

VILLA MIAMI

A RESIDENTIAL EXPERIENCE BY
MAJOR FOOD GROUP

BAYFRONT RESIDENCES • EDGEWATER MIAMI

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.

“VILLA MIAMI”, ALSO KNOWN AS, 710 EDGEWATER CONDOMINIUM”.





DAVID MARTIN

Terra's CEO is a Florida native with a vision for making Miami more resilient and alluring than ever.



VISIONARY TERRA

David Martin, the CEO behind Terra, is known in Miami for having a savvy eye towards the future and taking a civic-minded approach to development. Under Terra's stewardship, Miami neighborhoods such as Coconut Grove — and now Edgewater — have evolved into newly vibrant communities complete with luxury residences, world-class dining, and active art scenes. Since its founding in 2001, Terra has regularly collaborated with a roster of the world's most prestigious architects and designers.

TERRA AT A GLANCE

RESIDENTIAL
FIVE PARK, MIAMI BEACH
MR. C RESIDENCES, COCONUT GROVE
BOTANIKO WESTON, WESTON
PARK GROVE, COCONUT GROVE
GROVE AT GRAND BAY, COCONUT GROVE
EIGHTY SEVEN PARK, MIAMI BEACH
GLASS, MIAMI BEACH
ATLANTIC 15, SUNNY ISLES

COMMERCIAL
DORAL ATRIUM, DORAL
16000 PINES MARKET, PEMBROKE PINES
MARY STREET, COCONUT GROVE
PINES CITY CENTER, PEMBROKE PINES
DORAL SQUARE, DORAL



LOUIS BIRDMAN, MICHAEL KONIG, KEVIN VENGER

One Thousand Group members ensure all projects achieve an exquisite balance of artistry and function.

**VISIONARY**
ONE THOUSAND GROUP

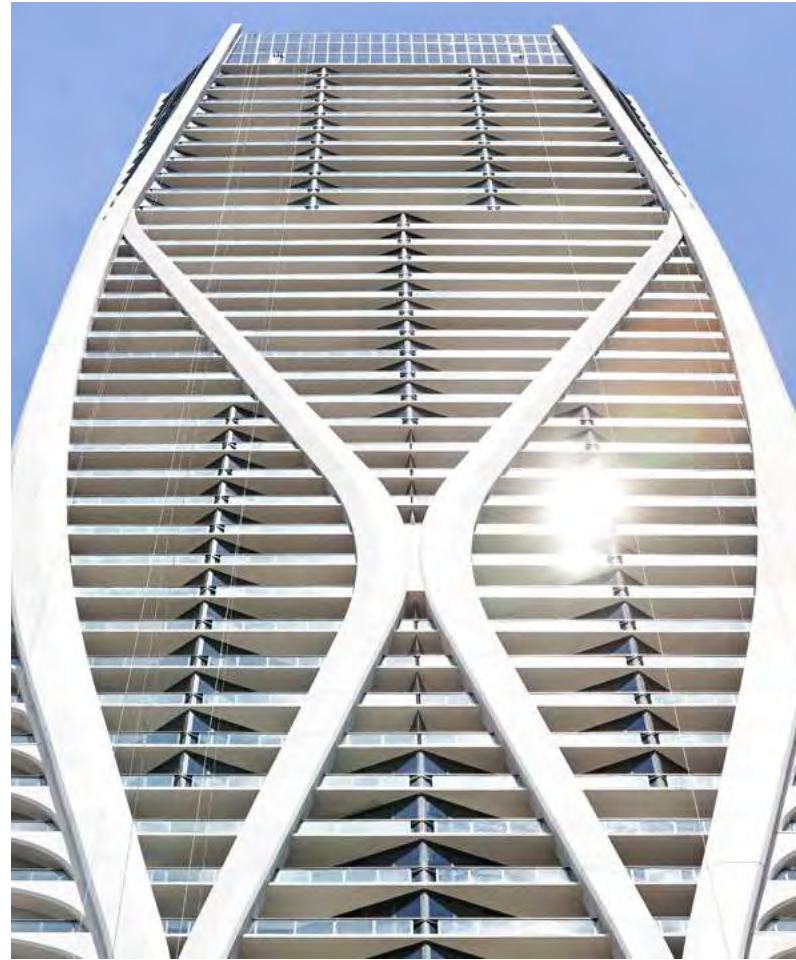
Kevin Venger, Louis Birdman and Michael Konig, a partnership of real estate developers with deep roots in Miami, collaborate on world-class buildings in prime locations. The group's vision is to bring innovative, one-of-a-kind luxury real estate developments to life. With a relentless pursuit of design excellence and a refusal to settle for anything less than exceptional, One Thousand Group pushes boundaries.

Most recently its members oversaw the development of One Thousand Museum, the first and final residential skyscraper designed by the late Architect Dame Zaha Hadid, and inarguably ushered in a new definition for ultra-luxury living in Miami.

ONE THOUSAND GROUP AT A GLANCE

RESIDENTIAL
ONE THOUSAND MUSEUM, MIAMI
FOUR SEASONS HOTEL & TOWER, MIAMI
TEN MUSEUM PARK, MIAMI

REGALIA, MIAMI
PARAMOUNT BAY, MIAMI



**JEFF ZALAZNICK**

A New York native and businessman, Zalaznick is bringing MFG's celebratory dining ethos worldwide

MARIO CARBONE

Born in Queens, Carbone is the design eye responsible for MFG's signature spin on fine dining

RICH TORRISI

Trained at a host of legendary eateries, Torrissi conceptualizes menus and dishes for MFG's collection of restaurants.

DESIGNING A LIFESTYLE

THE MAJOR FOOD GROUP ETHOS

Waterfront living imagined, designed, programmed, and fully serviced by the team that has gained acclaim worldwide since opening their first of 40+ restaurants in New York City in 2009.

The MFG philosophy of boundless opulence goes beyond food and beverage experiences; it extends to waterfront access, beautifully appointed gyms and spas, no-detail-overlooked chef's kitchens at home, and a building full of Miami's most discerning patrons.

FIRST CLASS DAYS, EPICUREAN EVENINGS & DIONYSIAN NIGHTS

LIFESTYLE AND LUXURY BY MAJOR FOOD GROUP

Taking care of you from when you wake until you go to sleep. Where abundance and excess meet taste and discretion.

Now imagine the MFG ethos touching every part of your day: Wake up looking over the Venetian Islands, or arrive home to Villa Miami by helicopter; spend the day unwinding in the building's Mediterranean spa or skimming across the bay by boat, or both; stop by a wine tasting in the members' lounge, and revel late into the night at the city's best new restaurant, which just happens to be downstairs. A night out with MFG is like no other, and a life designed by MFG is like nothing else—even in Miami.

WELCOME:

**STEP INTO A LIFE
CURATED BY THE
MASTERMINDS BEHIND
CARBONE, CONTESSA,
ZZ'S CLUB AND SADELLE'S**

A TASTE OF MFG'S FAMED & ACCLAIMED DINING EXPERIENCES

01 **CONTESSA**
DESIGN DISTRICT, MIAMI, FL

Northern Italian cuisine and Art Deco opulence, inspired by Lake Como but only one neighborhood over.

02 **JAPANESE BOCCE CLUB**
BOCA RATON, FL

Flown-in sushi, Wagyu from Japan, and imported sake—all enjoyed courtside between sunset bocce games.

03 **THE FLAMINGO GRILL**
BOCA RATON, FL

Mid-century Floridian glamor done to the nines, at this steakhouse known equally for its bone-in ribeye and tuna crudo.

04 **PRINCIPESSA**
BOCA RATON, FL

Invoking the opulence of 1930s Lake Como, this grand waterfront spot specializes in hand-made pasta and hard-to-find Italian wines.

05 **CARBONE**
MIAMI BEACH, FL

Upscale red sauce, a famous Caesar salad, and the perennially hottest ticket in town in both New York and Miami.

06 **DIRTY FRENCH**
MIAMI, FL

A new spin on the classic steakhouse, the Brickell destination mixes 1980s Miami looks with French cooking.

07 **SADALLE'S**
COCONUT GROVE, MIAMI, FL
DESIGN DISTRICT, MIAMI, FL

Bagel towers for brunch and caviar service at night, at the Coconut Grove outpost of this New York institution.

