



GROVE
AT GRAND BAY

Terra

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2 TOWERS

3 ACRES

7 POOLS

98 HOMES

254 DISTINCT VIEWS

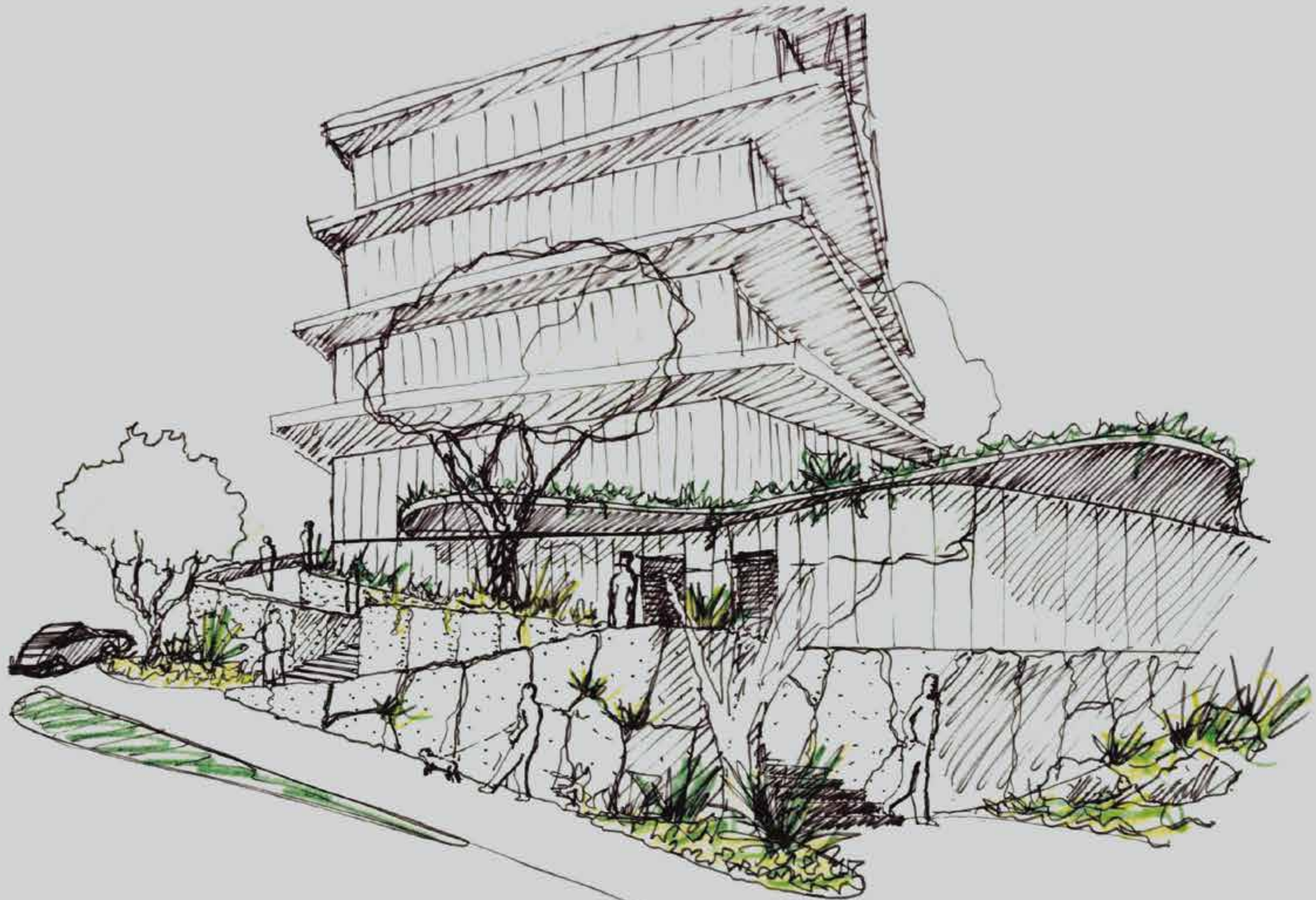
300 FEET TALL

469 TREES

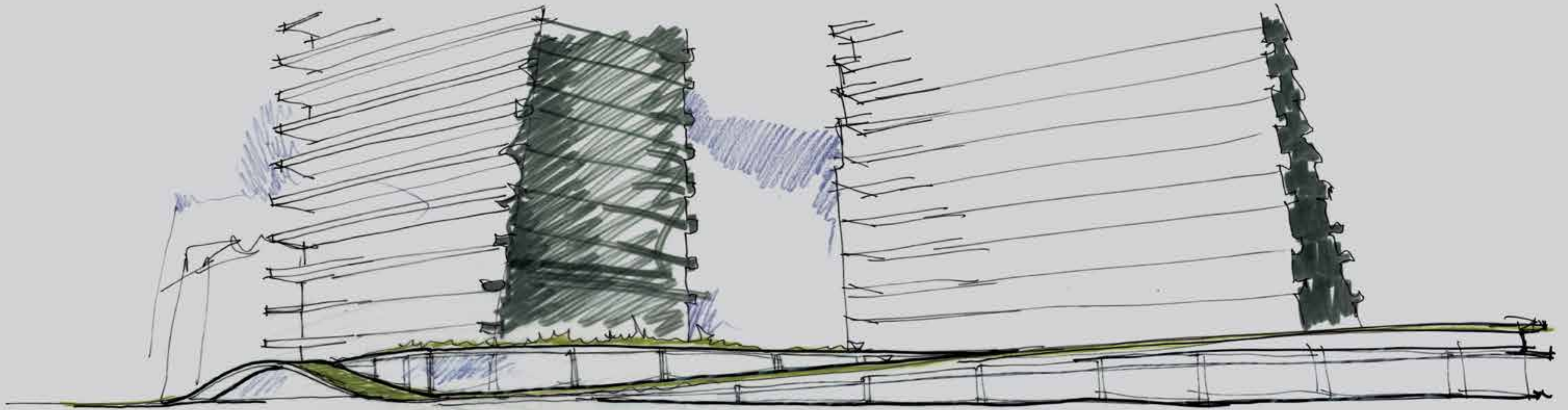
15,625 PLANTS

...AND ONE SPECTACULAR PENTHOUSE

**GROVE AT GRAND BAY PRESENTS
LUXURY AND STYLE FROM A BYGONE
ERA WRAPPED IN A THOROUGHLY
CONTEMPORARY PACKAGE.**



WESTCORNER
OF SITE
W/ SOUTH TOWER



WELCOME TO GROVE AT GRAND BAY

The storied Coconut Grove neighborhood has long been known as an important hub of Miami life. Boasting former residents as dazzling and varied as