

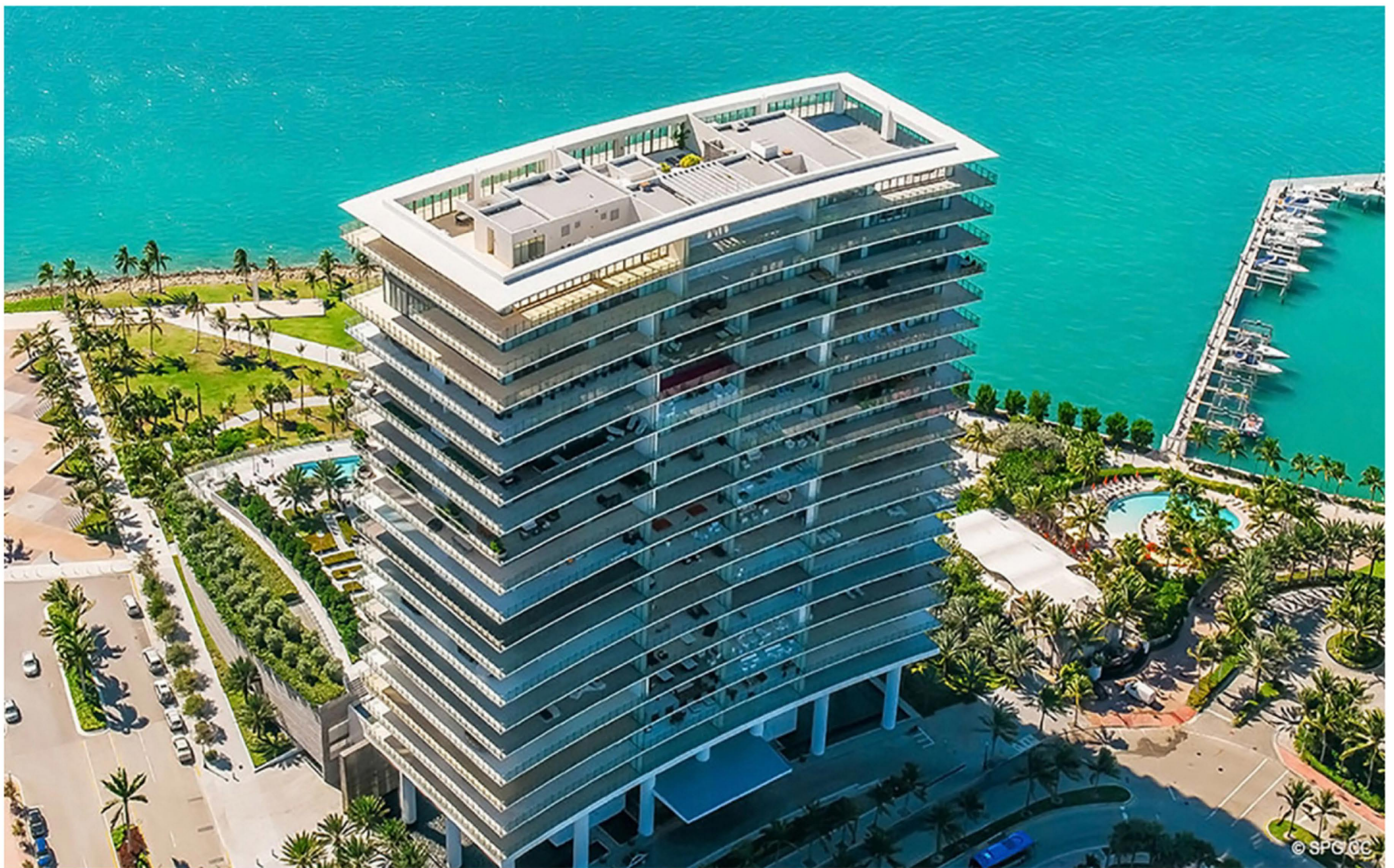


# APOGEE

Apogee South Beach is more than a luxury condo, this is a place to call home and enjoy your life with your loved ones. This masterpiece in Miami was created exclusively for you, it was designed not only to impress but to inspire, just as art inspires the heart and mind to awaken to new and glorious possibilities.

