



LIVE ARTFULLY











## OVERVIEW

A Miami Beach Masterpiece rises from behind a historic façade. Sunlight flashes off a translucent glass tower. Fine details create powerful sensations and timeless impressions. A limited-edition collection of 21 residences connect to the sand and the warm waters of the Atlantic Ocean.





## RESIDENCES AND AMENITIES

# Inspired by Excellence

L' Atelier is a concept whose time has come. Nowhere else does the glamour of South Florida, the exclusivity of Miami Beach, and the vision of the world's most creative minds come together so beautifully.

### Residences

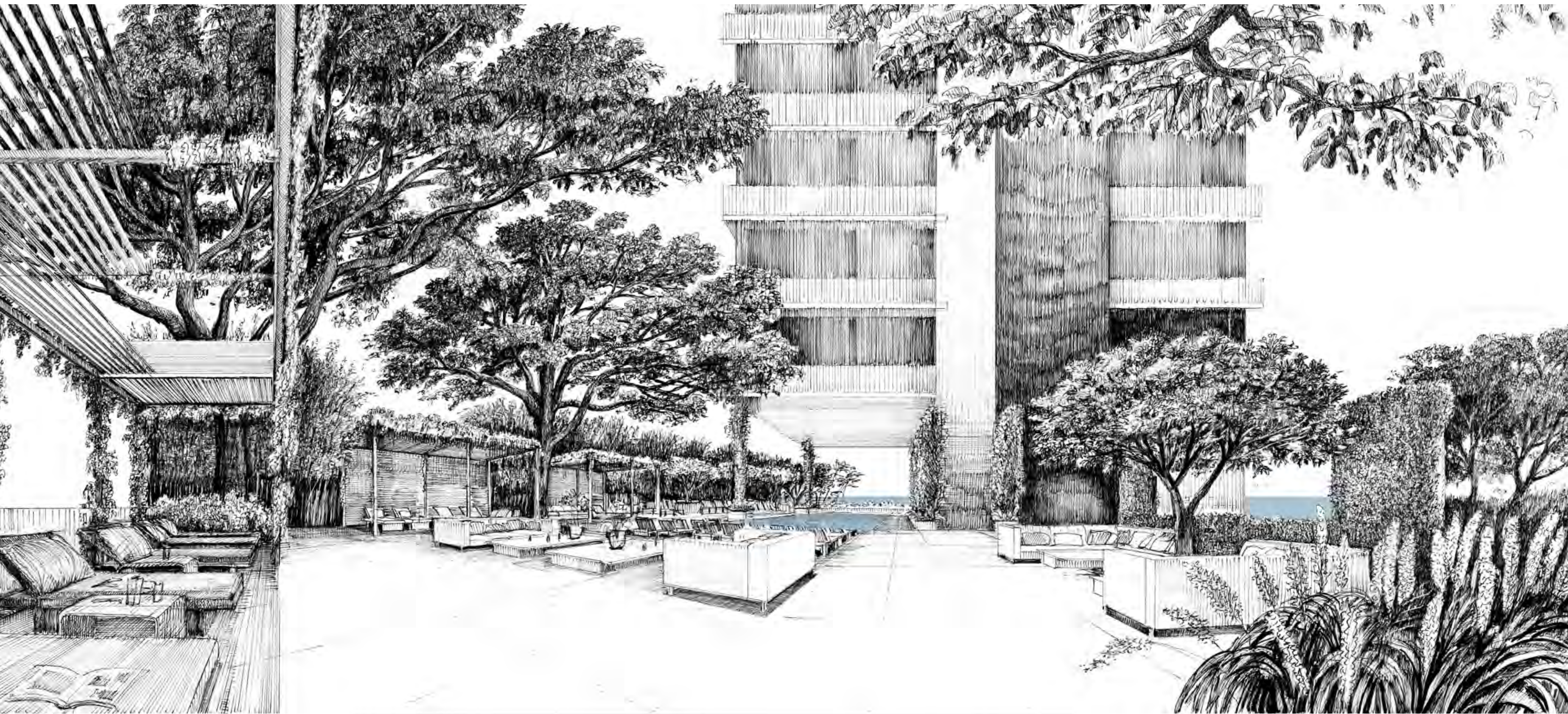
- Expansive Balconies with Panoramic Ocean and City Views
- 10 ft+ Ceiling Height in All Residences
- Outdoor Whirlpool Spa in each Residence
- Half-floor Residences
- Full-floor Residences
- Penthouse Residences

