100 residences – no more than two per floor – Elysee maintains the graceful sophistication of living in a boutique-style building. Each residence has the unique distinction of having an unobstructed, breathtaking, waterfront view of Biscayne Bay.



*“The building is like a vertical city composed of three neighborhoods. Each neighborhood has units that serve specific resident demands. Accordingly, the building plan grows towards the sky as residences grow in size. What makes Elysee unique is that its form is different than anything else done before yet it is totally rational. The beauty is in the logic and the simplicity.”*

- Bernardo Fort-Brescia



## AN ARCHITECT'S VISION

**BERNARDO FORT-BRESCIA OF ARQUITECTONICA**

World-renowned architect Bernardo Fort-Brescia, of Arquitectonica, has designed Elysee to be instantly recognizable yet discreet. This is not an ordinary residential tower. From its three-tiered telescoping shape and alluringly light tones to the fine materials used to construct it, Elysee is an exquisite tribute to the power of design to lift the soul.



## A WELCOMING ARRIVAL

Arriving at Elysee conveys a distinct sense of entering a world unto itself. This is a manicured, well-serviced world that is also creative, inspiring and at times even surprising. The arrival sequence starts when you enter the motor court, enveloped by the remarkable attention to design details, the rich construction materials and a personal touch. You are greeted by the highly professional staff and welcomed in to the grand lobby. The scale of Elysee is expansive, but this is a boutique building with less than 100 residences, so the inviting feeling of being home is always prevalent.

ARRIVAL



GRAND LOBBY ENTRANCE



FOYER TO GRAND LOBBY





SITTING AREA OF GRAND LOBBY



BAYSIDE LOUNGE OF GRAND LOBBY



BAYFRONT POOL



## THE IMPECCABLE *FRENCH STYLE* OF JEAN-LOUIS DENIOT

The world famous designer responsible for the renovation of Chateau LaTour brings his signature classical-contemporary style to Miami for the first time. Jean-Louis' vision for Elysee features an abundance of arresting materials and textures tempered with subtle color palettes, muted tones and a through attention to lighting which creates a different experience of the spaces according to the time of day. The interiors are iconic — serene, elegant and dramatic awash with nods to other time periods, yet never typical or literal.

*“Every room is unique, with its own specific atmosphere. There is no sense of repetition like you find in so many other developments. Here the attention has been paid to curate the design according to the purpose of each environment.”* - Jean-Louis Deniot

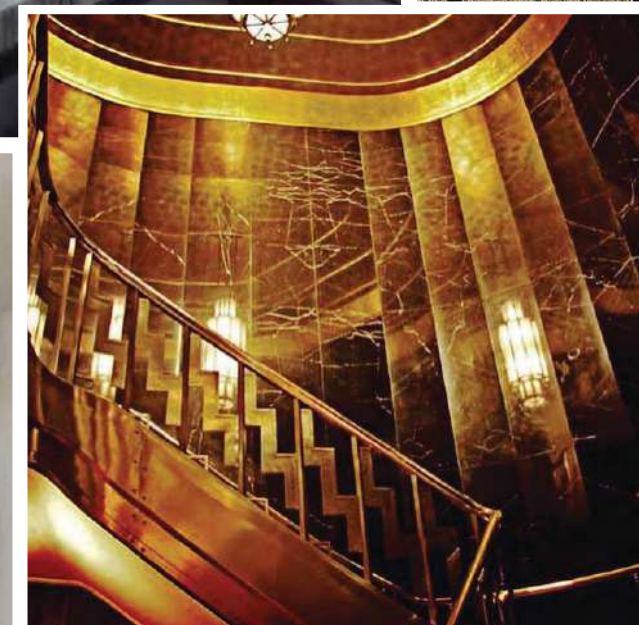
Featured on the ELLE Decor and AD 100 lists of the world's preeminent talents in architecture and interior design, Jean-Louis Deniot has long been in the business of creating atmospheres. His décors are his playground, spaces where spontaneity and magic are de rigueur. Recognized worldwide for his eclectic and emblematic interiors, Jean-Louis Deniot plays in a multiplicity of repertoires, never sticking to purity of style, rather letting his academic training translate into a vocabulary that is both informal and bold. If he does contemporary, it is always with a weighty dose of history and references infused into it to produce a timeless yet timely scenario.