01



02



03



04



07



05



06

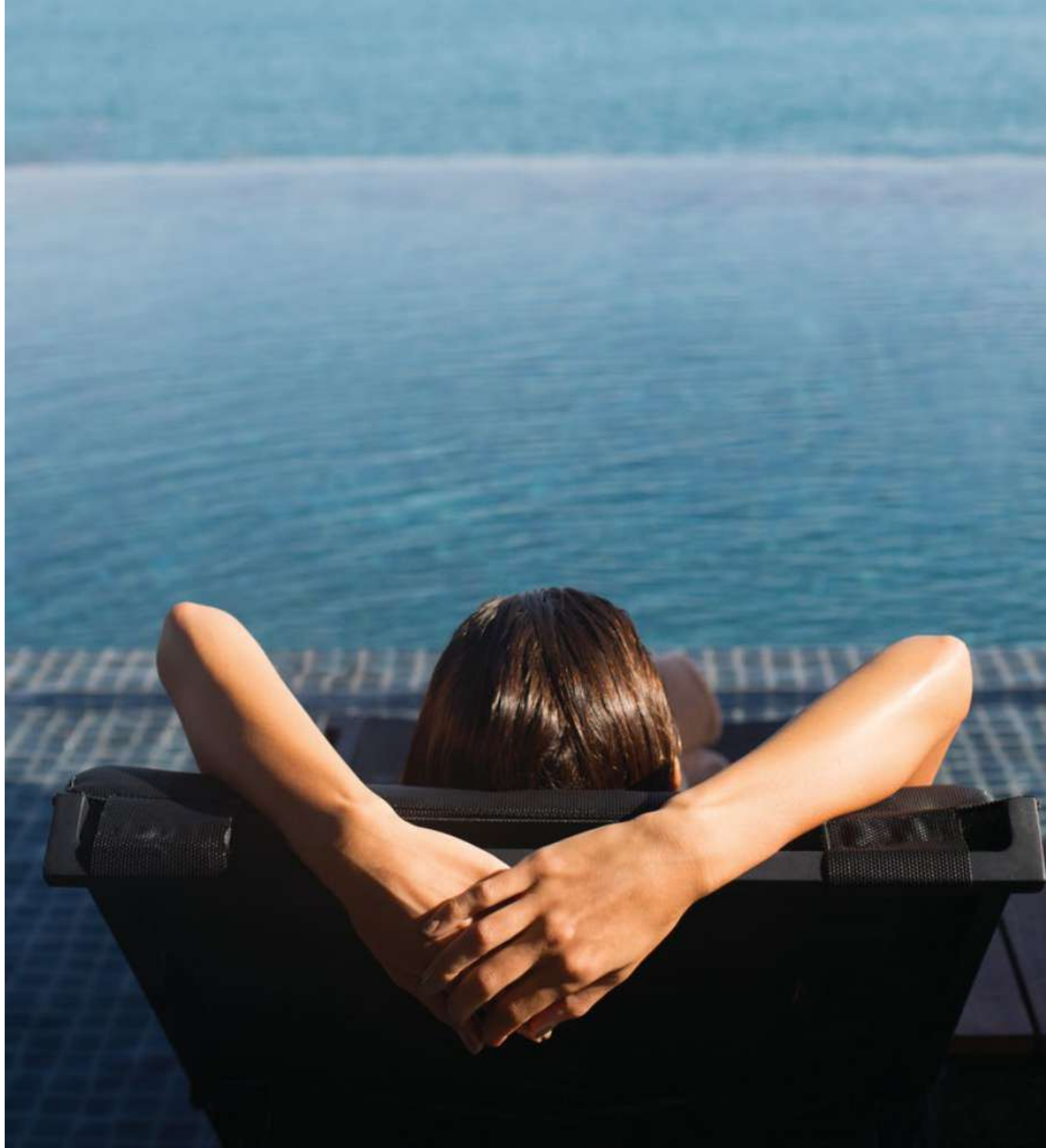
A BOAT WAITING AT THE DOCK

A RIVIERA-WORTHY BOAT SLIP,
A PRIVATE COVE AND
ENDLESS DAYS ON THE WATER

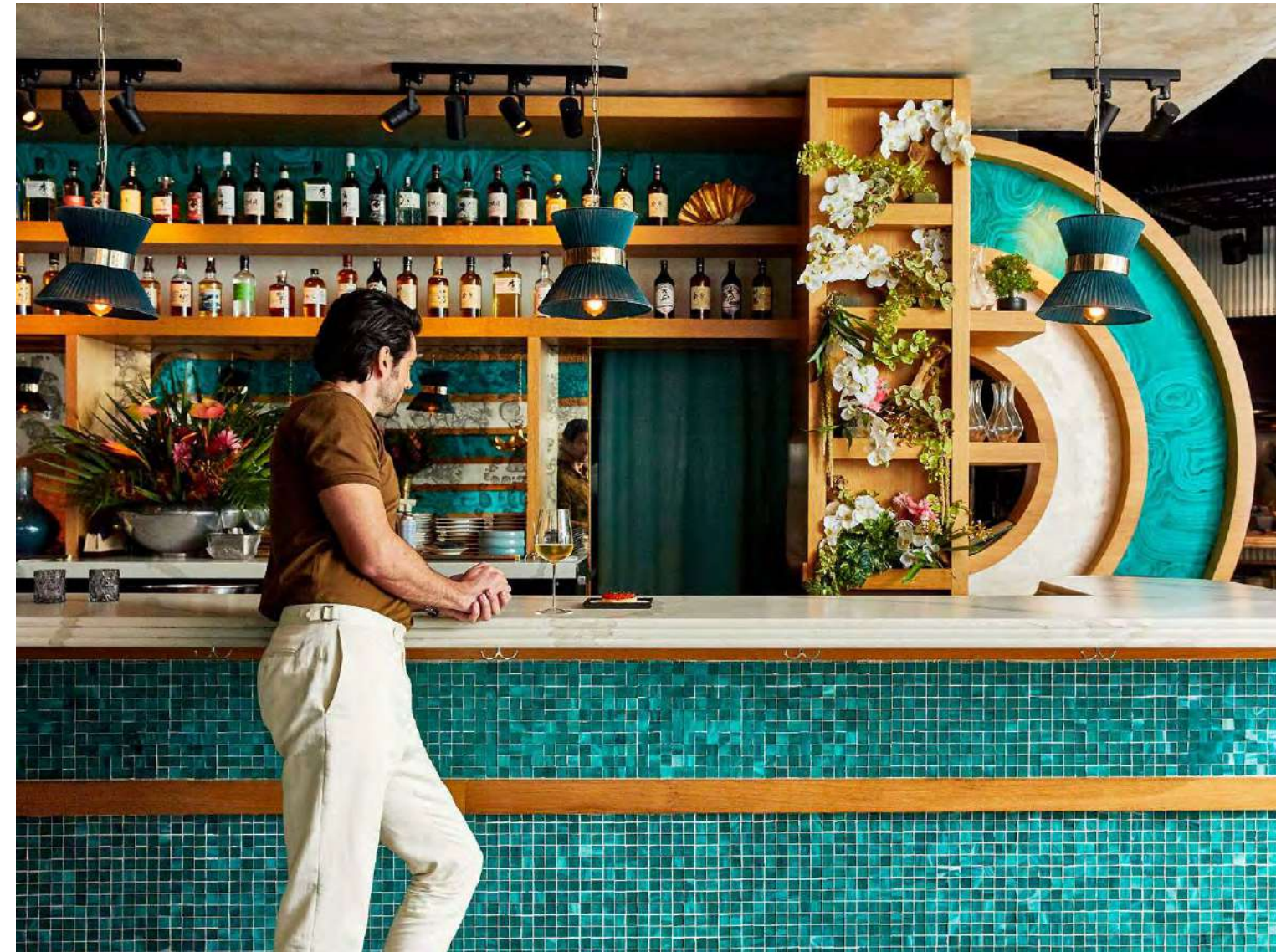
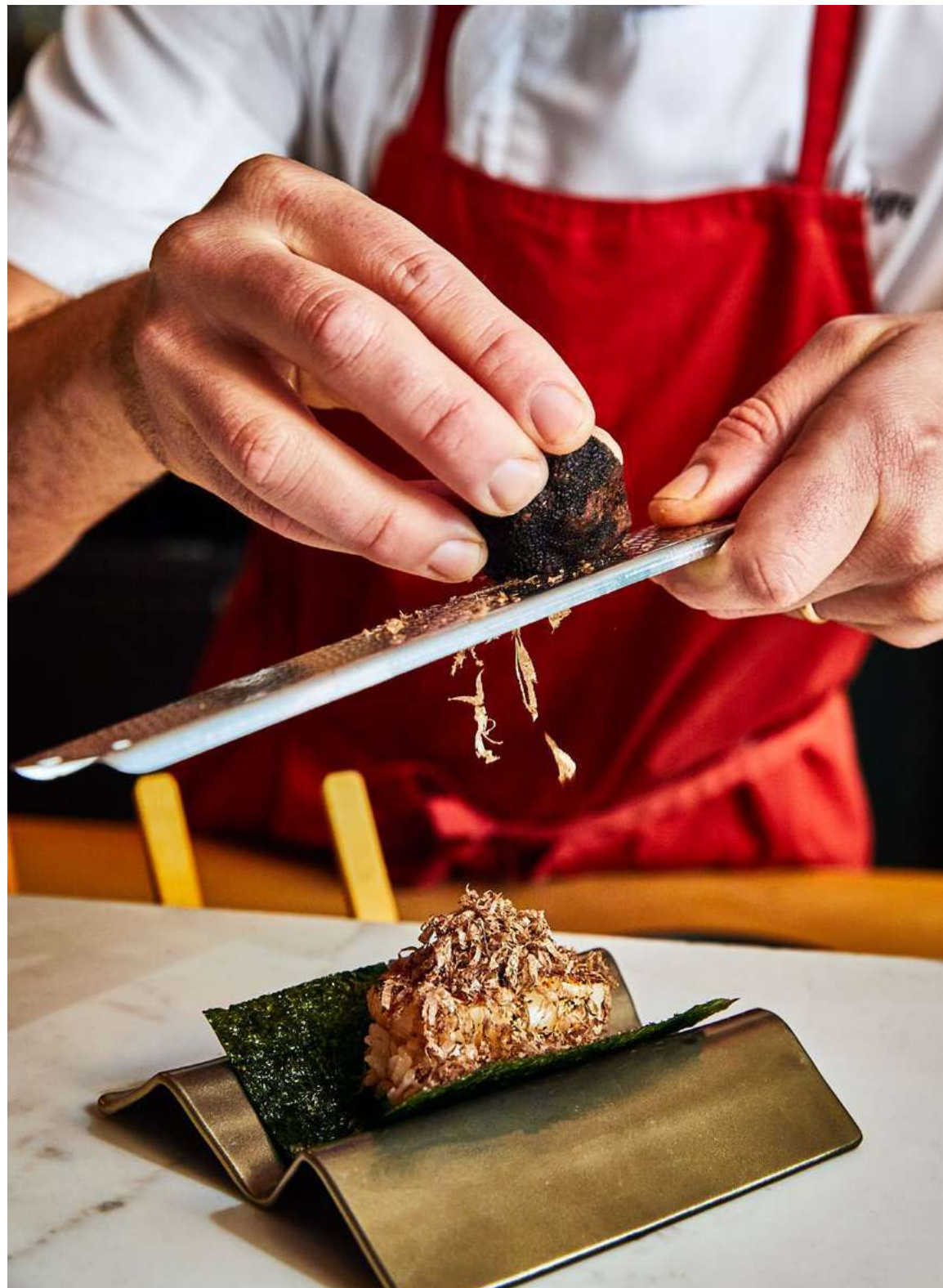


