

# BEACH HOUSE §



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FLORIDA REAL ESTATE

# BEACH HOUSE 8



## Residences

With a distinctive facade, Beach House 8's bold composition of rectangles creates unique terraces and balconies for each of its eight floor-through residences—expressing a mix of natural beauty and urbane sophistication at the heart of Miami Beach.

# BEACH HOUSE 8



## Features

- 4 Bedroom
- 4 Bathroom
- Private terraces
- Floor-to-ceiling windows
- Energy efficient LED downlighting
- Full Home Automation System including Audio, Video, HVAC, Lighting and Shade controls
- Audio speakers throughout unit
- Building Security System



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## KITCHENS

Each kitchen in Beach House 8 combines clean lines with crisp detailing. Informed by European traditions of refined industrial design, they feature professional-grade stainless-steel gas ranges, Boffi cabinetry, and double-ovens by Miele. Countertops and backsplashes in large-scale slabs of Calacatta Gold stone, quarried in Italy, add both durability and character. The result is sophistication with a touch of luxury appropriate for its setting and its open-plan adjacency to living and dining areas.

- Miele stainless-steel gas range
- Miele double-oven
- Miele Refrigerator
- Miele warming drawer
- Miele dishwasher
- Miele whole bean coffee system
- Miele wine cooler
- Miele washer & dryer

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## BATHROOMS

Bathrooms in each residence of Beach House 8 share a generosity of scale and a feeling of relaxation—down to the dual ceiling and wall rain-shower heads in each master bathroom. Substantial slabs of Italian-quarried Travertine, Carrara

marble, and other stone surfaces for flooring, walls and countertops—some incised with a delicate light-catching texture that recalls the play of sunshine on water—bring a natural beauty to bathroom interiors that recalls the nearby beauty of sea and sand. Cabinetry and fixtures from Boffi, Duravit, and Dornbracht ensure enduring quality and comfort.

Travertine

Carrara marble

Boffi

Duravit

Dornbracht fixtures





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## PENTHOUSE

While each residence at Beach House 8 has its remarkable qualities, the duplex penthouse is very special indeed. With some 6,000 square feet of outdoor living space over two levels, this unique home includes a master guest suite

and a landscaped private plunge pool—perfect for both gracious entertaining and intimately secluded living.

The master suite and private terrace at the rooftop level (whose singular bathtub offers ocean views across a sweeping private deck), recalls the commanding proportions of the personal cabins on a yacht's quarterdeck, with the same adventurous maritime feeling to be found in everything from the crisply-detailed cable-railings to the horizon-deep views of sea and sky.

5 Bedroom

5 Bathroom

Private Terraces

Private Rooftop Pool



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## Building

In shared outdoor and lobby areas, elements from wood-paneled drawing rooms to decking finished in Teak, from natural-fiber banquettes to dark-blue mosaic tiling in the pool, from the garden waterfall to the airy 14-foot ceilings at the entry—combined with a full suite of concierge services appropriate for cosmopolitan living—all create an atmosphere of both understated elegance and contemporary informality. Just right for where the city meets the beach.



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## AMENITIES

On-Site Underground Parking  
Concierge Services  
24-Hour Doorman

Private Cabanas  
75-Foot Pool With Jacuzzi  
Lounge & Technogym  
Yoga Terrace





## CONCIERGE

Beach House 8 features exclusive concierge service providing unparalleled access to a myriad of services, including dining, entertainment, travel, move-in coordination, cultural events, and other unique service requests.

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## DESIGN

“The design is a series of individual houses brought together, shifting as if moving from the water to the land, capturing the wind, all the dynamic movement of Miami, all the energy of the ocean waves.”

“When I’m by the water, on the beach, the first thing I think of is how do I place the areas I’m going to spend most of my time looking straight out to the water. I think that was the beginning of the brief. How to organize the spaces in each residence so that the water became the focal point of your life.”