Photo by Jonny Valiant

“Understated theatricality — that is what my luxury is about.” - Jean-Louis Deniot





### **AN ABUNDANCE OF MEANINGFUL AMENITIES**

The amenities at Elysee enhance a lifestyle that is both private and expansive with an unequalled level of luxury — and they are at a scale of a much larger building. This is where your residence is expanded to a full estate. There are three different floors of amenities, each with a distinct purpose.

THEATRE ROOM



## GRAND LOBBY LEVEL

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Grand Marble Lobby  
with 16-Foot Ceilings

Formal Reception Area

Elegant Guest Foyer

Owners' Bayfront Lounge

Bayfront Pool

Private High Speed Elevators  
for all Residences

Mail & Package Room

Separate Entrance for  
Recreation and Loading





Designed as a transition from the city to your residential haven, the Grand Lobby Level is a welcoming journey that begins when you drive into the motor court; the noise and energy of the city gives way to a more hushed tone. Ascend the iconic stairs to the Grand Lobby with its distinctive Jean-Louis Deniot-designed marble floors designed inspired by the stack pattern of the architecture. Pass through the Formal Reception where your guests will have a chance to unwind and relax if they are waiting for you. Enter the sumptuous Owners' Bayfront Lounge and take some time there to enjoy the energizing view of Biscayne Bay. Before going up to your residence you'll be tempted to step out to the picturesque Elysee Bayfront Pool right at the water's edge.