A REFUGE FOR A MORE SPIRITUAL INDULGENCE

**WATERFRONT POOLS, SOAKING BATHS,
AND OPULENT TREATMENT ROOMS
INSPIRED BY ITALIAN THERMAL SPAS**



IMMEDIATE ACCESS TO THE MOST VIBRANT DINING SCENE IN THE COUNTRY





ESTATE MANAGER TO ARRANGE IT ALL

**A WORLD OF MENU TASTINGS,
WINE POURINGS, AND VIP
ACCESS TO ALL MFG
RESTAURANTS, EVENTS, &
OPENINGS**

- * In contact with buyers under contract to use her services
- * Develop and execute orientation program for owners to introduce them to the Villa Lifestyle and gain an understanding of their interests, information, requests in order to personalize their experience at home
- * First point of contact for all residents

**UP FOR ANY CHALLENGE:
IMPOSSIBLE TICKETS,
PICKING THE PERFECT
PRESENT, OR AN AT HOME
COOKING LESSON FROM
MARIO CARBONE**



AND THEN THERE'S THE TWO FLOOR MFG RESTAURANT & BAR. TASTEMAKERS INDEED.

MFG RESTAURANT ON SITE

Downstairs: the most seductive new location in Miami's dining scene. Two floors of dining rooms, bar seats, and private lounge space with equal parts refinement and Dionysian ambiance.

WATERSIDE GARDENS

Designed by the landscape architects at Enzo Enea, Villa Miami's grounds are dotted with a series of private gardens, filled with native flowering trees and meant for moments of contemplation.

SCREENING ROOM

Like a personalized movie theater, an on-site screening room for private events, viewing parties, and special occasions.

EXPERT STAFF

The back of house team assures that deliveries are seamless, the pantry is always stocked, and fresh flowers await your arrival. Downstairs, a knowledgeable concierge fields any request from hunting down those sold out tickets, to chartering a boat for the day.

PRIVATE LOUNGES

Expansive common spaces with desks and bookable conference rooms (all in proximity to the building's coffee and juice bar), plus a stately members lounge, available exclusively to residents of Villa Miami.

FAMILY LOUNGE

A private residents lounge, but for our youngest residents—a zone just for the kids and teenagers to play games and make new friends.





THE TOWER

HEAD IN THE SKY WITH A HAND IN THE WATER

LIMITLESS POSSIBILITIES, BOUNDLESS OPULENCE

This is an entirely new proposal for how to live in Miami. These aren't just views of the water. This is an open window with a breeze coming off the bay; dinner on the veranda with the sunset refracted in the water; a buzzing city waiting beyond.

This is a place telegraphing the old tradition of villa living in Lake Como and Provence—steeped in romance and warmth; meant to be lived in. A place encompassing the best of the water and life beyond.

ELEVATED IN EVERY SENSE: HOMES IN THE SKY, NESTLED BETWEEN LAND, AIR & SEA

A gemstone on the water's edge, Villa Miami proposes something opulent but intimate — and entirely new for Miami's skyline. ODP Architects designed something distinct from the soaring condos that already populate the cityscape: A structure that's instantly a landmark. Waterfront homes in the sky, finished in bronze — anchored on top by a helicopter pad and below by a dock. Rising up from the water's edge and at home in the sky, this isn't just the city's most iconic building, it's an invitation to indulge in the best of Miami.





INTERIOR DESIGN CHARLES & CO

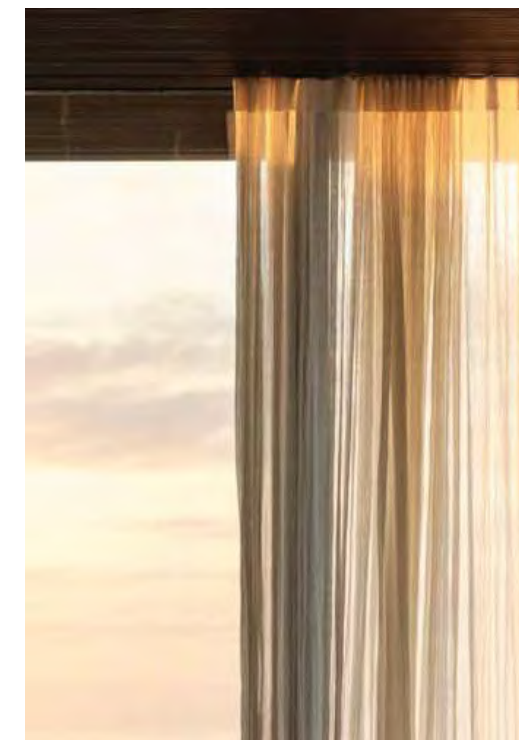
The interiors throughout Villa are by Vicky Charles of New York design studio Charles & Co. Lauded by the design community as a top talent worldwide, she is well known for her hospitality work and her roster of private clients including George & Amal Clooney, David Beckham and Harry Styles.

With the Villa residences, Vicky brings a uniquely European sensibility to a city that's been defined for years by white marble and chrome. Villa is a departure – it's about romance, noble materials and warmth.