Beckoning you to live life on a higher level and ready to fulfill even those needs you have yet to discover, Apogee is the very pinnacle of modern luxury living. Only a select few are being invited to live this life, and fewer still will ever have the privilege of calling Apogee home.

Apogee South Beach is the pinnacle of lifestyle with the best of luxury, technology, privacy & service.



## OVERVIEW

- Exclusive 67 residences in a 22 story building.
- Lobbies and common areas designed by world famous interior designers Yabu Pushelberg.
- Architecture by award-winning architectural firm Sieger Suarez.



- Four residences per floor, each with flow-through design to give each unit both a water view and a city view.
- Building features premium "optically clear" glass on units and balconies for ultimate stylishness.
- Very sophisticated, premium building finishes such as granite and French limestone. Lots of interesting detailing with stainless banding and back-lit Lucite.
- Private elevator access to every unit.
- Only two floor plans available: 3149 s.f. and 4227 s.f.
- 2.88 acre site.
- State of the art spa & fitness Center.
- Infinity edge lap pool in garden setting.
- Open air party pavilion.
- Each unit has a private, enclosed, air conditioned & oversized two car garage.
- Artwork by Cuban-born Miami-based artist Jose Bedia.
- State-of-the-art spa and fitness room.
- Building sits on a lit reflecting pool, and gives the appearance of floating on 40-foot columns.
- Within walking distance of Miami Beach Marina to accommodate your Yacht up to 250 ft.









# RESIDENCE FEATURES

- State-of-the-Art AMX© Interactive smart panel with access to security, valet, spa and other building services.
- Lutron© wireless system with custom lighting schemes.
- Keyless fingerprint door entry.
- Ceilings are a 10-feet high.
- 11-foot wide terraces.
- 4' x 8' entry doors.
- Double-slabs are built between floors to reduce noise transmission.
- Balconies are a 11-feet deep with summer kitchens.
- Window glass is the purest and clearest available anywhere.
- Gas fireplace in master suite or living room.
- Master closets finished with the ultimate in closet systems.
- "Midnight" Kitchen with Appliances: Salvatore cabinetry with full height doors, Franke round bar sink and faucet, 27" SubZero refrigerator and freezer drawers.
- Advanced Sound Suppression: Sound deadening board between floors, air conditioner units enclosed in concrete walls, cast iron plumbing.
- Enhanced Lighting: Recessed lighting in foyer, kitchen, master bath, powder room and secondary baths.



# KITCHEN

- Three Styles of Main Kitchens [residence specific]:
  - Gourmet - for those who love to cook.
  - Entertainer - sleek and minimal, kitchen as furniture.
  - Connoisseur - for those who enjoy the best of everything.
- Cabinet layout designed to accommodate various design and equipment features.
- Exotic wood finished cabinets
- Convenience Cooking Options [two of three, residence specific]:
  - Miele built-in coffee system
  - Miele steam oven with convection or
  - Miele built-in microwave
- Ovens & Warming Drawers - two Miele "smart" ovens with convection and two matching warmer drawers
- Gas optional cooking appliances
- Dishwashers: two for all kitchen models
  - One pot scrubber
  - One for china and crystal, both with Under-counter lighting in kitchen; cove lighting in master bath
- Processor and wiring for a complete home integration system
- Technology upgrades/options: automated drapery and blinds; custom audio/visual systems, automated control panels

# MASTER BATH

- Vanity Style Variations [residences specific]:
  - Cast concrete MEM style with integral sink
  - Double vanity with over- mount square sinks
  - Double vanity with under- mount sink
- Mirrored medicine cabinet
- 30 x 30 stone floor and wall
- His and hers showers, both with three body sprays and one of two bath and shower designs.



