

# VILLA MIAMI

## A RESIDENTIAL EXPERIENCE BY MAJOR FOOD GROUP

HOSPITALITY & LIFESTYLE  
MAJOR FOOD GROUP

INTERIOR DESIGN  
CHARLES & CO

ARCHITECTURE  
ODP ARCHITECTS

LANDSCAPE DESIGN  
ENZO ENEA

PROJECT VISIONARIES  
TERRA • ONE THOUSAND GROUP

### BUILDING FEATURES

- Waterfront living imagined, programmed, and fully serviced by Major Food Group
- 55 floors including 49 residential levels and three levels of private club lifestyle amenities designed by Charles & Co.
- Endless 360° sunrise and sunset views spanning the Bay, Ocean, Downtown Miami and Miami Beach
- Iconic building design combining a unique cast bronze exoskeleton anchored by a multifaceted, gemstone-inspired glass amenity podium
- Full-floor Villa Piano residences range from four to five bedrooms
- Half-floor Villa Mezzo residences range from three to four bedrooms
- 20,000<sup>SP</sup> of world-class amenities serviced by MFG
- Piazza-style grounds connected to the forthcoming Miami Baywalk and promenade, with convenient accessibility to Design District shopping and dining
- Lush private gardens designed by Enzo Enea
- Premium bay frontage surrounding two sides of building
- Lake Como-inspired floating pool vessel on the Biscayne Bay, adjacent to cove

### Arrival

- Private dock with boat slip
- Helipad access for seamless arrivals and departures
- Private parking garage with electric charging stations

### SERVICES

- A seamless, next-level lifestyle imagined and fully serviced by the acclaimed MFG team. A philosophy of boundless opulence where all needs are anticipated and catered to
- On-site Estate Manager and In-House Curator work in tandem to oversee all household leisure and personal needs, requests, reservations, and personalized assistance
- Porte-cochere with 24-hour valet service
- 24-hour security and front-desk services
- Private vaults and safety deposit boxes on premises

### FOOD & BEVERAGE

- Villa’s own MFG restaurant, conceived as an Italian-inspired culinary experience spanning two levels to include bayfront dining and private dining rooms exclusive to residents
- MFG curated food and beverage throughout building
- Residents-only juice bar and coffee lounge
- At-home private chef services and cooking lessons
- Preferred reservations, concierge service, and charging privileges across all MFG restaurants as well as VIP and priority access and invitations to events
- Kitchens and dining rooms on demand as well as private and on-site catering by MFG chefs
- Provisioning and in-residence grocery stocking options
- Poolside food and beverage service

### AMENITIES

#### Health & Wellness

- Spa experience inspired by Italian thermal spas containing plunge pools, steam and sauna rooms, and an extensive menu of treatments
- Spacious, light-filled fitness center with state-of-the-art Technogym equipment and fully equipped yoga, pilates and boxing studios
- Expansive women’s and men’s recovery lounges
- Fully serviced outdoor pooldeck with lounges and daybeds

#### Leisure & Entertainment

- Resident’s club with library and intimate lounge rooms
- Boardroom and private work spaces
- Entertainment room featuring various game areas including billiards, poker, and shuffle board
- Screening and multi-media room
- Dedicated family lounge

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RESIDENCES

- Sweeping, panoramic views of Biscayne Bay and the Atlantic Ocean
- Entry foyers open to expansive floor plans featuring 10-to-11-foot ceiling heights
- Floor-to-ceiling energy windows throughout provide unobstructed views
- Spacious sunrise and sunset terraces across every residence
- Choice of wood or porcelain flooring complemented by custom millwork for doors, cabinets, and trim

Kitchen Features

- Chef’s kitchens custom-designed by Mario Carbone for gathering, hosting, and chef-level cooking
- CornuFé dual-fuel ranges with gas cooktops and electric convection ovens, professional-grade pasta cookers and mounted pot filler
- Dual built-in convection + steam ovens and integrated refrigeration by Wolf and Sub-Zero
- Countertops and backsplashes in Taj Mahal Quartzite stone
- Custom Italian cabinetry with fluted glass, wood island and the option of green or cream lacquer finish
- Walk-in pantries with built-in microwave and generous shelving
- Complementary materials menu of brass, lacquer, stainless steel, and fluted glass details and fixtures
- Built-in wine refrigeration and storage with customized shelving and temperature control

Bedroom Suites

- Spacious primary suites with sweeping views, lounge area, and direct balcony access
- Gracious atelier-style dressing rooms with shelving and storage
- Primary en suite bathrooms feature Greige Onyx Porcelain walls and counter, travertine porcelain floors, and fluted glass shower doors
- Oversized soaking tub along window wall offers panoramic water views
- Dornbracht and Duravit bathroom fixtures and trim
- Custom Italian wood vanities

Tech & Appliances

- Smart home pre-wired for individual lighting and shading control preferences throughout
- All kitchen appliances by CornuFé, Wolf, and Sub-Zero with laundry appliances by Electrolux

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