VICKY CHARLES

Known for her work with Soho House, Charles excels at creating warmth and a depth of detail to the spaces she creates



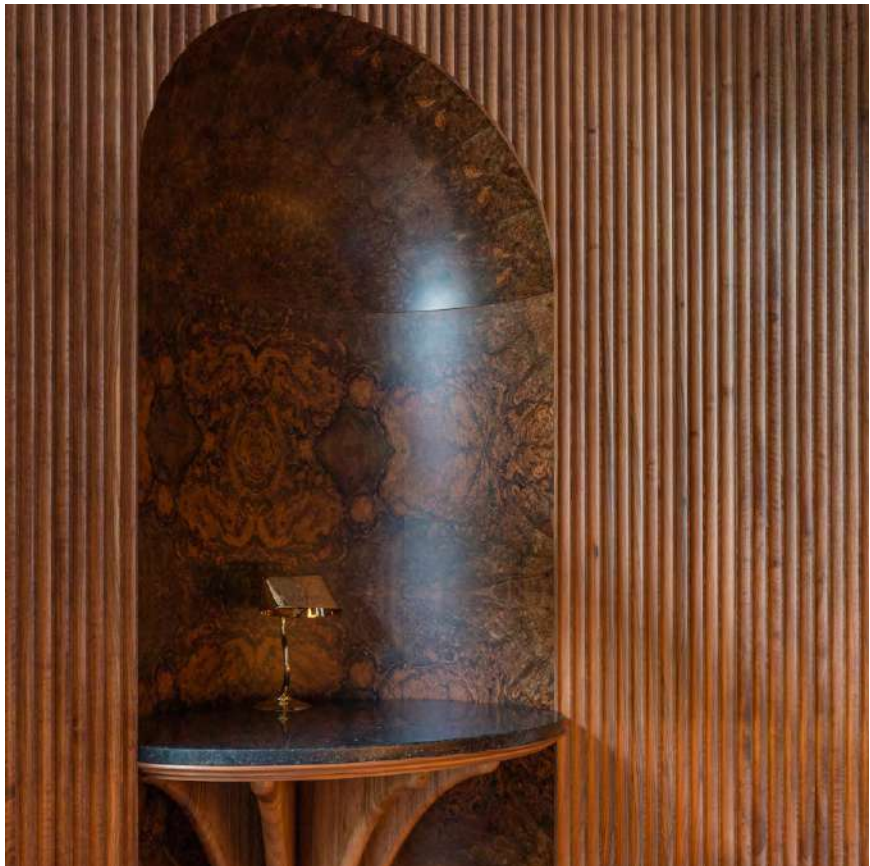
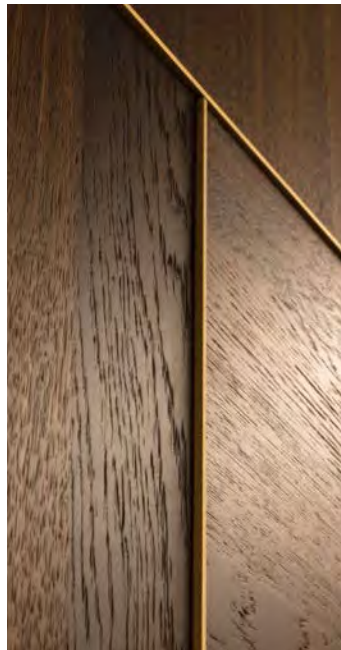
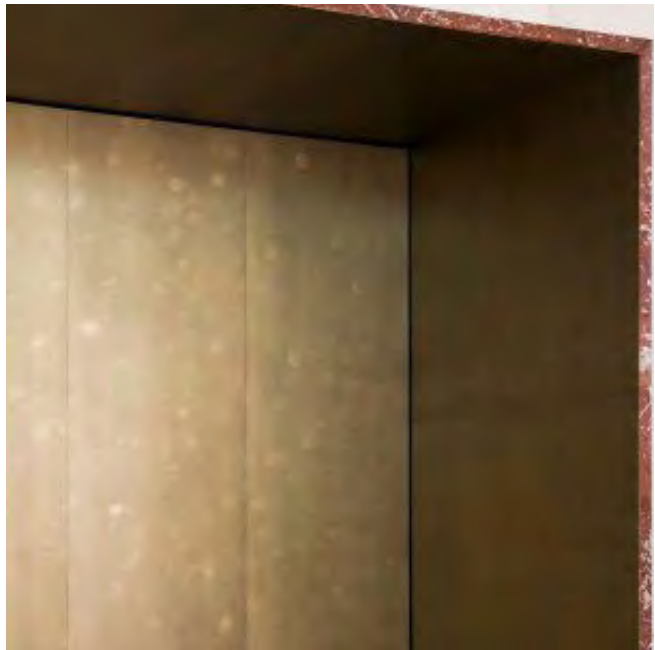


AMENITIES MOOD

A lobby with a marble floor worthy of Necchi Campiglio. Elevators built out of fine old-world marble. Game rooms with mahogany parquet floors and impeccably-maintained pool tables.

A screening room with plush velvet seats and warm cinematic lighting. Not to mention the most sumptuous library, coffee bar, and members lounge imaginable.

LEVEL 01 - LOBBY LOOK & FEEL



KURT DANNWOLF

The founder of ODP Architecture and Design brings 27 years of experience to his firm's boundary-pushing work.

**ARCHITECTURE****ODP ARCHITECTS**

ODP Architects is a full-service architecture and interior design firm that has built much of Miami's skyline to date. With offices in Hollywood, Florida, as well as Fort Lauderdale and Tampa, ODP is well-versed in Floridian waterfront living, and as such has designed everything from innovative, soaring towers like One Bayfront Plaza II in Miami to smaller-scale modern residences across South Florida.

ODP AT A GLANCE

RESIDENTIAL
ONE THOUSAND MUSEUM, MIAMI
1 SOUTHSIDE PARK, MIAMI
PARAMOUNT MIAMI WORLDCENTER, MIAMI
ONE BAYFRONT PLAZA II, MIAMI
1201 BRICKELL, MIAMI
888 BRICKELL, MIAMI

COMMERCIAL
APPLE FLAGSHIP STORE, AVENTURA
3050 AVENTURA, AVENTURA
1895 TYLER, HOLLYWOOD, FL
BLOCK A, MIAMI WORLD CENTER, MIAMI





ENZO ENEA

Enea's design ethos is to entwine the character of the space with its natural surroundings



LANDSCAPE DESIGN

ENEA GARDEN CO

Enzo Enea, who founded his award-winning firm Enea Landscape Architecture in 1993, designs gardens for hotels, residences, and public spaces all over the world, from Miami to Zurich, New York City to the Greek island of Kea.

Enea's unique (and award-winning) approach can be found throughout the Villa Miami grounds: green space composed of native plants, in conversation with the surrounding landscape.

ENEA AT A GLANCE

HOSPITALITY
MANDARIN ORIENTAL, LA, USA
HOTEL SEEROSE, SWITZERLAND
FORTE MARMI, MIAMI, USA
HOTEL MAMMERTSBERG, SWITZERLAND
THE SETAI HOTEL, MIAMI, USA
BAD RAMSACH QUELLHOTEL, SWITZERLAND

PUBLIC
ENEA TREE MUSEUM, SWITZERLAND
SIMPSON PARK, MIAMI, USA
BRICKELL PARK, MIAMI, USA



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NEIGHBORHOOD

YOU CAN GET ANYWHERE IN MINUTES, BUT YOU WON'T WANT TO LEAVE

THE NEW HEART OF MIAMI

The 1980s saw the rise of Miami Beach, filled with characters from the fashion and entertainment worlds. The aughts witnessed the birth of Miami's Art Basel as a mecca for art.

Now, the next cultural renaissance in Miami is happening in Edgewater, where a new interpretation of waterfront living is emerging, built for a certain kind of global citizen who just happens to call Miami home.