## BAYFRONT POOL

**HEALTH CLUB +  
AMENITIES LOCATED  
ON THE SEVENTH  
FLOOR (FULL FLOOR)**

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Resort-Sized Lap Pool

Poolside Refreshment Bar

Outdoor Summer Kitchen & BBQ Terrace

Waterfront Fitness Center

Yoga Studio

Dedicated Spa with Sauna, Steam,  
Shower & Massage Tables

Blow Dry Bar

Children's Room Adjacent  
to Fitness Center





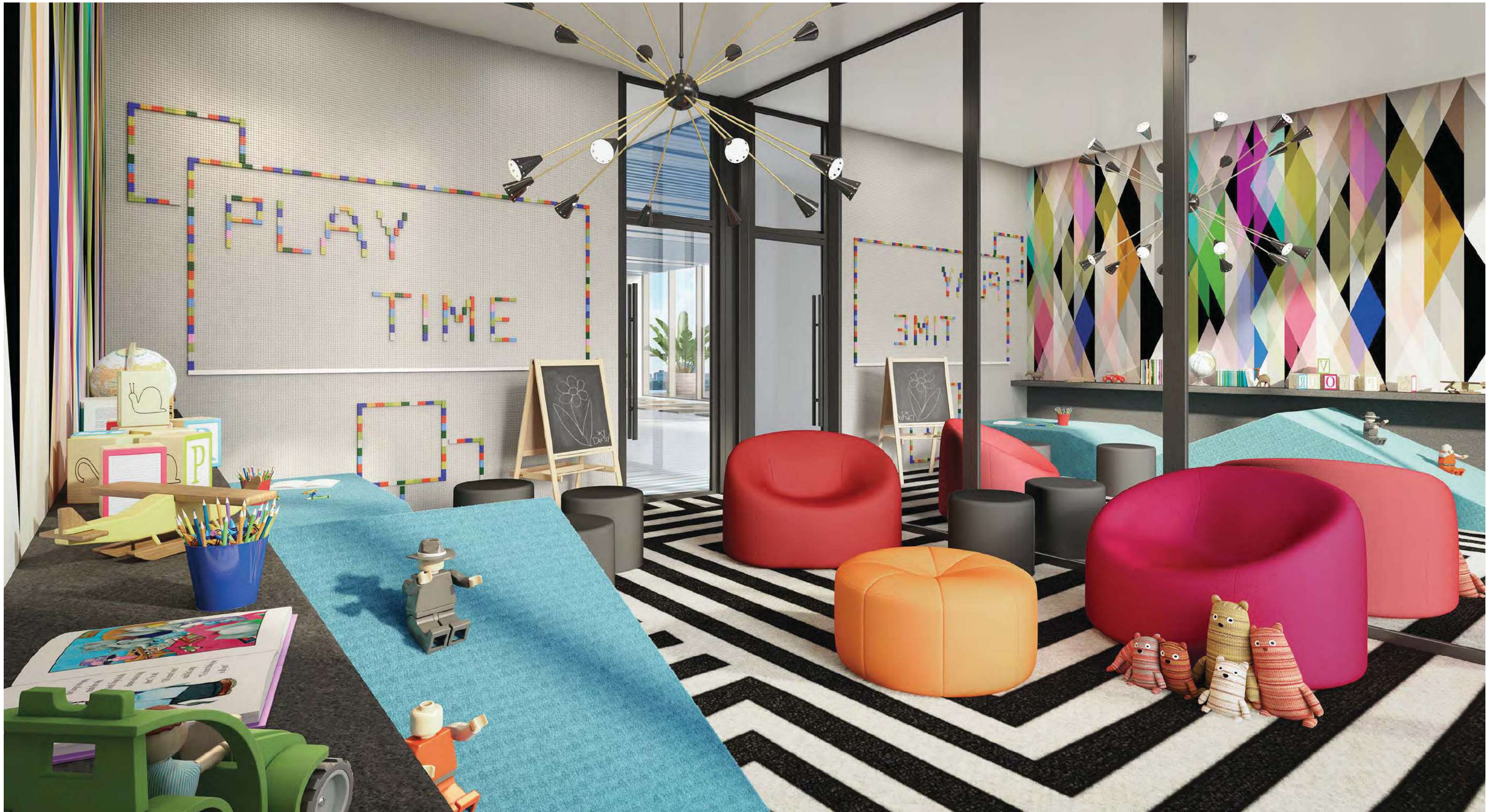
## POOL

As a balance to the comforts of living at Elysee, the Seventh Floor is dedicated to the active pursuit of your inner and outer power. This activity floor features a full lap pool, sundeck and an oversized fitness center with state of the art equipment -- as well as a yoga room, private massage rooms, steam and sauna. Residents can also take advantage of Miami's climate on the outdoor deck where the pool is surrounded by lounges, cabanas, shaded seating and a top of the line residents' barbeque area. And for your children there is a dedicated children's room and dynamic outdoor play yard. Here is the place to relax and unwind.



*“Health and wellness are not passive pursuits.”*  
- Jean-Louis Deniot

HEALTH CLUB



CHILDREN'S ROOM



**OWNERS' SKY  
LOUNGE LOCATED  
ON THE THIRTIETH  
FLOOR (FULL FLOOR)**

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Grand Salon with Full Bar and Great Room with 360 Degree Views of Biscayne Bay and Downtown Miami

Grand Dining Room (Seats up to 30 Guests) with Wine Coolers

Library

Private Theatre/Media Room with High-Definition Theatre System

Chef-Grade Commercial Kitchen

Chef's Table with Indoor Seating

Teen Lounge



Host grand cocktail parties and dinner parties, take in a movie on a full-size screen, or curl up in sumptuous lounge chair to enjoy some personal time reading a book. The entire thirtieth floor is dedicated to the Owners' Sky Lounge, one of the most breathtaking features at Elysee. With stunning 360-degree views of Biscayne Bay, the ocean, Downtown and beyond, this floor provides both personal escapes and the opportunity for entertaining. This where your home is expanded to the scale of an estate with a grand salon, terrace, media room/theater, library - and a private dining room that doubles as a boardroom, seats 24 and is supported with a complete chef's kitchen where you can bring in a chef of your choosing to create unforgettable dinner parties and luncheons. There is also a dedicated, high-technology teen room.