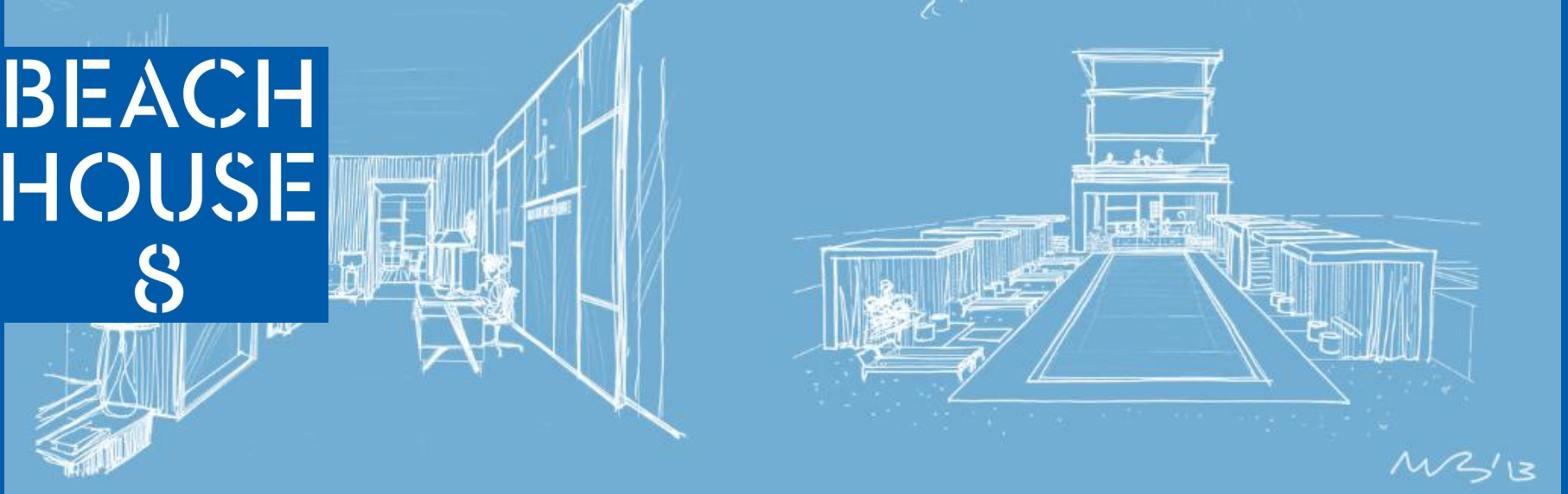
## CONCEPT

“The ratio of interior space to exterior space is more like what you would have in a house, and here you have open space, balconies and terraces, on all four sides. You see this often on the Mediterranean, but it’s so rare in Miami.

There, you see the houses are on top of one another because there’s a hill. We don’t have hills in Miami, but we can make one. So this building is an abstraction of that idea – of a hillside village, with houses hanging off the cliff and terraces stepping back, stacked one on top of the other.”

**- Architect Bernardo Fort-Brescia**

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## INTERIORS

In his sketches for Beach House 8, Michele Bonan articulates his expression and talent in the finest details for each space, achieving a remarkable and memorable living environment.

“There’s a lot of reference in Michele’s interior designs to the 1940s – to Miami’s heyday. While it’s a very modern building on the outside, inside beautifully and subtly evokes the Golden Age of Miami. Every property that he works in has this great match of beauty and harmony and sophistication, but at the same time is a real pleasure to live in. Never too uptight, never fake. Just truly places you live in with great pleasure.”

- Valerio Morabito



# BEACH HOUSE 8



## NEIGHBORHOOD

The ten blocks of Collins Avenue south of 41st Street are undergoing an amazing transformation. Defined by many as the new South Beach, this oceanfront part of town is seeing a rebirth like only Sobe and Collins Park have experienced in the past. Not only a few some of the most expensive and luxurious buildings are under construction, there is also a new neighborhood coming to life where residents will be able to walk to five star hotels, art centers, shopping and commercial spaces with street cafés, and stores. Among all the new construction one stands above the rest: Beach House 8. With only eight floor-through units, the feel of single family home in a condominium setting is a new, exciting way of beach living.

# BEACH HOUSE 8

## Team

As any architect will tell you, it's people who really make the soul of a building. At Morabito Properties, that process begins long before anybody moves in. Whether it's finding the best designers or using the finest craftsmen, the people we work with are the true foundation of our projects. They fire our imaginations and feed our passion.

Meet the team behind Beach House 8: Valerio Morabito, Ugo Colombo, Bernardo Fort-Brescia and Michele Bonan.

# BEACH HOUSE 8

## Valerio Morabito

With a European eye for detail and an Italian flair for style, Valerio Morabito comes to the United States inspired by his strong family tradition of development and construction in his native country. A leader in the Italian construction industry for three generations, the Morabito family established what is now Italy's second largest general contracting company.