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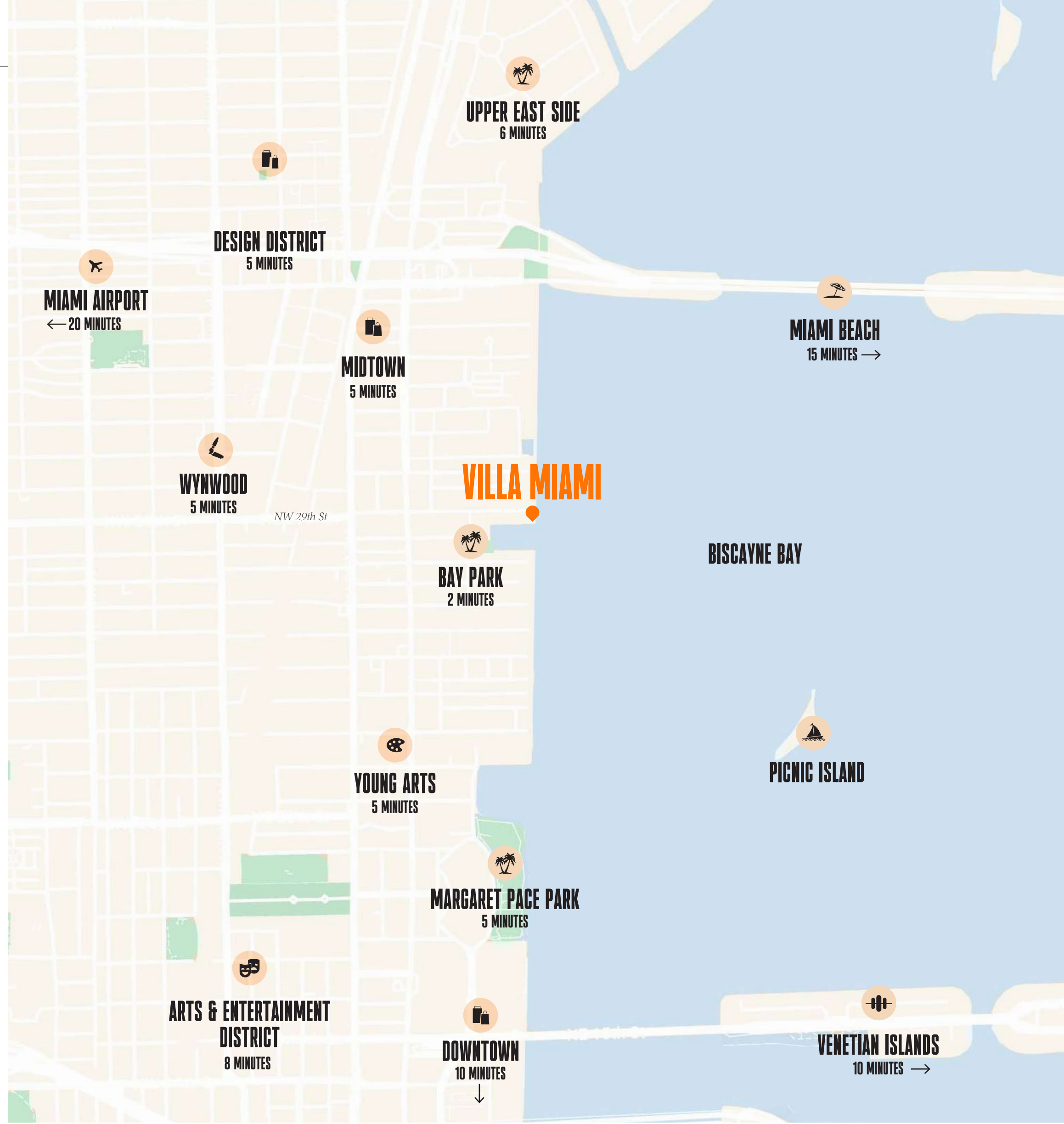
DRAFT

EDGEWATER

MIAMI'S MOST CONNECTED NEIGHBORHOOD

Edgewater is connected to the best of Miami, situated just five blocks from the Design District and across the Venetian Causeway from Miami Beach.

Easily accessible to all the best of Miami, Edgewater represents the future of the city and the increasingly global populace of people who call it home. The arrival of Villa Miami means the next chapter of Edgewater has begun.





STROLL ALONG THE PROMENADE IN THE MORNING, DIP INTO A MUSEUM MIDDAY, SIP WINE FROM THE LOIRE VALLEY AND DINE ON PASTA ALLE VONGOLE IN THE EVENING

Accessible to some of Miami's most tempting areas, Edgewater is also in and of itself the best of contemporary Miami: on the waterfront, with sunset views of the Bay and the Venetian Islands; home to some of the city's most exciting restaurants, as well as the revitalized Margaret Pace Park and culture like the Institute of Contemporary Art Miami.



MINUTES AWAY FROM THE DESIGN DISTRICT & THE BEST SHOPPING MIAMI HAS TO OFFER



*From pristine coast to the
uncomparable culture, Edgewater offers
the best of Miami in easy reach*

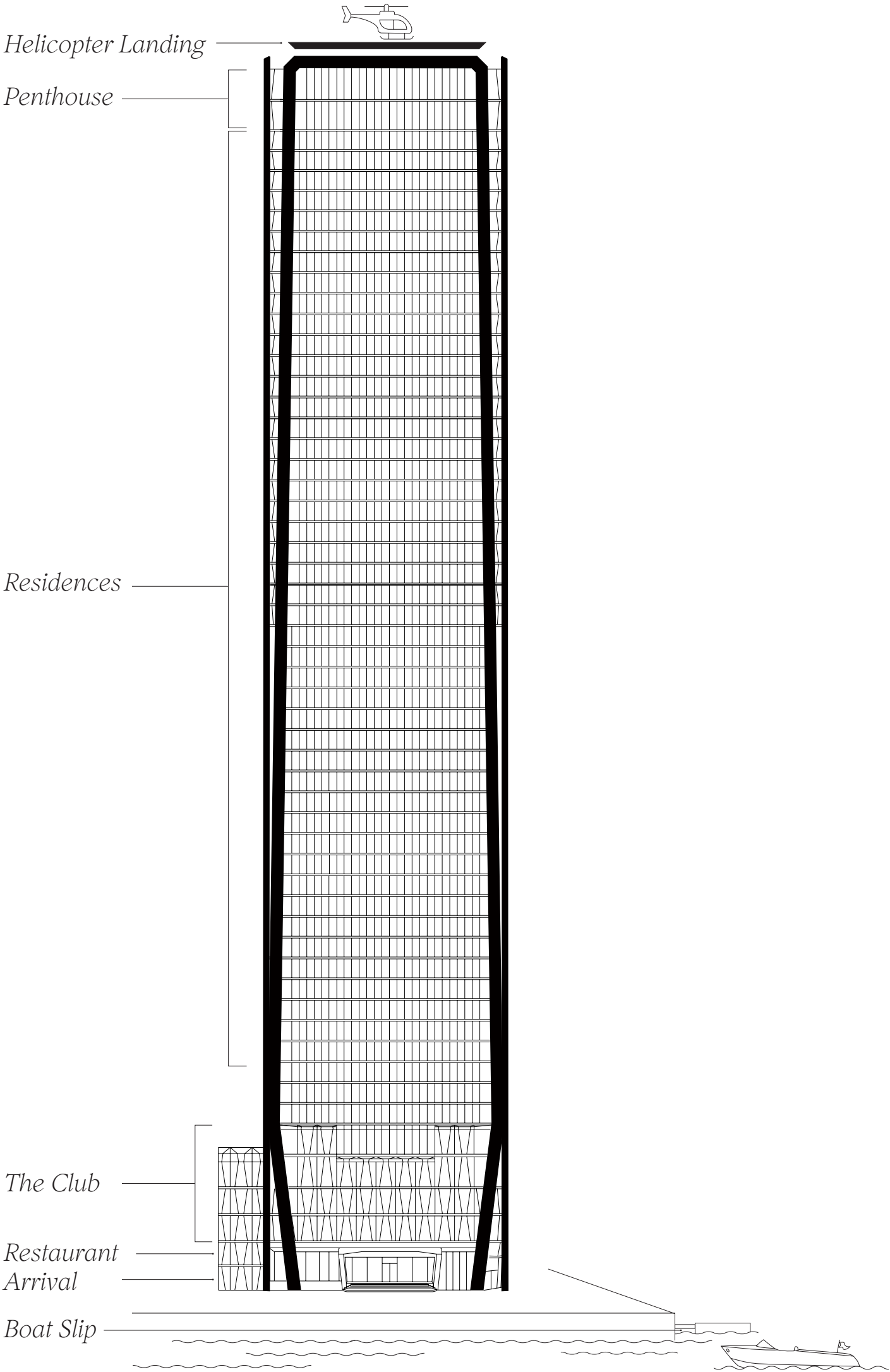


A SPRAWLING SUITE OF AMENITIES, SERVICES, AND SPACES

EACH MORE ENTICING THAN THE LAST

Villa Miami's amenities go beyond a concierge and a gym. Major Food Group designed the building's services to operate as an ecosystem of conveniences, where needs are anticipated, coffee orders are known by heart, and a pool, thermal spa, and sauna are always just downstairs.

