

| S | U | R | F | | R | O | W |

R E S I D E N C E S



GROUNDING BY NATURE
UPLIFTED BY LIGHT



THE MODERN BEACH HOUSE, REINVENTED

Introducing Surf Row Residences,
a collection of eight bespoke private homes
situated where Miami Beach meets Surfside.

Designed by Rene Gonzalez Architects,
these signature residences interweave the grandeur
of the brownstone with a relaxed beach aesthetic
to present a poetic interplay between
architecture, light, and nature.

The amenities and services were designed
to carve out moments of intimacy and tranquility,
conceived with consideration for
a diverse range of lifestyles.

Inspired by Surfside's rich heritage
and the dynamic energy of Miami Beach,
Surf Row presents a new standard
of urban beach living.

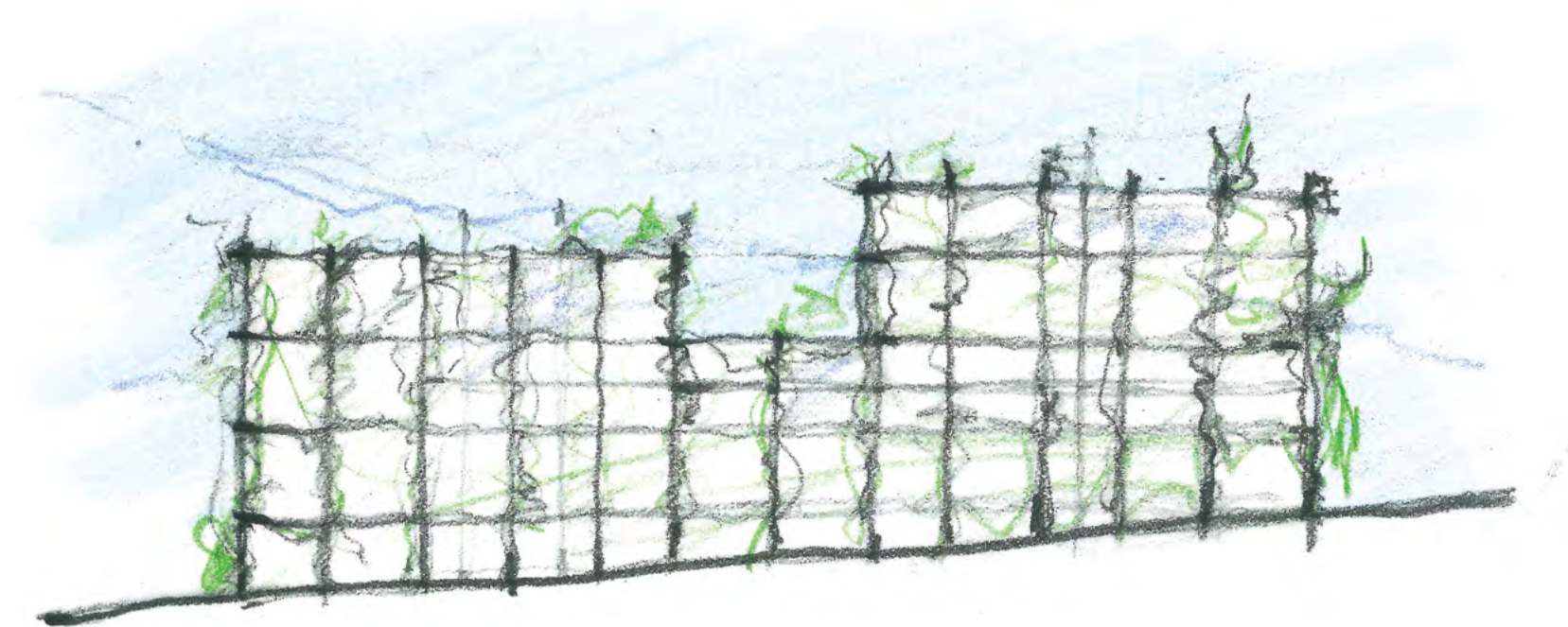
THE VISION

The Brownstone, Reimagined

Surf Row Residences reimagines classic brownstone living for a South Florida lifestyle.

In this exciting offering, Rene Gonzalez Architects explores the relationship between traditional brownstones – a cornerstone of great cities such as New York, Boston, and Chicago – and the natural environment. The result is a beach home that maximizes natural light and the finest materials, and exudes a deep sense of place.