Tennessee Williams, Alexander Graham Bell, Marjory Stoneman Douglas, and Robert Frost, Coconut Grove's history is bursting with culture. The new Grove at Grand Bay aims to keep that culture thriving and vital. Refreshingly contemporary and understatedly chic, Grove at Grand Bay presents the opportunity for a life that's both inspired and inspiring.



NORTH AND SOUTH TOWERS

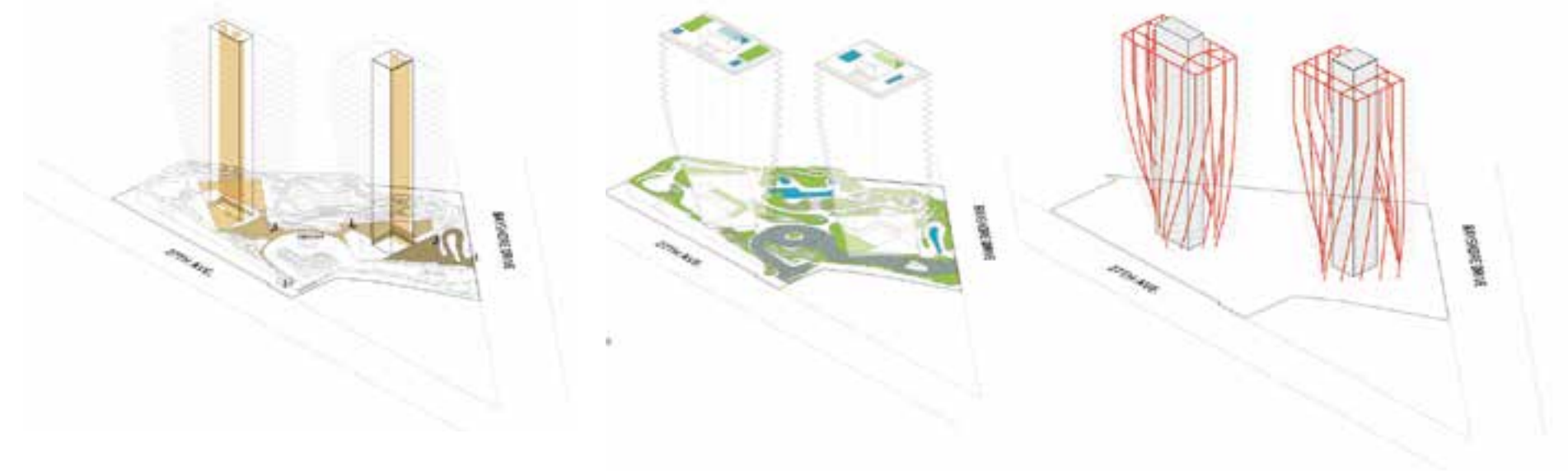
ARTIST'S CONCEPTUAL RENDERING

EVOLUTIONARY DESIGN

TERRA TEAMED WITH CELEBRATED DANISH ARCHITECT BJARKE INGELS, OF BIG ARCHITECTS, TO BRING MODERN LUXURY TO HISTORIC COCONUT GROVE, MIAMI'S OLDEST NEIGHBORHOOD.