### Amenities

- Concierge
- 24 hour Valet
- Private Beach Area
- Pool and Beach Attendant
- Oceanfront Infinity Edge Swimming Pool
- Upper Deck 70 ft Lap Pool
- Poolside Cabanas
- Pool Bar and BBQ Area
- Oceanfront Whirlpool Spa
- Hammock Garden
- Spa Facility and Treatment Room
- Sauna and Steam Room
- Beauty Salon
- Double Height State-of-the-Art Gym
- Library and Meeting Room







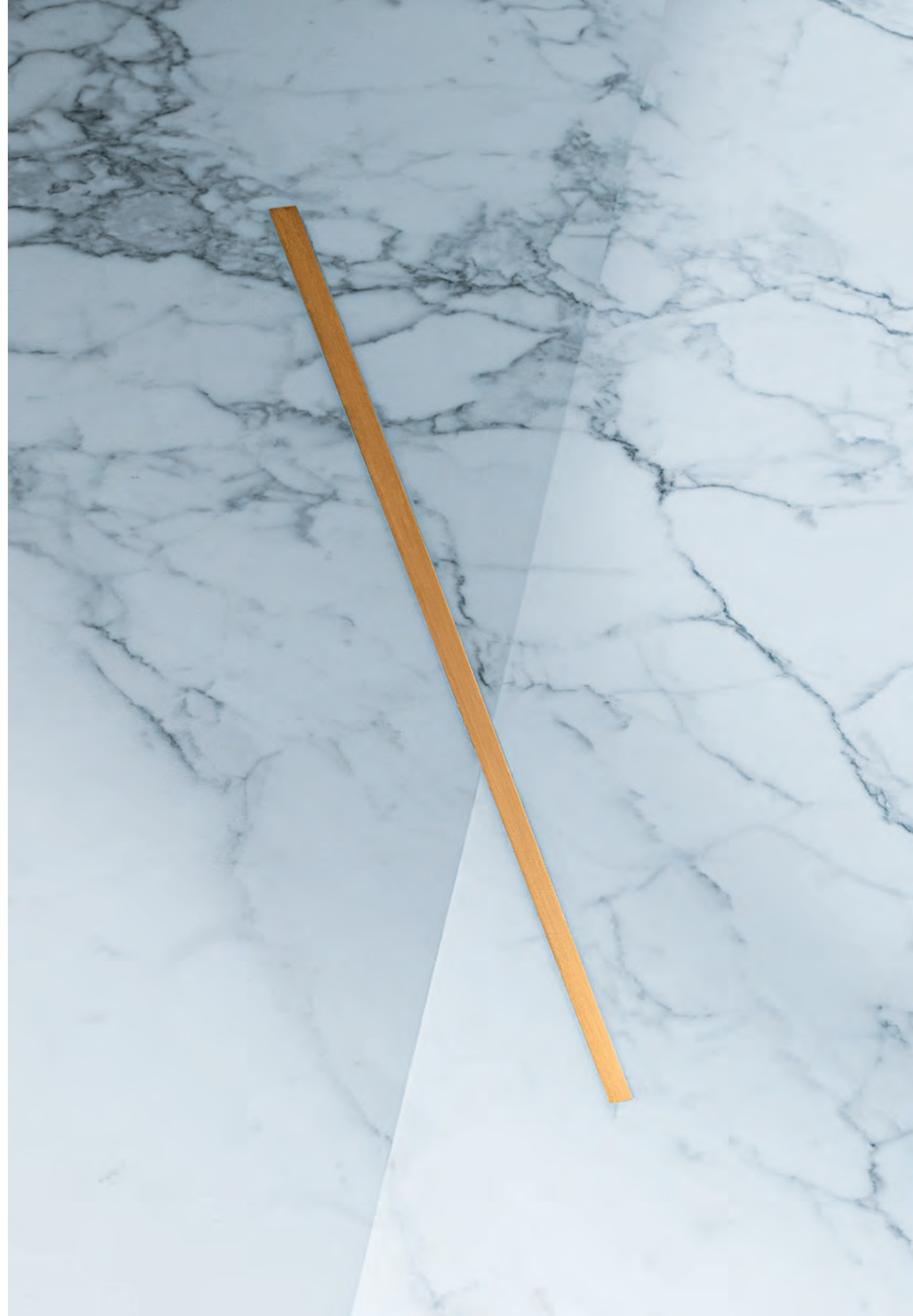




INTERIORS

Beautifully crafted  
with exquisite finishes...  
L' Atelier is a modern  
work of art.