Abundant in organic beauty and filled with distinctive details, Surf Row Residences strikes a balance between luxury and landscape. Spaces are bold and dynamic, yet attuned to the atmospheric beachside location.



GARDEN HOUSES

R-G-A



*“Spatially oriented towards the sky,
these homes utilize light and nature to inspire,
elevate, and connect us with the environment.
They are simultaneously uplifting and grounded
with the wondrous beauty that is the Surfside community.”*

– RENE GONZALEZ, ARCHITECT

THE RESIDENCES

In Symbiosis with Nature

Surf Row Residences offers a tailored approach to architecture that works in harmony with light and nature.

This collection of eight unique homes embraces the charming residential character of Surfside while recognizing the essentials of modern living. No two homes are identical and a choice of three-, four-, or five-bedrooms – plus a variety of bespoke options – caters to discerning tastes and the cultivated lifestyles of those who will call it home.

From the lush garden entry with reflecting pond up to the oasis-inspired rooftop terrace, Surf Row Residences' natural elements and present-day convenience inspires a wellness-driven, modern lifestyle.









THE INTERIORS

One-of-a-Kind and Contemporary

Surf Row Residences' distinctive design reflects the innate beauty of the project's natural setting.

Warm, modern, and light-filled, the luxurious materials – utilized in grand yet proportional scale – evoke delight in their artistry.

Weightlessly cantilevered floating stone slab stairs lead up to spacious bedrooms complemented by rift-sawn French Oak floors. A spa-inspired primary en suite bath boasts an oversized, freestanding tub and rain shower. Surf Row Residences' signature design details are conceived for refined comfort and tranquility.



PRIVATE ENTRANCE
& GARDEN





KITCHEN with
BREAKFAST BAR

PRIMARY
BEDROOM





EN SUITE PRIMARY BATHROOM



“The beauty of the surroundings and perceptive architecture of RGA were undoubtedly the best inspiration.

I wanted the interior spaces to feel like that cool breeze you’re getting from the ocean on a sunny day – very casual, light, and airy – but also very sophisticated, bringing a lot of attention to details.”

– DOMINIQUE BONET, LEAD DESIGNER & PARTNER, LINÉAIRE DESIGNS

Artfully crafted interiors by Linéaire Designs feature sophisticated finishes, implemented with thoughtful precision. The result is an engaging dialogue between architecture and interior design, informed by brilliant natural light.

Textured Italian marbles, warm tones of French Oak, and the unique characters of limestone and coral stone are layered seamlessly throughout, inspiring a closer look. Each owner can choose between two soft color palettes, both of which provide an elegant neutral canvas for individual personalities.





THE AMENITIES

A Refined and Balanced Lifestyle

Surf Row Residences takes advantage of Miami's sublime climate, with light-filled homes that offer quintessential luxury just moments away from the Atlantic Ocean. It is the embodiment of the relaxed indoor-outdoor lifestyle that can be found every day in South Florida, and which is sought out by people from around the world.

Each home offers a southern-facing entrance with a lush private garden, an office made for "work from home," a library, an exercise room, a humidity-controlled garage, and private elevator. Designed as an extension of one's home, owners will also have access to an expansive landscaped rooftop with plunge pool, lounging area, and an outdoor kitchen for sunset dinners and festive barbecues.

Envisioned for a dynamic range of lifestyles, the amenities at Surf Row Residences enable owners to carve out moments of intimacy and tranquility.

ROOFTOP
PLUNGE POOL
& SUN DECK





VERANDA &
SUMMER KITCHEN

AMENITIES AND SERVICES

Personalized Service, at Your Service

The services at Surf Row Residences provide peace of mind and a sense of well-being, whether you are at home or away.

Residents will enjoy reserved beach access with beach and towel service for the ultimate experience in beachfront luxury.

Household and Residence Services – including landscaping, package delivery, furniture moving, and storm assistance – ensure all your needs are met.

For daily needs and VIP access, a Dedicated Residential Concierge is on call. No request is too great or too small, from restaurant and museum reservations to personal grocery shopping. Always at your service, they will happily secure access to people, places, and experiences in Miami and beyond.