With its laidback lifestyle, lush tropical foliage, and magnificent waters, Coconut Grove has long been a sanctuary for writers, artists, and thinkers. Grove at Grand Bay sits on the former site of the Grand Bay Hotel, Miami's very first five-star hotel and once the epicenter of life and culture in Coconut Grove. Terra and Ingels envisioned a residence that would evoke the hotel's history and luxury but also fuse it with distinctly contemporary design. With floor plates that rotate three feet at every elevation from

the 3rd to the 17th floors, Ingels' design creates two gracefully twisting towers that appear to be turning to capture the view as they rise to the sky. "This twist," explains David Martin, President and co-founder of Terra, "not only creates space for optimizing views, but allows owners to customize their residence by moving bathrooms, kitchens, and bedrooms." Welcome to Grove at Grand Bay, where past meets future.



SOME UNIQUELY MODERN TWISTS TERRA AND INGELS ENVISIONED AND CREATED A RESIDENCE WHERE THE ORGANIC EFFORTLESSLY MERGES WITH THE CONTEMPORARY. GROVE AT GRAND BAY'S TOWERS TWIST INTO THE SKY TO BECOME PART OF COCONUT GROVE ITSELF.





AMENITIES AND FEATURES

INDOORS AND OUT,
GROVE AT GRAND
BAY HONORS
THE ECLECTIC
COMMUNITY SPIRIT
**OF COCONUT
GROVE AND
NURTURES THE
AREA'S FUTURE.**