Like a small town unto itself, the building comes with an array of spaces for every kind of gathering and convenience, while landscape architect Enzo Enea designed the grounds according to the spirit of the place—the sun, the wind, the soil, and the water nearby.



ROOFTOP	HELIPAD	<ul style="list-style-type: none">• Rooftop helipad for seamless arrivals and departures
LEVELS 54 & 55	PENTHOUSE	<ul style="list-style-type: none">• Two-floor Penthouse Residence with 5 bedrooms, 5.5 bathrooms and private pool
LEVELS 6 - 53	RESIDENCES	<ul style="list-style-type: none">• Full-floor Villa Piano residences with 5 bedrooms, 5.5 bathrooms• Half-floor Villa Mezzo residences with 4 bedrooms and 4.5 bathrooms
LEVELS 3 - 5	THE CLUB	<ul style="list-style-type: none">• Spa, Salon, Saunas, Steam Rooms, Plunges, & Locker Rooms• Relaxation Lounge• Fitness Center, Boxing & Yoga Rooms• Outdoor Pool• Game Room, Screening Room, Family Entertainment Lounge• Estate Manager & In-House Curator• Restaurant Residential Dining Level• Great Room & Lounge• Conference Rooms
LEVEL 2	RESTAURANT	<ul style="list-style-type: none">• MFG Restaurant Second Level
LEVEL 1	ARRIVAL	<ul style="list-style-type: none">• Lobby• MFG Restaurant & Bar with Outdoor Terrace• Baywalk• Docks• Covered Drop-off

A GRAND SPACE TO SUIT EVERY OCCASION, WISH & WHIM

LEVEL 5

- Spa & Salon
 - Outdoor Pool
 - Relaxation Lounge
- Hot & Cold Plunges
 - Sensory/Chromo Therapy Shower
 - Locker Rooms
 - Herbal Steam/ Sauna

LEVEL 4

- Bayfront Fitness Center
 - Boxing & Yoga Rooms
 - Game Room
- Screening Room
 - Family Entertainment Lounge

LEVEL 3

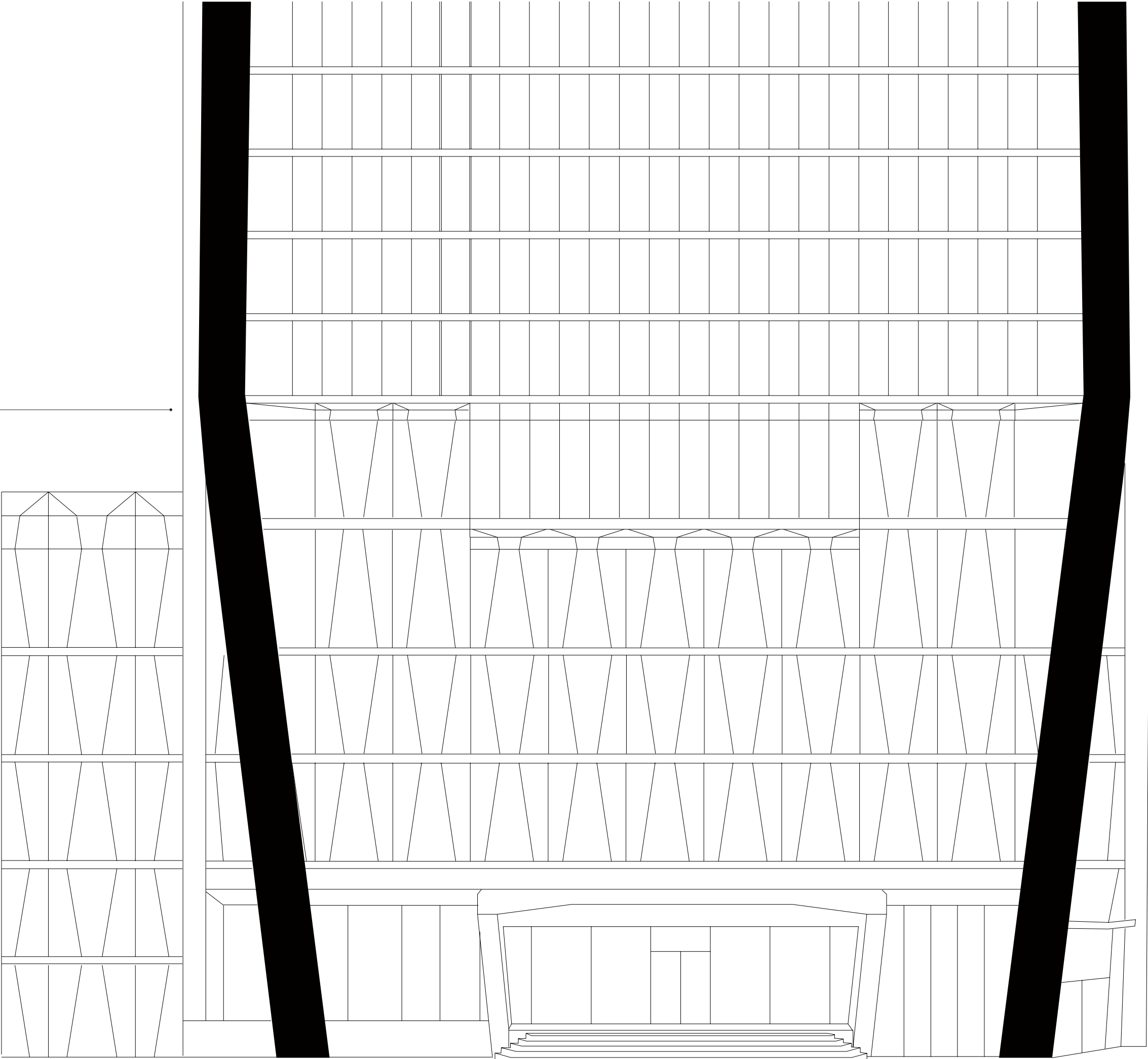
- Restaurant Residential Dining Level
 - Great Room & Lounge
 - Coffee Bar (Sadelle's)
- Conference Rooms
 - Estate Manager
 - In-House Curator
 - Vault

LEVEL 2

- MFG Restaurant Second Level

LEVEL 1

- Lobby
 - MFG Restaurant & Bar with Outdoor Terrace
- Baywalk
 - Docks
 - Covered Drop-off











THE ART OF LEISURE, PERFECTED: FROM POOLSIDE SERVICE TO PRIVATE BEACH CLUB

MEDITERRANEAN STYLE SPA & WELLNESS

Inspired by the thermal spas on the Italian island of Ischia, Villa Miami's spa offers the ultimate in wellness: a stunning relaxation lounge, opulent plunge pools, complemented by saunas, steam rooms, and a variety of treatment rooms

BEACH CLUB

Access to the best stretches of sand Miami Beach has to offer, complete with dedicated loungers, umbrellas, and food and beverage service.

FITNESS STUDIO

A state-of-the-art gym (designed to feel like a spa), complete with the latest fitness equipment and both group and private training available.

DOCK + ROOFTOP HELICOPTER PAD

Arrive home by land, air, or sea, thanks to private boat slips on the Biscayne Bay and a helipad on the roof.

AN ELEVATED POOL DECK

Catch rays, socialize, or seek solitude on Villa Miami's pool deck. Fully serviced and outfitted with a variety of lounges, this perfectly appointed space creates a sense of refined indulgence.

ADDITIONAL AMENITIES

- Private vault & safety deposit boxes
- 24 hour security
- 24 hour valet
- Delivery storage
- Grocery stocking options



OWNERS BENEFITS

THE MFG PERKS: YOUR FAVORITE TABLE AT CARBONE, OR RIGATONI ALLA VODKA IN YOUR HOME

A FULLY EQUIPPED KITCHEN

Come home to a pantry stocked with Major Food Group provisions, sauces, and spices. Hire a private chef to come cook something off the Carbone menu, or teach you how. Consult with a private sommelier to curate a selection for your personal wine cellar—then invite friends over to try everything.