THE LOCATION

A Charming Enclave

Situated in one of Miami's most coveted beachfront neighborhoods, Surf Row Residences enjoys an enviable coastal location that mingles the upscale with the essential.

Just a few moments from Bal Harbour and in close proximity to Faena District and South Beach, Surf Row offers access to the luxuries South Florida is celebrated for, from celebrated restaurants to elevated shopping. Its setting provides the rare opportunity to appreciate the serene surroundings of Surfside with quick access to the glamour of Miami Beach.

A world of culinary delights is right outside Surf Row Residences' doors. From Nikkei-style cuisine to healthy meals and innovative American comfort cuisine, Surfside has a place for every palate. The weekly Surfside Farmers Market features a cornucopia of fresh fruits and vegetables, and offers homemade items including local honey, baked goods, jewelry, and handcrafted soaps.

Retail offerings are diverse and unique, with a vibrant mix of antique shops, pottery studios, and day spas that typify the cool and colorful energy of the area. For those looking for elevated retail and dining, the world-renowned Bal Harbour Shops is a mere eight blocks away.



Surfside Tennis Center



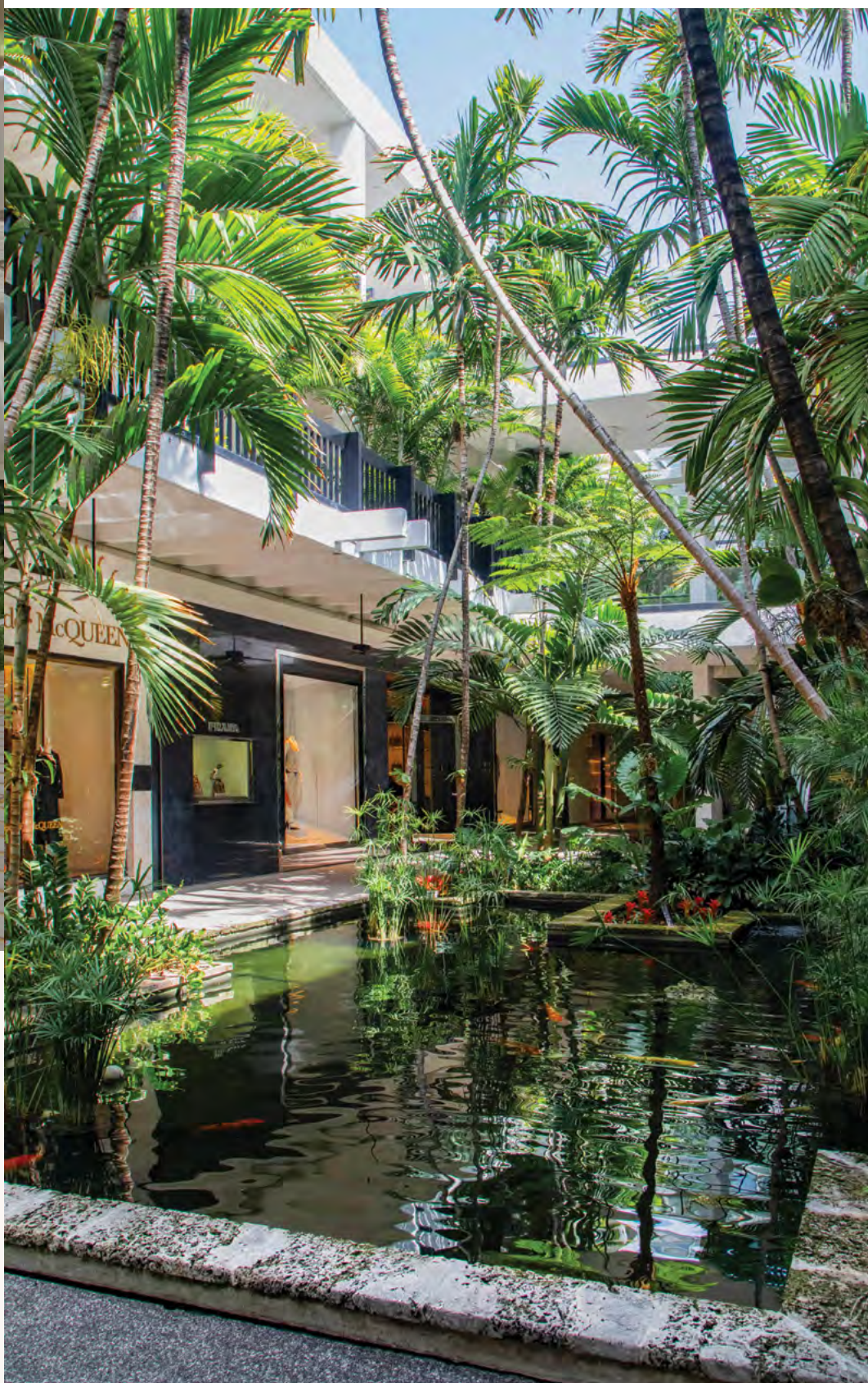


Surf Row enjoys an ideal location in proximity to locally owned boutiques, cafés, and markets that reflect the cultures of the area. For those seeking a luxurious shopping experience, Surf Row is minutes from Bal Harbour Shops, home to Bottega Veneta, Neiman Marcus, Yves Saint Laurent, and many others.

Surf Row is steps from the famous sandy beaches of Surfside, where biking, paddleboarding, surfing, swimming, and relaxed afternoons await.



Surfside has the inviting energy of a small town, in the heart of one of the world's most diverse and exciting cities. Highly walkable and filled with independent shops and restaurants, the neighbors know each other well and are proud to call Surfside home.





NEIGHBORHOOD MAP

- | | |
|-----------------------|------------------------------|
| 1 Haulover Marina | 6 Surfside Tennis Center |
| 2 Haulover Beach Park | 7 87 Park |
| 3 Bal Harbour Shops | 8 North Beach Oceanside Park |
| 4 The Surf Club | 9 Indian Creek Golf Course |
| 5 Arte Surfside | |

THE TEAM

Surf Row Residences marks the vision of an entrepreneurial team dedicated to advancing standards of luxury living and placemaking.

Linéaire Group

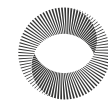
—Development. Investment. Design.

DEVELOPER