Fine details  
Powerful sensations  
Timeless impressions



## VIEWS

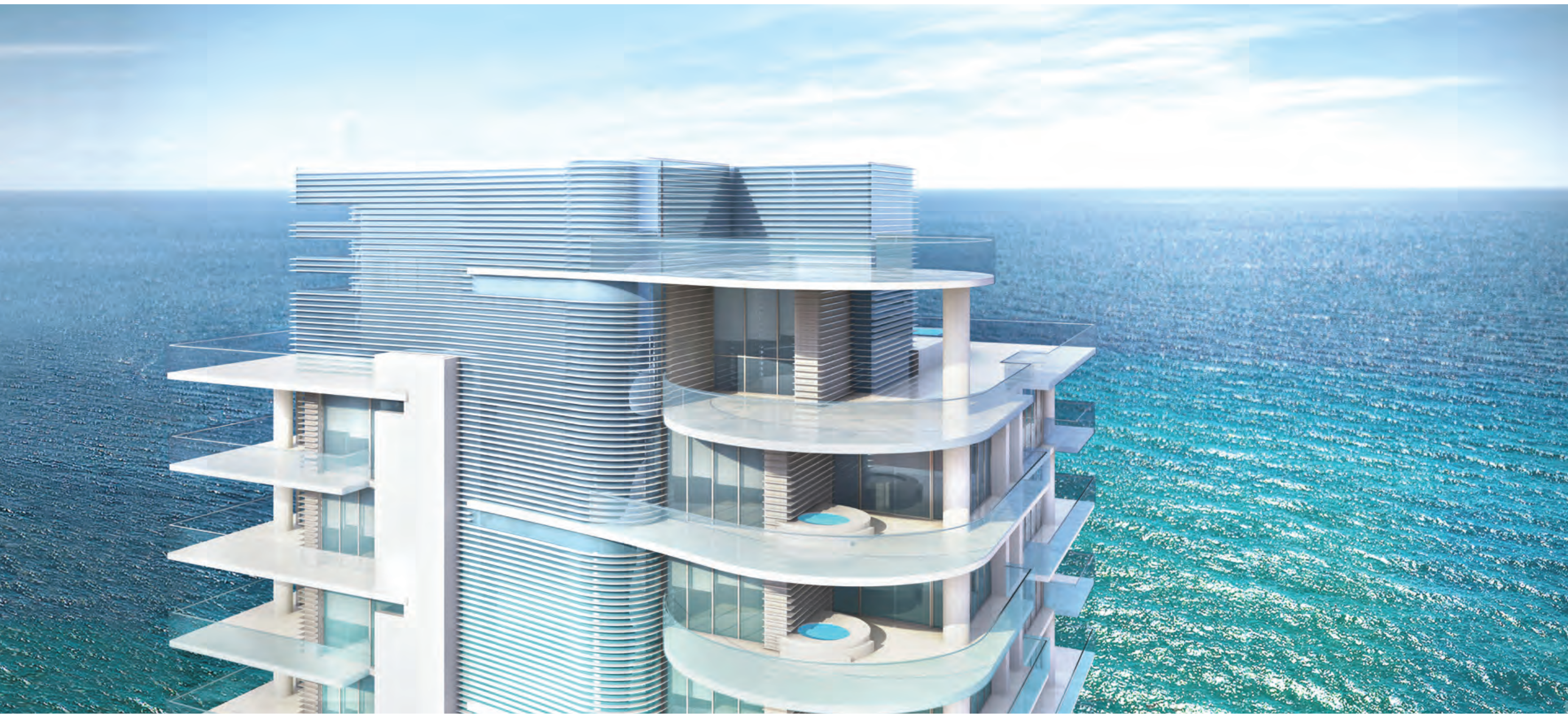
Designed as complete flow-through residences, L' Atelier offers captivating vistas in every direction.

To the east, the gorgeous turquoise blues of the Atlantic blend seamlessly with the horizon. To the west, the emerald greens of the La Gorce Golf Course contrast with the skyline of downtown Miami. To the south, the historical Art Deco District and the towers of South Pointe shine. To the north, Allison Island, the architecture along Collins Avenue and the high-rises of Bal Harbour put the finishing touches on a location that is truly spectacular.











## NEIGHBORHOOD

Begin each day with sunrises over the ocean. Savor a warm cup of coffee on your expansive balcony as nothing stands between you and your view. Then, venture downstairs for a walk along a quiet stretch of beachfront, free from the hustle and bustle of tourists and traffic.

Just outside the historic front facade, the many treats of Collins Avenue beckon. Sidewalk cafes offer a perfect spot for lunch while exploring fashion boutiques and other shops. Walk across the street to Indian Creek to board your yacht or charter one for the afternoon. Take in a round of golf or a tennis match at nearby country clubs. Make a quick jaunt to Lincoln Road or Bal Harbour Shops for designer creations. Cap off the evening at one of the fine dining destinations in the area or attend a concert at the nearby New World Symphony.