## GRAND SALON

*“Feed your mind, body and soul in these unique environments designed for day and night activities and enjoyment.”*

- Jean-Louis Deniot



DINING ROOM





LIBRARY



THEATRE ROOM



OWNERS' SKY LOUNGE NORTH EAST VIEW





OWNERS' SKY LOUNGE SOUTH EAST VIEW

## SERVICES

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24-hour Door Attendants

24-hour Security and  
Video Surveillance

White Glove Butler and  
Concierge Service

Valet Parking for  
Residents and Guests

Expansive Motor Court

Automated Parking with Onsite  
Valet and Service Attendant

Car Staging Area

Two Furnished Guest  
Suites Available Onsite

Secure Wine Vault and Storage

Direct Package Delivery to Unit

Bike Storage

Storage Area





INTRODUCING  
**E L Y S E E**  
 ATTACHÉ

BY LUXURY ATTACHÉ

**YOUR LIFE**  
*ACTIVATED*

Imagine having a dedicated personal attaché to handle all your personal planning. Someone who knows you and your family — and is trained to collaborate with you in handling everything from travel plans, shopping, cleaning and your family's health and entertainment activities. Now imagine living in a building that offers a curated program designed to help you make the most of the extensive amenities here. Introducing Elysee Attaché, a personal assistance service that begins when you make your initial deposit on your residence at Elysee Miami.

**ACCESS**

- Premium tickets and access to VIP events
- Restaurant recommendations and coveted reservations
- Access to sought after nightclubs, bars and lounges

**CONVENIENCE**

- Moving coordination and storage solutions
- Custom closet installation and home organization
- Interior design services
- Art installation and storage
- Utility setup and AV installation
- Window treatments
- Handyman services
- Housekeeping services
- Garment care
- Child and pet care services
- Gift suggestions and personal shopping

**INDULGENCE**

- Travel Attaché service available 24/7/365
- Itineraries and city guides
- Private and commercial air bookings
- Ground transportation
- Personal and corporate event planning
- In-residence wellness and fitness coordination
- Spa and salon appointments
- Floral delivery



7:00 AM Morning Swim 7<sup>th</sup> Floor

8:00 AM Maid Service and Floral Designer Arrive

9:00 AM Private Pilates Workout 7<sup>th</sup> Floor

11:00 AM Meet with Attaché to Organize Trip to South Africa

1:00 PM Attend Luncheon 30<sup>th</sup> Floor

3:00 PM Attend Private Preview of Exhibition at Perez Art Museum

5:00 PM Private Tutor for Children

6:00 PM Blow Out 7<sup>th</sup> Floor

7:00 PM Attend Miami Heat Game VIP Tickets

10:00 PM Dinner at Cipriani

Morning Work Out 7<sup>th</sup> Floor 6:00 AM

Private Car to Office 8:00 AM

Call with Attaché to Arrange Last Minute Trip to Paris and London 10:00 AM

Lunch at Casa Tua 12:00 PM

Golf Lesson 1:00 PM

Private Art Basel Tour 4:00 PM

At Home Suit Fitting with Tailor 5:00 PM

Cocktail Party 30<sup>th</sup> Floor 6:00 PM

Attend Miami Heat Game VIP Tickets 7:00 PM

Dinner at Cipriani 10:00 PM

# DAYS OF YOUR LIFE AT ELYSEE



Membership begins immediately when you make your deposit on your residence. All the exclusive benefits — including access to your personal attaché — become available. Eat in your favorite restaurants, organize outings with your family, take in a professional sports game... you can even plan an entire vacation — all through your Elysee Attaché Black Card.



Architect Bernardo Fort-Brescia, designer Jean-Louis Deniot and the Two Roads Development team were determined to deliver bespoke residences in keeping with the overall experience of Elysee. The old rules were ignored and the result is 3-, 4- and 5-bedroom residences designed for the luxury lifestyle of today and tomorrow. Elysee is largely glass to take advantage of the views and bring as much light as possible into the spaces - and the deep balconies provide furnishable exterior spaces facing the bay and the city skyline.