ARTIST'S CONCEPTUAL RENDERING

GRAND ENTRANCE



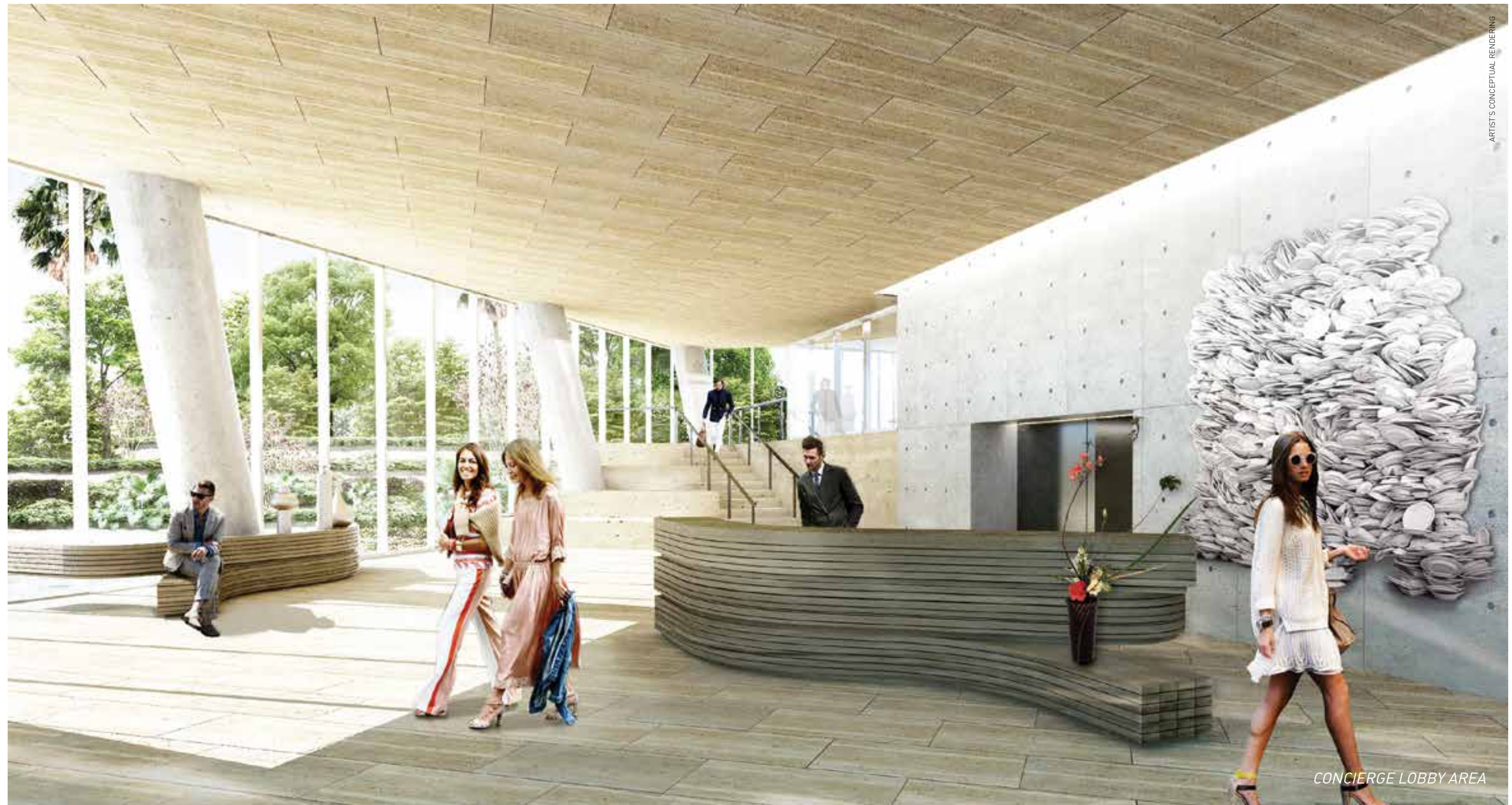
LOBBY AREA

A NEW HALLMARK IN LUXURY

Grove at Grand Bay leaves no amenity overlooked. Residents enjoy access to an on-site spa, pools, a Jacuzzi, and a variety of indoor and outdoor event spaces. Little ones can have the time of their lives in the children's area while furry companions can be pampered at the Pet Spa and grooming center. A full-time concierge, butler service, and a private chef make certain that no need goes unfulfilled. All this, plus panoramic views of Biscayne Bay, Key Biscayne, and the Miami skyline.

THE CAREFREE MIAMI LIFESTYLE SOARS TO NEW HEIGHTS WITH THE FULL SELECTION OF AMENITIES OFFERED BY GROVE AT GRAND BAY.

NO MATTER YOUR WISH, YOU'LL NEVER HAVE TO JOURNEY FARTHER THAN YOUR FRONT DOOR TO SEE IT GRANTED.



CONCIERGE LOBBY AREA

WHAT'S INSIDE STILL COUNTS

Just as care has been taken with the plant life incorporated into the development's exterior areas, so has great attention been paid to the elements used throughout Grove at Grand Bay's interiors. Eco-conscious and organic materials contribute a soothing, natural air to the striking and varied residences and common areas. No matter which space you are enjoying, you will be infused with the laidback, energizing, and slightly bohemian spirit that Coconut Grove embodies.