MFG CURATION DAY TO DAY

Sadelle's coffee and bagels are laid out for residents every morning, and an aperitivo with wine pairings awaits guests once the work day wraps. MFG designed a brand new menu of juices and wraps for the spa and pool, and a lineup of martinis and appetizers for the game room and lounges.

A BUSTLING CALENDAR

When you're not on the water, in the gym, or at the spa, you'll be going from one culinary happening to the next. Sample imported olive oils, taste Italian wines (all of which can be sent up to your residence), and be the first to try new cocktails and dishes at the restaurant downstairs.

INSIDER STATUS

Villa Miami residents are VIPs at all Major Food Group restaurants. Reserve your preferred table (with your favorite server) and book special events for special occasions. Receive early access and invitations to MFG events and new restaurant openings.

OLD-WORLD ELEGANCE WITH EVERY MODERN CONVENIENCE

AIRY, ITALIANATE LIVING IN THE HEART OF MIAMI

New York design studio Charles & Co developed Villa Miami's interiors by marrying a sophisticated European sensibility with a focus on, warmth, romance, and the waterfront.

Each full floor estate-style residence overlooks the water, while sitting high in the sky. Noble materials are used throughout, with travertine marble, wood flooring, and soft lighting setting the tone.



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DRAFT

A LIFE DESIGNED AROUND THE HORIZON

Homes with a private, 360° view of Biscayne Bay and the rest of Miami. Sunlight at every hour. Wake to the morning light rising over the Atlantic, and take aperitivo on the back veranda while the sun sets.



















** Initial Floorplans, subject to updates and refinements*

KITCHEN LAYOUT

The kitchen is the heart of the home, so residences are equipped with chef's kitchens, designed by Mario Carbone of Major Food Group. CornuFé series ovens and stovetops from La Cornue, Wolf

appliances, and pasta sinks marry a traditional culinary ethos with state-of-the-art standards. This is where your family unwinds, where your friends gather, and where you perfect your agnolotti.



KITCHEN LAYOUT

- Designed by MFG's Mario Carbone
- Chef's style kitchen featuring pasta sinks and convection steam ovens
- Italian cabinetry and wine fridge
- Cornue Fe, Sub Zero and Wolf appliances
- Grocery stocking options available



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KITCHEN MATERIALS

- 01 Fluted Glass Uppers
- 02 Brass Hardware & Details
- 03 Wood Floorings

- 04 White Painted Walls
- 05 Taj Mahal Counters
- 06 Stainless Steel Details

- 07 Green or Cream Lacquer Cabinets







** Initial Floorplans, subject to updates and refinements*

BATHROOM LAYOUTS

Opulence is in every detail in the bathrooms, which are essentially an extension of the hydrotherapy amenities downstairs. Curved, deep-soaking tubs

and soft marble, brass, and fluted glass finishes throughout create a sense of embrace.



BATHROOM LAYOUTS

- Full bathrooms in every bedroom with oversized soaking tub in the primary bathroom
- Dornbracht and Duravit bathroom fixtures and trim
- Primary bathrooms feature travertine porcelain floors and Greige Onyx Porcelain walls



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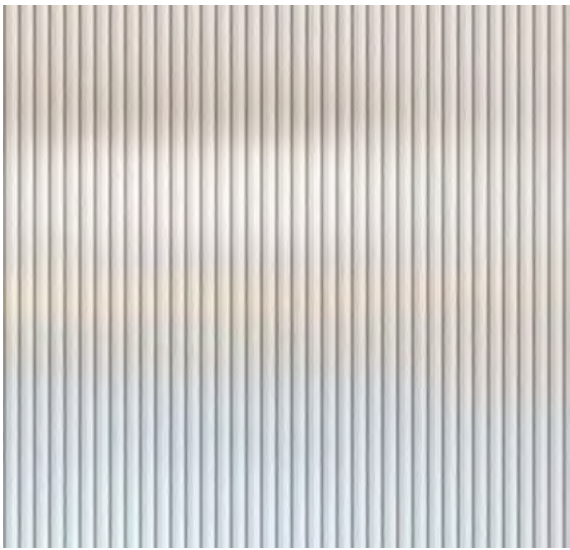
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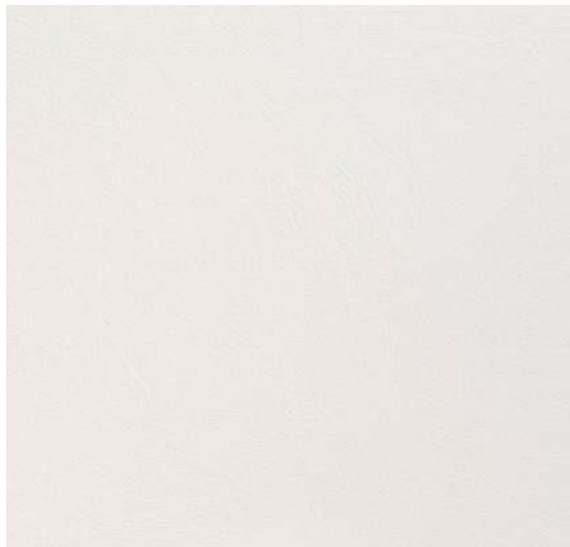


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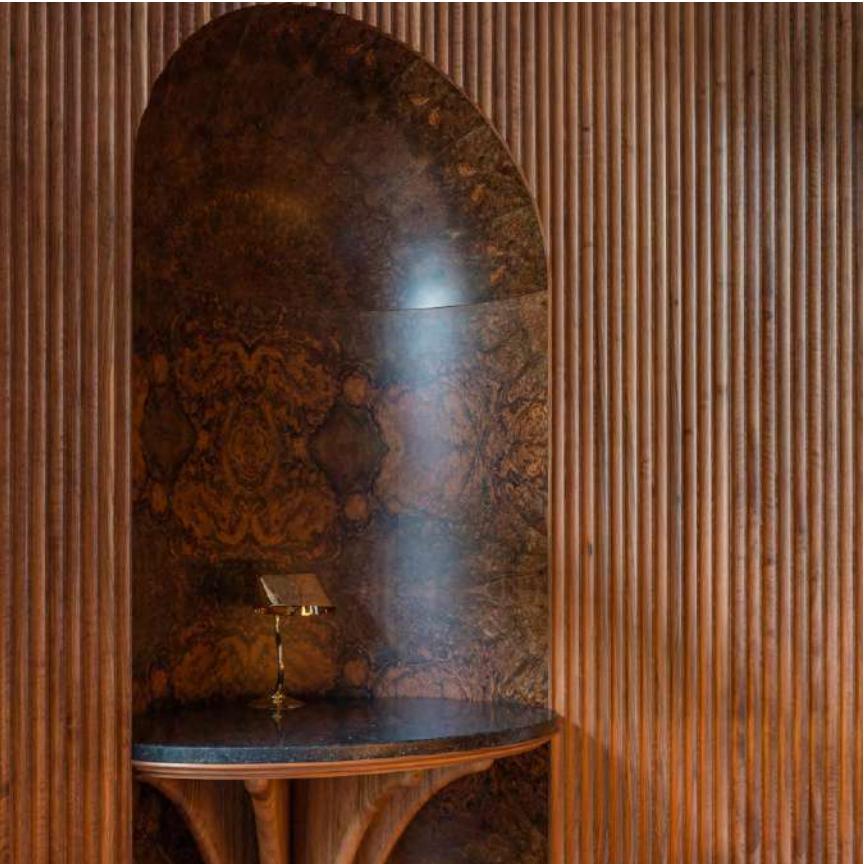
PRIMARY BATH MATERIALS