TERRACE





## LIVING ROOM

There are only one or two residences per floor and every residence features views of the expansive bay, 10 to 11-foot ceilings, two terraces, 8-foot solid core doors, advanced wireless home technology and appliance packages from Sub-Zero and Wolfe.





MASTER BEDROOM



MASTER BATHROOM

# THE GOOD LIFE IS IN THE DETAILS

## RESIDENCE FEATURES

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- 3, 4, 5-Bedroom Layouts with Den Options
- Duplex Options (available upon request)
- Floor Plans from 2,209 to 3,891 Square Feet / 205 to 361 Square Meters
- Residences are Decorator Ready
- Private Elevators and Foyers
- 10 to 11-Foot Ceilings
- Two Terraces Facing East & West (sunrise & sunset) with Unobstructed Views of Biscayne Bay, Miami Beach, Downtown
- Integrated Smart System Technology
- Waterworks® Faucets and Fixtures in Master Bath
- ItalKraft® Cabinetry in Kitchens and Baths
- Sub-Zero® and Wolf® Stainless Steel Appliances including Stovetop, Oven, Hood, Microwave, Refrigerator and Freezer
- Full Size Washer & Dryer
- Service and Staff Elevator
- Select Residences have Staff Lounges
- Impact Resistant Floor-to-Ceiling Glass Windows and Sliding Glass Balcony Doors



ESTB. 1978

## WATERWORKS

Waterworks creates unparalleled products with a commitment to craftsmanship on every level, from designing product, to selecting the highest quality materials, to utilizing artisanal factories with generations of experience.

We work with in-house designers and prestigious collaborators across a range of inspirations, from Edwardian elegance to organic beauty, to create a product assortment that comfortably meets the needs of our clients while continually pushing the aesthetic envelope. In our quest for the complete bath experience, every detail and every facet is lovingly considered. Our focus on design translates into a world of products that you can be certain are first in terms of integrity, innovation, and style.

## ITALKRAFT

Italkraft centers around custom kitchens and bathrooms, providing an elegant space for living.

ITALKRAFT'S expertise has been established through years of experience by its associates in the field of kitchens and bathrooms in numerous high-rises and private residences within the U.S.A and Latin America. At the forefront of ergonomic planning, ITALKRAFT offers elegant and functional solutions coupled with exceptional customer service and surprisingly competitive rates.



As long as there is Sub-Zero, food's goodness will stand the test of time, as will the beauty and performance of your kitchen. Built and tested to the highest standards, Sub-Zero is more than just refrigeration. It is a food preservation system, with almost 70 years of innovative thinking behind it. As long as there is Sub-Zero, food will have a delicious future.