Lineaire Group is an integrated real estate investment and development company located in Miami. It combines an institutional investment approach with cutting edge architectural design and skilled project management. This unique combination allows the company to turn complex, overlooked projects into high performing assets, and delivers investors superior returns. The partners behind Lineaire Group have over 40 years of combined experience in real estate private equity, acquisitions, financing, development, brokerage, construction, and project management.

Similar projects by Lineaire Group include:

- Wynwood Haus – a 224-unit multifamily development in Wynwood Art District
- 506 & 524 Datura – a 180-unit multifamily & 130-key Hotel in West Palm Beach
- 1101 E Harrison – a 365-unit multifamily & 174-key Hotel in Downtown Tampa
- 148 N 10 Williamsburg - a 23-Unit multifamily renovation and repositioning



ONE CAPITAL
A Family of Investments

DEVELOPER

One Capital's team has experience both nationally and internationally, with a specialization in Florida. The firm is focused on real estate residential ground-up developments such as Surf Row Residences, and more recently has explored investment alternatives in the commercial sector. One Capital's investment strategy is based on a rigorous study of economic cycles, which identifies arbitrages and opportunities in the market. Its opportunities are backed by the experience of our management team, who display an extensive and successful track record for identifying opportunities while leading through critical thinking, strategic planning, and creating efficient investment vehicles with the objective to maximize risk-adjusted returns.

Rene Gonzalez Architects

ARCHITECT

Founded in 1997 in Miami, Florida, Rene Gonzalez Architects (RGA) believes that a building is inexorably linked to the cultural and natural environments that extend well beyond its physical footprint. The firm's award-winning body of work underlines the impactful results that are achieved when a connection between nature and architecture is forged. Tactile, experiential, and holistic in their approach, RGA intentionally blurs traditional lines to create active design conversations with a site's ambient elements. Their work is detail-oriented and contemporary, and illustrates Gonzalez's ability to distill the essence of place in both his home state of Florida and in the global landscape of contemporary architecture.

LD&D

INTERIOR DESIGN

MDVDINC

LANDSCAPE DESIGN

ONE | Sotheby's
INTERNATIONAL REALTY

SALES & MARKETING

the seventh art

STRATEGIC BRANDING

305-494-1767

This offering is made only by the prospectus for the condominium
and no statement should be relied upon if not made in the prospectus.
Prices, plans and specifications are subject to change without notice.

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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.



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