## DEVELOPMENT TEAM

# A masterful vision made real

L' Atelier is the collaborative result of a highly experienced team of experts. This one-of-a-kind residence, with its artful details, is assembled from some of the most respected names in real estate, design, and architecture.

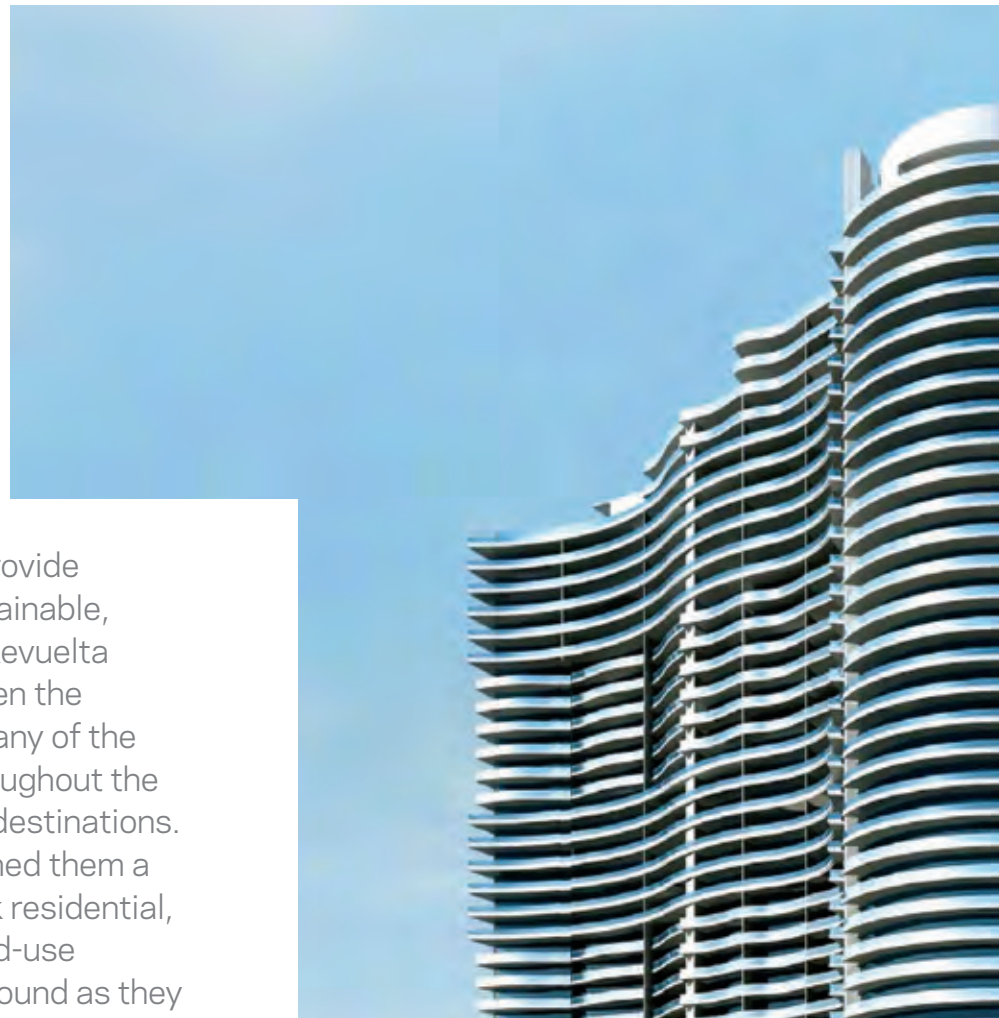


# Exceptional Residence. Exceptional Team.



## LUIS REVUELTA, ARCHITECT

Founded with a commitment to provide quality design balanced with sustainable, economically feasible solutions, Revuelta Architecture International has been the cornerstone of success behind many of the top projects in South Florida, throughout the U.S., and in various international destinations. Their creativity and skill have earned them a reputation for designing landmark residential, commercial, hospitality, and mixed-use projects that are as functionally sound as they are aesthetically pleasing. In addition to new, revolutionary ideas, Revuelta also excels at preservation and rehabilitation of historically significant structures, green building, and a willingness to pursue architectural concepts and details to their highest possible level.