- 01 Wood Vanity
- 02 Brass Detailing

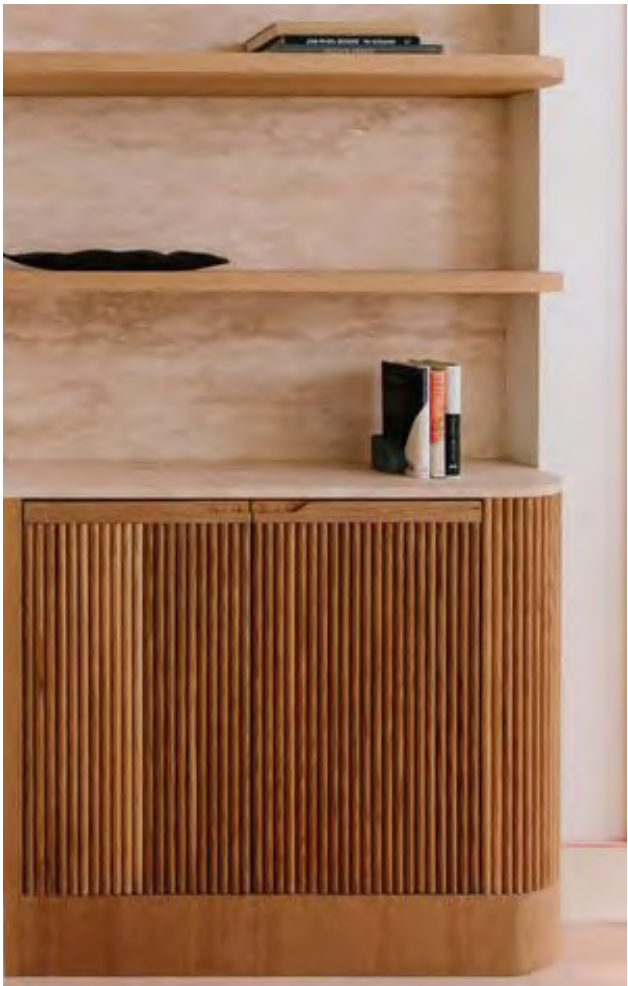
- 03 Glass Doors
- 04 Travertine Porcelain Floor

- 05 Cream Paint
- 06 Greige Onyx Porcelain Walls and Counter

LEVEL 01 - LOBBY LOOK & FEEL



LEVEL 05 - OUTDOOR POOL



LEVEL 05 - SPECIALTY WELLNESS SPACES



LEVEL 05 (WEST) - FINISH FLOOR PLAN



Stone One



Stone Two



Stone Three

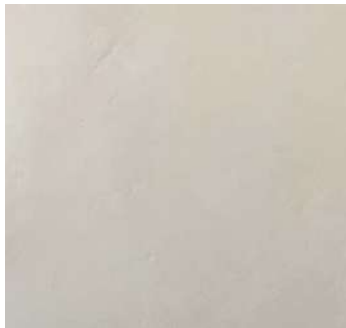


Wood
- Steam & Loungers

LEVEL 01 - LOBBY



West Elevation



Plaster Ceiling



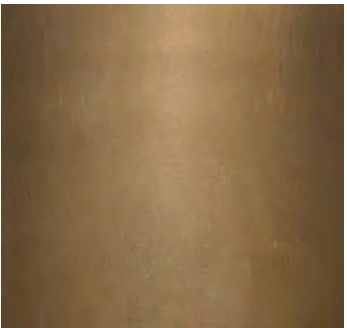
Patterned Stone Floor



Wood & Brass Panels



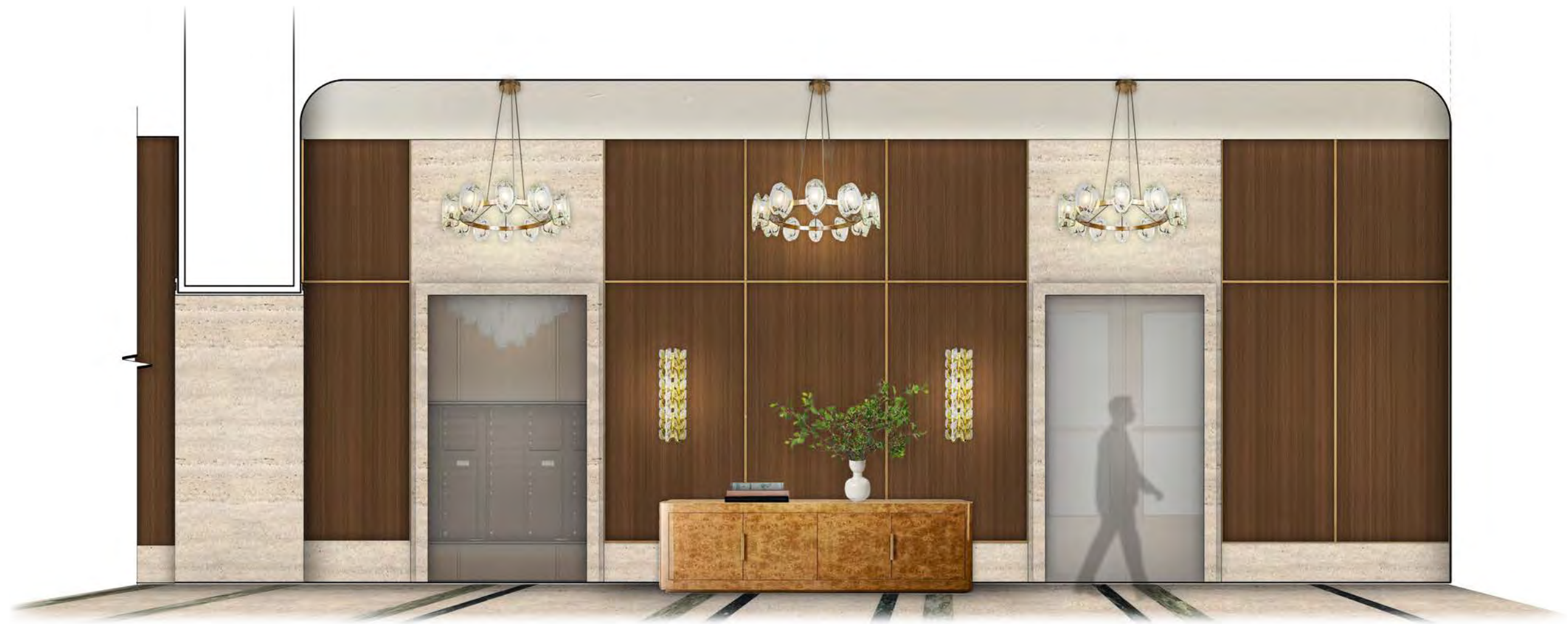
Travertine Panels



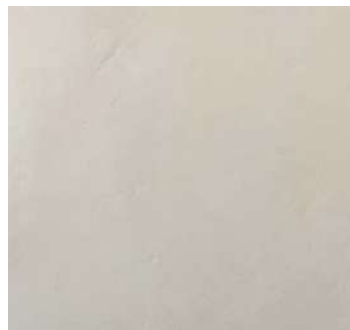
Brass Detailing



LEVEL 01 - LOBBY



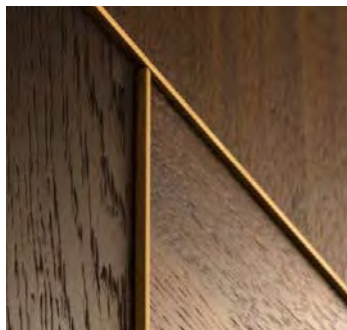
North Elevation



Plaster Ceiling



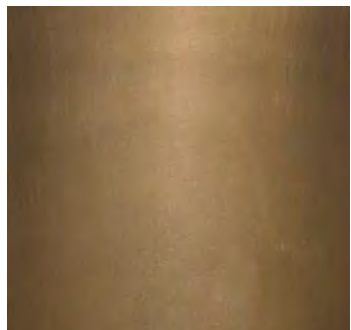
Patterned Stone Floor



Wood Panels



Travertine



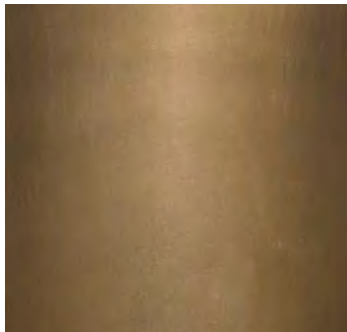
Brass Detailing



LEVEL 01 - RESTROOM



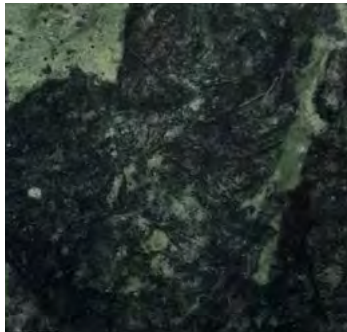
Plaster



Brass Detailing



Marble Tiles
(Stone One)



Marble Tiles
(Stone Two)