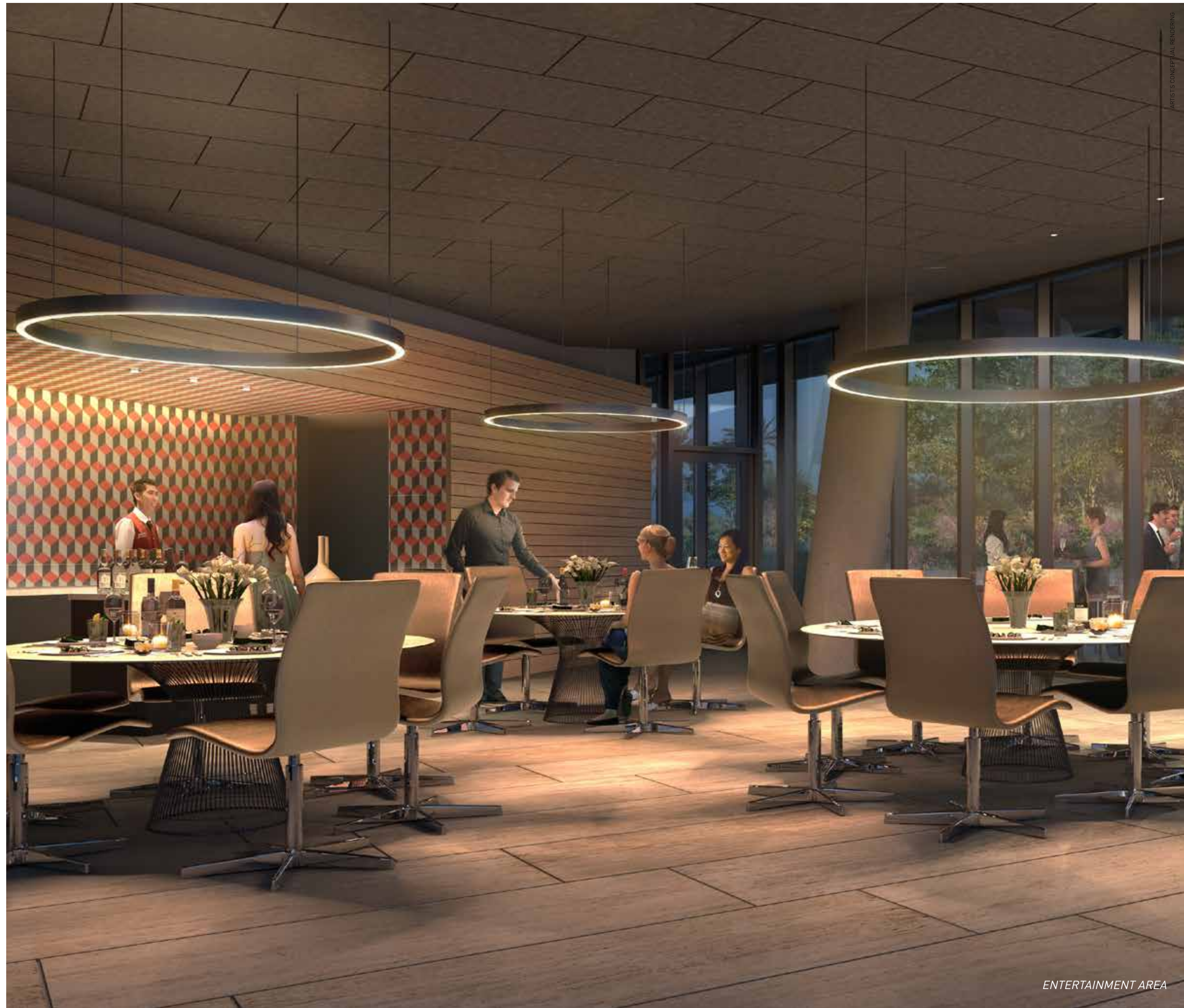
ARTIST'S CONCEPTUAL RENDERING

LIBRARY

BE PART OF SOMETHING LARGER

A community is nothing without the individuals who compose it. As famed former Coconut Grove resident Robert Frost once said, "The best things and the best people rise out of their separateness; I'm against a homogenized society because I want the cream to rise." Keeping that in mind, Grove at Grand Bay features a number of common areas and social spaces that are intended to bring individuals together and facilitate the connections that ultimately make a community something special.

Enjoy the news or get lost in a book in the cozy library. View stimulating art pieces in the elegant gallery. Take in film screenings in the comfort of the media room. Spark with like minds in the residents' lounge and club room. Share memorable meals in the private dining room. With all these experiences awaiting you, Grove at Grand Bay is destined to become more than simply a place to live – it will grow into a community you love and a home that you will treasure forever.



ENTERTAINMENT AREA



LIFE, FULLY REALIZED

MORE THAN A STELLAR RESIDENCE. MORE THAN AN ACHIEVEMENT IN DESIGN. GROVE AT GRAND BAY IS A THRIVING COMMUNITY WHERE INSPIRATION BEGETS INSPIRATION FOR GENERATIONS TO COME.



The best buildings are more than structures; they become characters unto themselves. "To make a really interesting apartment building in Coconut Grove," Bjarke Ingels says, "you have to understand the kinds of people that will be living here and the concerns, demands, and dreams that drive their decisions." For that reason, Grove at Grand Bay has been envisioned as more than a collection of individual residences – it is a community that will foster the success of those individuals who inhabit it as well

as nourish the soul of the entire region. Throughout the building, organic materials rub shoulders with contemporary colors and textures to create spaces that are as unique as the residents themselves. A slew of thoroughly modern services, amenities, and necessities are always at the ready, and shared areas have been carefully crafted to bring people together and foster the feeling of community. An unparalleled living experience awaits you.

DIP INTO AN INDULGENT LIFE

Sun, surf, and sky are three unmistakable hallmarks of the Miami lifestyle. With the sun casting its warm glow, the blue skies gleaming overhead, and the sparkling bay never out of sight, Grove at Grand Bay is tailor-made for residents to indulge in the glory of the elements. To that end, there are five pools on the premises — including a 25-meter lap pool and a 25-foot lounging pool, as well as a Jacuzzi — always there for the escape of a hard-earned lazy day or a brief interlude of solace from the rest of the world.

Grove at Grand Bay has been designed with an eye toward being eco-conscious and environmentally sensitive, both in its use of materials and its incorporation of plant life. The lush gardens highlight the local tropical trees and plants, creating the timeless sensation that one is experiencing Coconut Grove as nature intended it to be experienced — whether you are taking a dip, soaking up the sun's rays, or enjoying the morning newspaper and fresh Miami air.



RESIDENTS' POOL

ARTIST'S CONCEPTUAL RENDERING



ON-SITE SPA

ARTIST'S CONCEPTUAL RENDERING

AN OASIS WITHIN AN OASIS

Even when you live in a beautiful destination like Coconut Grove, real life has a way of intruding upon both mind and body. To restore serenity in times of need, Grove at Grand Bay features a full-service, eco-friendly spa on the premises for residents. Rejuvenate your body, relax your mind, and nourish your soul by escaping to the spa and indulging in the complete menu of services, from massages to holistic treatments. It's all the luxury of a five-star spa, only steps away from your front door.

LIVING SUCCESSFULLY IN MODERN TIMES MEANS MAKING TIME TO SLIP AWAY AND REALIGN ONE'S BODY, MIND, AND SOUL WITH NATURE.

GROVE AT GRAND BAY'S FULL-SERVICE SPA ENSURES THAT YOU ALWAYS HAVE AN ESCAPE AWAITING YOU.



REFRESH YOUR FITNESS ROUTINE

The lively environment of Coconut Grove will inspire you to take charge of your physical health. Aside from the host of exhilarating outdoor activities that Miami makes possible, residents also have access to Grove at Grand Bay's premium gym. Amp up your cardiovascular fitness, take your beach body to a whole new realm of toned, and offer your mind a reprieve from its many duties. This inviting gym space will make you look forward to your workouts as never before.