## HOLLY HUNT INTERIORS

Known for a look that is consistently at the forefront of style and quality, The HOLLY HUNT brand has become the premier design and distribution entity for high-end interior furnishings in the country. Holly herself has often been credited with raising the bar in interior design showrooms, due to her tireless attention to detail and visionary artistry. As an arbiter of refined taste, her eye for what is now and what's next has led to international acclaim, and the success of the HOLLY HUNT company as a designer and producer of a wide range of custom-made home furnishings products.





**ENZO ENEA,  
LANDSCAPE  
ARCHITECT**

With a background that includes industrial design as well as landscape architecture and a design perspective drawn from global inspiration in London, Brazil, Hawaii, and beyond, the award-winning design of Enea is treasured for its refinement and visual appeal. A hallmark of the firm's projects include a seamless fusion of outdoor and indoor spaces, the creative intertwining of the soul of a property with its surroundings, and an environment that inspires all who interact with the space.



**SMG MANAGEMENT  
W CAPITAL GROUP,  
DEVELOPERS**



SMG Management was created out of the partnership between Shamrock Holdings (the investment vehicle of the Roy E. Disney family) and its business partners, Stanley Gold (Chairman of Shamrock) and Meir Srebernik (former CEO of Dankner Investments). The innovative minds that make up this unique firm are the same behind two beautiful new residential developments: Palau Sunset Harbour, located in the Sunset Harbour neighborhood of South Beach and Peloro Miami Beach located on the Beach's Intracoastal Waterway. Partnering with SMG Management, is W Capital Group – a privately held South Florida real estate investment and development firm specializing in residential properties. Led by Yair Wolff, the firm has been focusing on the South Florida market since 2008. At present, W Capital Group is developing Ocean Drive Townhomes, a luxury residential project in the heart of Miami's South of Fifth Neighborhood.





Prices, plans, elevations, specifications, features, designs, dimensions, materials, equipment, brochures and other marketing materials, and availability are subject to material change or substitution without notice by Developer. Developer specifically reserves the right, without notice, to make changes to, or substitutions of, any prices, plans, elevations, specifications, features, designs, dimensions, materials, equipment, brochures and other marketing materials, and availability. Without limiting the generality of the foregoing, Developer reserves the right to make, without notice, substitutions of materials or products of substantially equal or better quality, in Developer's sole opinion and discretion. All improvements, designs, and construction are subject to first obtaining the appropriate Federal, state, county, municipal, and other local authority or governmental agency permits and approvals for same.

Scale models and renderings are artist's representations and are subject to change without notice. All sketches, renderings, elevations, floor plans, graphic materials, feature plans, and specifications described are proposed only, and the Developer specifically reserves the right to modify, revise, amend, or withdraw any or all of the same in its sole discretion and without prior notice. All sketches, renderings, elevations, floor plans, graphic materials, feature plans, brochures and other marketing materials, and specifications described, are conceptual only and are for the convenience of reference. Such sketches, renderings, elevations, floor plans, graphic materials, feature plans, brochures and other marketing materials, and specifications described should not be relied upon as representations, express or implied, of the final details of the units. All depictions of appliances, counters, soffits, floor coverings, fixtures, items of finish and decoration, and other matters of detail are conceptual, are for display only, and are not necessarily included in each unit. Consult the Contract of Sale and the Prospectus for items included in the unit, if any.

Stated dimensions are measured to the exterior face of exterior walls, to the midpoint of demising walls and to the exterior face of walls adjoining corridors or other common elements. This method of measurement varies from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components).

Note that measurements of rooms set forth on the floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times the width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

Ceiling heights referenced herein are measured from the top of the lower floor slab to the top of the upper floor slab and exclude those areas where any soffit, moldings, dropped and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling heights may not represent actual ceiling clearance. The floor plan and square footage referenced herein are believed to be true and accurate, but are not guaranteed and may be revised, amended, or changed without notice. All dimensions are approximate, and are subject to change in accordance with a contract of sale.

All information contained herein is believed to be accurate but is not warranted. All information provided is stated without warranties of any kind, either express or implied, including, but not limited to, warranties of title, implied warranties of merchantability or fitness for a specific purpose.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE CONTRACT OF SALE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

THIS IS NOT AN OFFER TO SELL OR A SOLICITATION TO BUY. NO OFFER MAY BE MADE BY THE DEVELOPER UNTIL SUCH TIME AS THE DEVELOPER HAS FILED THE REQUIRED CONDOMINIUM DOCUMENTS OR AN APPROVED RESERVATION PROGRAM WITH THE DIVISION OF FLORIDA LAND SALES, CONDOMINIUMS AND MOBILE HOMES. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS.

We are pledged to the letter and spirit of the U.S. policy for achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. Obtain the property report required by Federal law, if applicable, and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property.