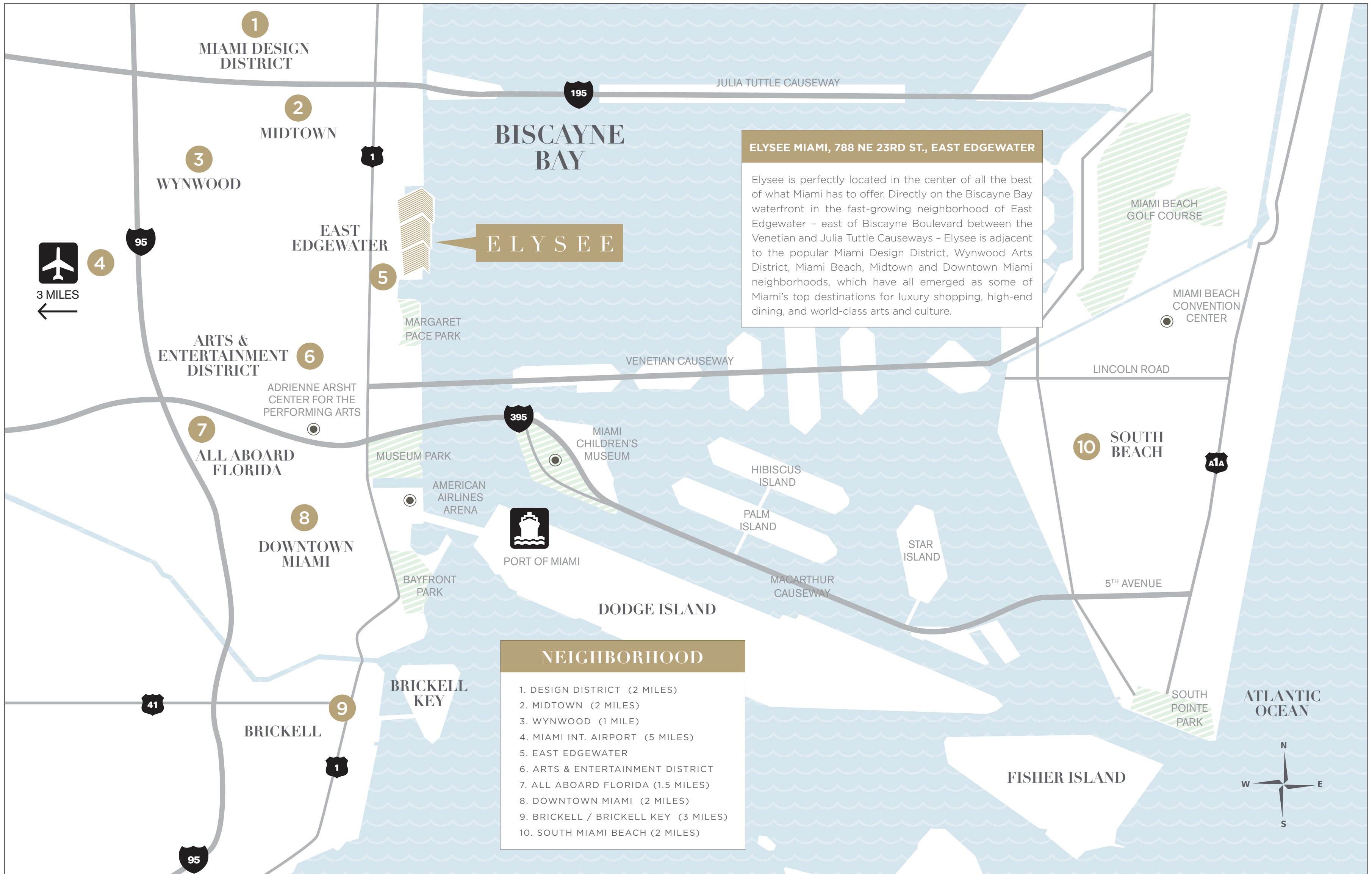
Enjoy a lifetime of adventurous, more satisfying cooking. Wolf distills legendary professional heritage, power and finesse into cooking equipment whose precise control ensures the dish you have in mind will be the dish you bring to the table.



*TRUE*  
*WATERFRONT*  
*LIVING*

OWNERS' SKY LOUNGE EAST VIEW





**ELYSEE MIAMI, 788 NE 23RD ST., EAST EDGEWATER**

Elysee is perfectly located in the center of all the best of what Miami has to offer. Directly on the Biscayne Bay waterfront in the fast-growing neighborhood of East Edgewater - east of Biscayne Boulevard between the Venetian and Julia Tuttle Causeways - Elysee is adjacent to the popular Miami Design District, Wynwood Arts District, Miami Beach, Midtown and Downtown Miami neighborhoods, which have all emerged as some of Miami's top destinations for luxury shopping, high-end dining, and world-class arts and culture.

**NEIGHBORHOOD**

- 1. DESIGN DISTRICT (2 MILES)
- 2. MIDTOWN (2 MILES)
- 3. WYNWOOD (1 MILE)
- 4. MIAMI INT. AIRPORT (5 MILES)
- 5. EAST EDGEWATER
- 6. ARTS & ENTERTAINMENT DISTRICT
- 7. ALL ABOARD FLORIDA (1.5 MILES)
- 8. DOWNTOWN MIAMI (2 MILES)
- 9. BRICKELL / BRICKELL KEY (3 MILES)
- 10. SOUTH MIAMI BEACH (2 MILES)

# ELYSEE

## MIAMI

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