ARTIST'S CONCEPTUAL RENDERING

GYM

THE PENTHOUSE UNIT

THE SKY IS THE
LIMIT IN GROVE
AT GRAND BAY'S
MAGNIFICENT
PENTHOUSE,
**WHERE THE
BREEZY MIAMI
LIFESTYLE IS
ELEVATED TO A
WHOLE NEW LEVEL.**



**A NEW ACHIEVEMENT
IN LUXURY: GROVE
AT GRAND BAY'S
PENTHOUSE HELPS
YOU LIVE HIGH ABOVE
THE FRAY.**



ARTIST'S CONCEPTUAL RENDERING

PENTHOUSE INTERIOR



ARTIST'S CONCEPTUAL RENDERING

LIFE AT THE TOP OF THE WORLD

With square footage totaling over 15,000 feet, views stretching over the majestic turquoise waters of Biscayne Bay, and concierge service never more than a call away, Grove at Grand Bay's breathtaking penthouse unit offers the opportunity for a truly unique lifestyle. Internal "dancing" columns allow natural light to spill freely through the uninterrupted glass enclosure. The private rooftop pool deck and garden are perfect for soaking up the essence of Miami living. Welcome to a one-of-a-kind home.

PENTHOUSE TERRACE

A HOME BEYOND YOUR DREAMS

Grove at Grand Bay's dazzling penthouse unit delivers an expansive 10,118 square feet of interior living space. The large living and dining areas offer an appealing open floor plan filled with natural light. High-end Italian design touches and Miele appliances bring the gourmet kitchen alive. The same eco-conscious principles found throughout Grove at Grand Bay are on display here, with thoughtful organic elements grounding the contemporary layout and vision.



ARTIST'S CONCEPTUAL RENDERING



PENTHOUSE BEDROOM

INDOOR MEETS OUTDOOR

Set against the shimmering backdrop of Biscayne Bay, penthouse living at Grove at Grand Bay combines sumptuous indoor comforts with the uniquely indulgent outdoor lifestyle that Miami affords. 12-foot-deep ceilings and uninterrupted glass walls blur the division between indoors and outdoors, with a twelve foot deep terrace creating a seamless flow between the two. Whether it's a cozy corner or a sun-dappled spot you're seeking, Grove at Grand Bay's Penthouse affords unparalleled opportunity to indulge your every whim.

DESIGN MEETS FUNCTION

The penthouse also offers five bedrooms, each with a private bath. In addition, two staff rooms with ensuite baths ensure both attentive service and necessary privacy. Penthouse residents also enjoy exclusive access to a four-car garage. On top of the extensive interior living spaces, the penthouse has a main-level outdoor terrace measuring nearly 2,500 square feet, as well as a private rooftop terrace, featuring a pool and garden, that is nearly 2,000 square feet in size.



PENTHOUSE BATHROOM

LAPS IN THE MORNING.
A TANNING SESSION
AT MIDDAY. EVENING
COCKTAILS UNDER THE
GLOWING MIAMI SUNSET.
WHATEVER YOU DESIRE.

WITH A PRIVATE POOL
DECK AND GARDEN,
GROVE AT GRAND BAY'S
PENTHOUSE MAKES
IT ALL REALITY.



PENTHOUSE ROOFTOP POOL DECK

THE COCONUT GROVE
NEIGHBORHOOD

THE HISTORIC
COCONUT GROVE
NEIGHBORHOOD
CONTINUES TO
FLOURISH, WITH ITS
**INSPIRED CULTURE
AND THRIVING
CREATIVE SPIRIT.**





THE STORY OF COCONUT GROVE

BY DR. PAUL GEORGE



The history of Coconut Grove dates back to 1825, when lightkeepers and their assistants from the Cape Florida Lighthouse began to visit the area. As the 19th century passed, settlers put down roots, leading to the opening of the wood-framed Bay View Inn in 1882. Early on, it was known as "Cocoanut Grove," a spelling that was eventually corrected. Visitors to the Bay View Inn included notable writers, artists, thinkers, and naturalists. The region's reputation as a hub for the bohemian grew.

Over the years, Coconut Grove became home to one of the United States' first naval air stations on Dinner Key and also rose to prominence as a farming community. Throughout the 20th century, the wood-frame buildings overlooking South Bayshore Drive were replaced by high-rise condominium buildings, and quaint small businesses were replaced by larger shopping malls. Yet Coconut Grove maintained a vibrant individual identity throughout these many changes.

The former Pan Am Seaport terminal is today home to Miami's City Hall, which sits on Dinner Key. The Barnacle State Historic Park and Vizcaya Museum & Gardens are just two examples of nearby attractions that boast the region's great history. World-class dining is represented by all sorts of cuisine, from the authentic Italian at Strada to the funky organic, local fare at Lulu in the Grove. The shopping offers a mixture of high-end and familiar destinations, restaurants, and a multiplex movie theater.