Passionate about design and its potential to transform the way we live, his own success in high-end residential and commercial real estate development includes the renovation of a 45,000-square-foot office building in Rome's business district and the full remodeling and renovation of an 18th-century building in the historic heart of Rome. His two premiere projects in New York are 70 Greene and 45 East 74th Street, and are both reaching record sales per square foot.

For Beach House 8, his first development in Florida, he is partnering with leading local players such as real estate developer Ugo Colombo of CMC.

Creating sophisticated and remarkable spaces, Morabito advocates superb craftsmanship, state-of-the-art technology and attention to detail. Above all, impeccable design and unique construction features are of paramount importance to each of his properties. For Valerio Morabito, design is everything.



# BEACH HOUSE §

## Ugo Colombo

Having played a pioneering role in the transformation of Miami's bayfront skyline, Ugo Colombo is one of the city's most established and influential developers, with a reputation in the field of construction and finance that is second to none.

Born in 1961 in Milan, Italy, he first came to the United States in 1983. His real estate career began while he was studying at the University of Miami.

After acquiring and selling the inventory in the Brickell Avenue building – the Imperial Villa Regina Condominium – his company, CMC group, focused on the design and construction of high-rise luxury condominium buildings on Brickell Avenue and in Miami Beach and Aventura.

After developing two landmarks of the Miami skyline (Bristol Tower and Santa Maria on Brickell Avenue, both of which helped redefine the condominium market in South Florida) he also played a significant role in the rejuvenation of Miami Beach's South Beach community by redeveloping two of Ocean Drive's most important Art Deco hotels: the Waldorf and Casa Grande.

With a portfolio that spans luxury residential and leisure, his most recent development successes include Epic Residences and Hotel, a 55-story luxury condominium and hotel on the Miami River in downtown Miami, and Grovenor House, a 166-unit luxury condominium project completed in 2006 in the heart of Miami's Coconut Grove community.

# BEACH HOUSE 8

## **Bernardo Fort-Brescia**

Bernardo Fort-Brescia is a founding principal of Arquitectonica, he studied architecture and urban planning at Princeton University and received a master's in architecture from Harvard University, where he later taught. He arrived in Miami in 1975 to teach at the University of Miami, and by 1977 he had already founded Arquitectonica with a group of young architects, including partner Laurinda Spear, and set up a studio in Coconut Grove. Within two years Arquitectonica's work was appearing in magazines around the world. Today Arquitectonica has designed buildings in sixty countries from ten offices around the world.

Bernardo Fort-Brescia's designs have won hundreds of design awards. His work has been featured in more than 5,000 national and international publications and has been the subject of numerous museum exhibitions in the Americas, Europe and Asia.

He is the recipient of the 1996 AIA Florida Honor for Design Award and the 1998 AIA Silver Medal for Design Excellence. He was also honored as a Fellow of the American Institute of Architects in 1992 and was inducted into the Interior Design Hall of Fame in 1999. More recently, he was honored by the Salvadori Center in New York with the 2000 Founder's Award.

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**Michele Bonan**

Inspired by the timeless beauty of Florence, Michele Bonan's highly sophisticated, yet understated interiors have won him legions of admirers across the world.

Born in Tuscany, he originally moved to Florence to study as a young man. After taking a degree in architecture his life quickly centered around the city, where he now lives with his wife Christine and three children. From his riverside studio overlooking the Arno, Michele Bonan's designs bridge the gap between the past and the present to create contemporary interiors that are "sensual, rich, tasteful and stylish."

He met Leonardo Ferragamo while living and working in Florence. The Ferragamo name is, of course, synonymous with fashion, elegance and style. They worked together on a series of hotels in the center of Florence: Hotel Lungarno, Gallery Hotel Art, The Continentale and Portrait Suites. The collaboration between Ferragamo and Bonan didn't stop there. The leap from hotels to boats was small for two sea enthusiasts. The first boat to get the Michele Bonan treatment was Ferragamo's own personal 82 RS.

He was also responsible for Palazzo Tornabuoni's interior architecture. The 15th-century city palace—once home to Pope Leo XI and the Medici family—is situated in the historic center of Florence, and has been transformed into an opulent paradise for members of the first Private Residence Club in Italy.

Further afield, in Miami, he has created the restaurant club Casa Tua. A haven for savoring authentic Italian food, he describes the club as "More than a restaurant, less than a hotel, but basically a home." His recent works include projects for private houses in Miami, London, Paris and a restaurant club in Aspen.



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