CONTINUUM 12000

PRIVATE
RESIDENCES

SPORT & WELLNESS



Overview

Continuum 12000 introduces Miami's first sport- and wellness-focused waterfront residences. Anchored by The Mermaid Club, an unprecedented ~150,000 square feet of curated sport, fitness, longevity, and social experiences, the property is centered around a 1.5-acre private waterfront playground with marina, yoga, and sun decks designed to elevate daily life.

Set along a tranquil, tree-lined street overlooking Indian Creek and Biscayne Bay's pristine aquatic preserve, home to manatees, dolphins, and sea turtles, Continuum 12000 establishes a new standard in luxury living rooted in the science-backed benefits of life by the water. Elevated design, intuitive wellness features, and five-star hospitality come together to create a residence that feels exceptional inside and out.

"Welcome to Wellness 3.0"

Allie



Property Highlights

- A 4-acre waterfront enclave overlooking Indian Creek on Biscayne Bay
- 20-story glass tower, a collection of 263 residences, bayfront villas, and penthouses
- The Mermaid Club, unprecedented ~150,000+ sq. ft. of sport, wellness, and longevity amenities
- 1.5-acre private waterfront playground with marina, yoga, and sun decks
- Wellness-inspired residences with 10-foot ceilings, panoramic water views, expansive balconies, and private en-suite saunas
- NSF® certified reverse osmosis filtered drinking water throughout the property
- Private residents' porte-cochère with dedicated drop-off and lobby access

The Mermaid Club™

~150,000 sq. ft. of Sport and Fitness, Longevity, and Social Spaces



Sport & Fitness

- Saltwater pool with private cabanas and daybeds overlooking Biscayne Bay
- ~4,200 sq. ft. state-of-the-art fitness training facility
- Dedicated yoga, Pilates, meditation, and sound bath studio
- Private walking and jogging path for daily movement
- Outdoor putting greens
- Two golf and multi-sport simulator suites
- Pickleball court
- Multi-sport court, basketball, volleyball, soccer, hockey and shuffleboard

Spa & Wellness

- Contrast Therapy: Infrared sauna, steam, cold plunge and hot tubs
- Longevity Lounge featuring red light, recovery and biohacking tools, and relaxation beds for IV drips
- Outdoor relaxation terrace with cabanas, hot tub, and TVs
- Spa suite for hair, nails, and makeup
- Two private treatment rooms offering massage, facial, and bodywork services
- Full robe and towel service
- Withings body scanner

Dining & Entertainment

- Multi-screen sports and entertainment lounge with game room
- Private dining room with bar, open kitchen, and dedicated catering kitchen
- Alfresco dining area
- Co-working lounge, boardroom, and private meeting suites
- 24/7 marketplace
- Children's play area

Waterfront Playground

- East-facing, sun-drenched deck with Tucci umbrellas, loungers, and daybeds
- Floating yoga and meditation deck with weekly programming led by Miami's top instructors
- Buoy-protected water-play activity zone
- Watersports launch dock with direct access to paddleboards and luxury yacht toys
- Private boat slips accommodating yachts up to 90 feet
- Bayside towel service with healthy fare, organic snacks, and smoothies
- Dedicated watersports attendants
- Boat pick-up and drop-off





The Residences

Where Wellbeing Meets Design

- One-to three-bedroom residences with 10-ft ceilings ranging from 1,035 to 3,543 sq. ft.
- Floor-to-ceiling glass windows with panoramic ocean, bay and sunset views
- Oversized balconies in every home
- Expansive 48”x 48” travertine porcelain flooring indoors and out
- NSF® certified reverse osmosis filtered drinking water
- Traditional cedar sauna

Kitchen Features

- Generous travertine islands
- Quartzite countertops and backsplashes
- Fully integrated Sub-Zero/Wolf appliance package
- Built in Sub-Zero wine fridge in every unit
- Premium Waterworks fittings
- Custom European cabinetry with floor-to-ceiling pantries

Spa Primary Bathroom

- Five-fixture Waterworks bathroom with custom fluted double vanity
- Calcutta marble
- Oversized rain showers
- Traditional cedar sauna for daily detox
- Oversized backlit mirrors
- Soaking spa bathtub*

“At 12000, you don’t just get a great view, you get a first-of-its-kind immersive waterfront experience.”

Bruce



Hospitality

Perks and Memberships for Resort Style Living

- 24-Hour valet and front desk
- Concierge and wellness director
- Wellness and longevity monthly programming
- Yacht club membership
- Beach club membership & shuttle
- Watersport attendants
- Bay and poolside service
- White glove resident app
- EV charging stations for residents and guests
- Bike and e-bike storage
- 24/7 security
- Daily organic food delivery service*
- Kids programming and nanny service*
- Pet spa and dog walking*

Project Team

Lifestyle & Visionaries
Continuum Company

Architecture
Kobi Karp

Interior Design
Paul Duesing Design Partners

Landscape Design
Urban Robot

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

Ian Bruce Eichner or Continuum Company ("Ian Bruce Eichner or Continuum Company") is not the project Developer. This Condominium is being developed by 12000 Property Owners, LLC, a Delaware limited liability company ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Ian Bruce Eichner or Continuum Company and any purchaser agrees to look solely to Developer (and not to Ian Bruce Eichner or Continuum Company and/ or any of his affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. All features, specifications, brands, matters of detail are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the residences or condominium. The Developer expressly reserves the right to make modifications, revisions, omissions and change without notice. Certain features may not be included with all units. Square footages, ceiling heights are all subject to change. Developer makes no representations regarding views from any particular unit. Your purchase agreement will detail items included with the Unit. The legal name of the Condominium is 12000 Property Owners, LLC. The condominium association contemplates entering into a Brand License Agreement with CONTINUUM GROUP IP HOLDINGS LLC, a Delaware limited liability company ("Licensor") to allow the condominium to be known as Continumm 12000. In the event that the Brand License Agreement is not entered into, or is entered into but is then terminated, the Condominium, the association and the unit owners will no longer have any rights to utilize any branded names granted under the Brand License Agreement. Licensor is not the project Developer. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Licensor and any purchaser agrees to look solely to Developer (and not to Licensor with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

**Available in select homes and the services asterisks *A La Carte service, additional fees may apply*