Coconut Grove remains one of the most affluent communities in Miami, but it has retained its spirit as a special place that revels in both the eclectic and the sophisticated. It is known as Miami's own retreat from the rigors of city life, and its laidback atmosphere and artistic bent make it an ideal destination for luxury living. With the advent of Grove at Grand Bay, the door is open for a new chapter in the story of Coconut Grove.

THE TEAM

THE VISIONARIES BEHIND MIAMI'S RENOWNED TERRA TEAMED WITH AN INNOVATIVE DANISH DESIGN TEAM AND A CELEBRATED FLORIDA LANDSCAPE ARCHITECTURE FIRM TO CREATE SOMETHING TRULY SPECIAL.

DAVID MARTIN

David Martin is President and co-founder of Terra, a Miami-based leader in high-rise development and new home construction in South Florida. He oversees all international and domestic investment and development projects for Terra and its sister companies. As a recognized leader in the real estate industry, David has partnerships with a variety of businesses and educational and cultural organizations, with a shared focus on the redevelopment of downtown Miami and emerging areas.

PEDRO MARTIN

Pedro Martin is Chairman, Chief Executive Officer, and co-founder of Terra. With acquisitions strategically located throughout South Florida, he has become a recognized force in the South Florida real estate industry and was awarded Developer of the Year by the American Institute of Architects. His genuine passion for South Florida and its communities is evident in his charitable and civic involvement, such as with the Performing Arts Center and the Concert Association of South Florida.

BJARKE INGELS GROUP (BIG)

Based in Copenhagen and New York, Bjarke Ingels Group (BIG) is a group of architects, designers, builders, and thinkers working in the fields of architecture, urbanism, research, and development. BIG is involved in many high-profile projects throughout Europe, Asia, the Middle East, and North America. BIG's design emerges out of a careful analysis of how contemporary life constantly evolves and changes. BIG describes its objective as "hitting the fertile overlap between pragmatic and utopian."

RAYMOND JUNGLES, INC.

RJI is a dynamic, creative, and ecologically sensitive landscape architecture firm based on the banks of the Miami River in downtown Miami. The firm has maintained a South Florida and international presence since 1981, completing a variety of award-winning and complex projects in the intervening 34 years. RJI is the recipient of 35 Design Awards from the Florida Chapter of the American Society of Landscape Architects, including 13 Awards of Excellence and four Frederic B. Stresau Awards.

ARCHITECTURE BY: BIG
BJARKE INGELS GROUP



“IT IS IMPORTANT TO COMMUNICATE WHY THE BUILDINGS LOOK THE WAY THEY DO AND WHAT POSSIBILITIES THEY CREATE FOR THE PEOPLE INSIDE.”

- BJARKE INGELS ON CREATING STRUCTURES THAT TRULY BECOME PART OF THEIR ENVIRONMENTS.

BRINGING THE GROVE TO LIFE

Bjarke Ingels and BIG set out to create an iconic development that would be as special as the Grand Bay Hotel that once stood on this spot. They aimed to integrate the natural beauty of Coconut Grove, while also celebrating and enhancing the individual lifestyles of its no-doubt-varied occupants. To this end, one of BIG’s primary approaches was to create expansive outdoor living areas, which lend a seamless flow between the indoor and outdoor environments – a hallmark of Miami living.

“Because the bay is on a diagonal,” Bjarke explains, “the two buildings actually turn and, rather than being front and back, they become side by side. ... The two buildings interact [with] each other as well as the surroundings. So you maximize the qualities, the enjoyment of the weather, and the enjoyment of the view.” Grove at Grand Bay could be said to have a life of its own, one that will inspire its residents and the surrounding community to reach and achieve new heights.



