



## PROPERTY OVERVIEW

### THE RESIDENCES

#### The Shoreclub Private Residences

Architect Robert A.M. Stern, a legend reimagines a legend. The Residences: The Tower, The House and The Beach House. Related architecturally yet distinctive artistically. A design conceived to maximize vistas and light with the curvature of each home.

#### Tower Residences

- Graceful new tower rising 20 stories with feature curved balconies
- Two- to Six-bedrooms from approximately 1,900 to over 10,000 square feet
- Ten-foot ceilings and floor-to-ceiling glazing
- Penthouse Residence with eleven and a half foot ceilings and grand rooftop terrace

#### Cromwell House

- Historic nine-story building features four Residences including three Duplex Residences and a Penthouse
- Four- and Five-bedroom Residences feature two-story Great Rooms with dramatic double-height ceilings
- Full-floor Penthouse with private Rooftop Terrace and plunge pool

#### Beach House

- Unique private home set on the beach with a private elevator and private garage
- Four-bedroom house approximately 6,000 sq ft with three outdoor spaces totaling over 2,180 square feet and private entrance directly on 20th Street
- Rooftop Terrace with plunge pool, outdoor kitchen and entertaining space

Phone 305-494-1767



## FACT SHEET

### RESIDENCE FEATURES

- Panoramic ocean or bay views through floor-to-ceiling windows
- Custom yacht-inspired interiors by Robert A.M. Stern
- Sweeping terraces with architectural glass railings
- Direct-entry elevators in most residences
- Dedicated service entry in most residences
- Laundry Rooms with full size washing machine, vented dryer and utility sink
- Entrance galleries ideally proportioned for art display
- Robert A.M. Stern designed hardware throughout
- Integrated architectural lighting throughout

### ROBERT A.M. STERN CUSTOM KITCHENS

- Robert A.M. Stern bespoke wood kitchens
- Wood and marble island with stainless steel undermount sink
- Fluted glass upper cabinets with integrated lighting
- Fully integrated state-of-the-art appliance package
- Chef kitchens in select residences
- Custom designed polished metal hardware throughout

### PRIMARY BATHROOM SUITES

- Double vanities designed by Robert A.M. Stern in wood and stone
- Robert A.M. Stern custom designed mirrored medicine cabinet with integrated lighting
- Makeup counter with bespoke mirror and lighting sconces
- Freestanding soaking tub with ocean views from many residences
- Glass enclosed double-head showers in polished nickel
- Dual private water closets
- Dual walk-in closets and dressing rooms
- Midnight bar in most residences
- Polished metal fixtures and fittings
- Natural Stone flooring

### SECONDARY BATHROOMS

- Robert A.M. Stern custom designed vanity
- Robert A.M. Stern custom designed medicine cabinet with integrated lighting
- Polished metal fixtures and fittings
- Natural Stone flooring
- Glass enclosed shower with rain head or bathtub

### POWDER ROOM

- Robert A.M. Stern custom designed wood and stone vanity
- Robert A.M. Stern bespoke lighting sconces
- Natural Stone Flooring
- Polished metal fixtures and fittings
- Wall-mounted water closet

Phone 305-494-1767



## LIFESTYLE

### EXCLUSIVE RESIDENTIAL AMENITIES

- 24-hour reception and concierge
- Private residential entrance discreetly located on 20th street in the landmarked Cromwell House
- Sculptural double-height lobby with views into the botanical garden and architectural colonnade
- Social Membership to the exclusive members club, Shell Bay Club, including access to the Racquet Club, Yacht Club, and Restaurants
- Residents' Beach Club with dedicated cabana service
- Lushly landscaped botanical gardens interwoven throughout
- Lap, leisure, and private residential pools set in botanical garden
- World-class spa and beauty atelier
- State-of-the-art fitness club with private residential gym and personal training suites
- Private meeting suite and dining room
- Residents' library lounge
- Children's playroom
- Secure parking with dedicated elevator access
- Driver/chauffeur room
- Auberge-curated food and beverage program featuring signature restaurants, café bar, and poolside dining
- Access to suite of Auberge amenities and services
- Bike storage

### HOTEL AMENITIES AND SERVICES

- Signature restaurant with outdoor terrace seating overlooking the pool deck
- Salon Lounge with select VIP access
- Poolside café with dedicated cabana service
- Double-height café and bar with outdoor poolside seating
- Double-height Library and cocktail lounge with grand piano
- Lobby Bar and dedicated seating space
- Beach Club with beachside cabanas

### SELECT SERVICES

- Resident Concierge Team
- Dedicated Director of Residences
- Personalized Fitness and Wellness Services
- In-Residence Butler Service
- In-residence dining and catering
- In-residence spa treatments
- Laundry and dry-cleaning services
- Housekeeping
- Valet parking
- Charging privileges for incidentals

Email Phone 305-494-1767

Website <https://condosandcondos.com/condos-for-sale/Miami-Beach/Shore-Club--Private-Collection>

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT, THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED HEREIN ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTISTS RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR IN-THE-TRUST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.