**LANDSCAPE DESIGN BY:
RAYMOND JUNGLES**



CRAFTING A LIVING MONUMENT

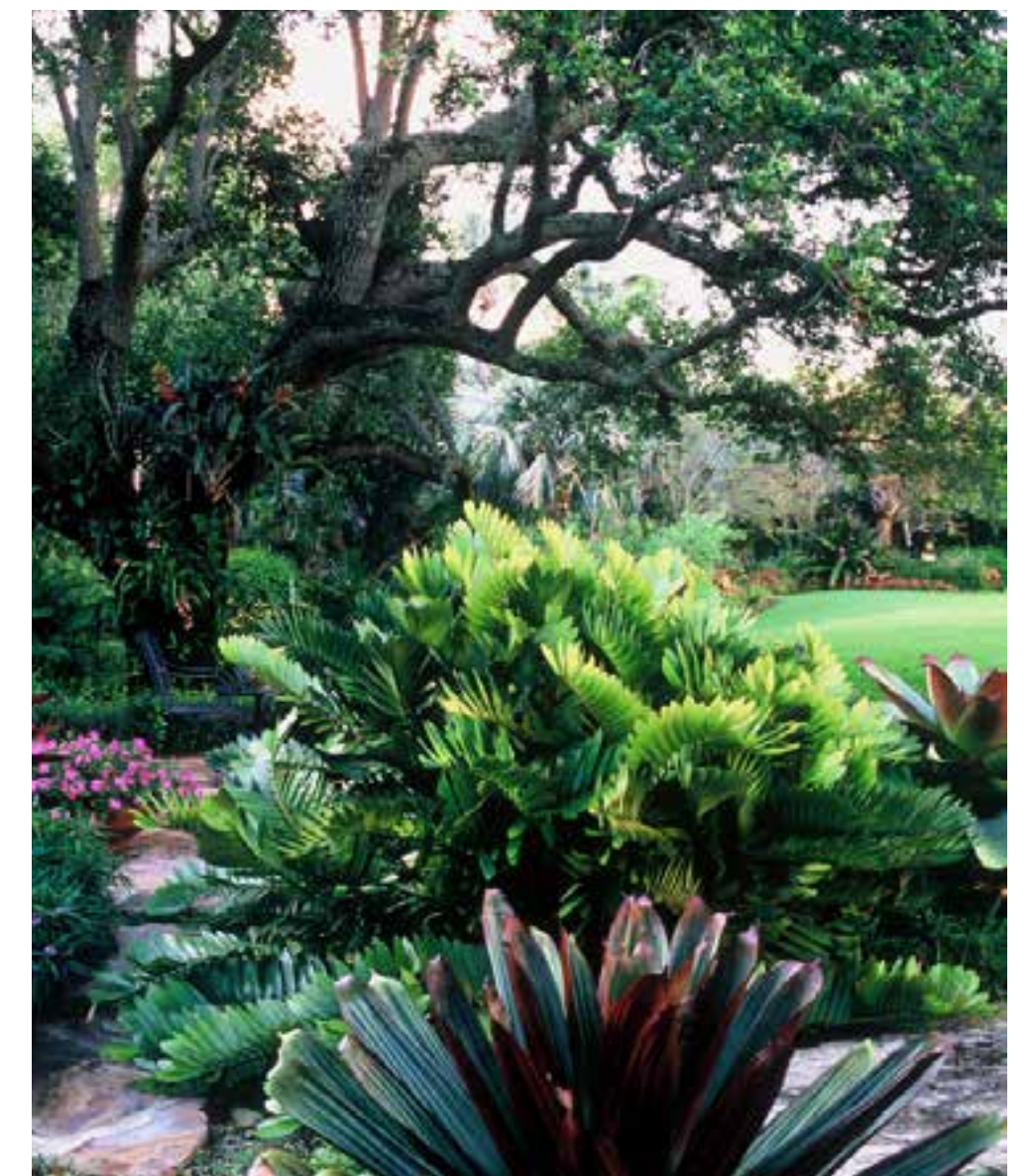
It is said that, in 1873, Dr. Horace Porter sought to open a U.S. Post Office in the region and, upon seeing two coconut palm trees, declared that the site should be called Coconut Grove. Thus, the natural landscape of the area is an essential part of understanding what makes Coconut Grove so special. Terra and Bjarke Ingels entrusted the landscape architecture of Grove at Grand Bay to Raymond Jungles, Inc., a celebrated Florida firm with over three decades of expertise and accolades.

RJI extended that vision for the building itself into the landscape design. By starting with simple, clean, and detailed hardscape elements, RJI brought to life a landscape featuring 469 trees and 15,625 plants, which embrace the character of Coconut Grove and incorporate it into the very DNA of Grove at Grand Bay. Just as the buildings are intended to be an extension of Coconut Bay itself, so is the landscaping meant to interact with the tropical magic of South Florida.



“THE GARDEN WILL FLOW FROM THE SIDEWALK OF BAYSHORE DRIVE, UP PAST A WATER GARDEN FEATURING NATIVE, AQUATIC PLANTS AND ANIMALS.”

- RAYMOND JUNGLES ON BRINGING THE VISION OF GROVE AT GRAND BAY TO LIFE IN ITS LANDSCAPE ARCHITECTURE



DEVELOPED BY:
TERRA



“TERRA HAS BEEN CONTINUOUSLY TRANSFORMING SOUTH FLORIDA INTO THE PROSPEROUS METROPOLIS WE KNOW TODAY. THIS ISN'T JUST ANOTHER BUILDING. OUR AIM IS TO POSITIVELY IMPACT LIVES.”

— PEDRO MARTIN,
CO-FOUNDER, TERRA

BUILDING A VISION AT GRAND BAY

Award-winning real estate development firm Terra is well known for creating visionary projects that bring dynamic energy to their environments. Founded by Pedro Martin and David Martin, Terra is known for its founders' passion for quality projects that speak to their imagination and vision 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 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 multidisciplinary 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.



**GROVE AT GRAND BAY BUYERS CONTACT:
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305.494.1767**

<https://condosandcondos.com/condos-for-sale/Coconut-Grove-/Grove-at-Grand-Bay#contact>