MONACO

YACHT CLUB & RESIDENCES
MIAMI BEACH

THE HEART OF MIAMI BEACH
THE SOUL OF THE CÔTE D'AZUR

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MIAMI BEACH

OPTIMUM DEVELOPMENT USA

The Heart of Miami Beach The Soul of The Côte d'Azur

MIAMI BEACH'S MEDITERRANEAN-INSPIRED ADDRESS, MONACO YACHT CLUB & RESIDENCES CAPTURES THE ESSENCE OF CONTEMPORARY COASTAL CHIC

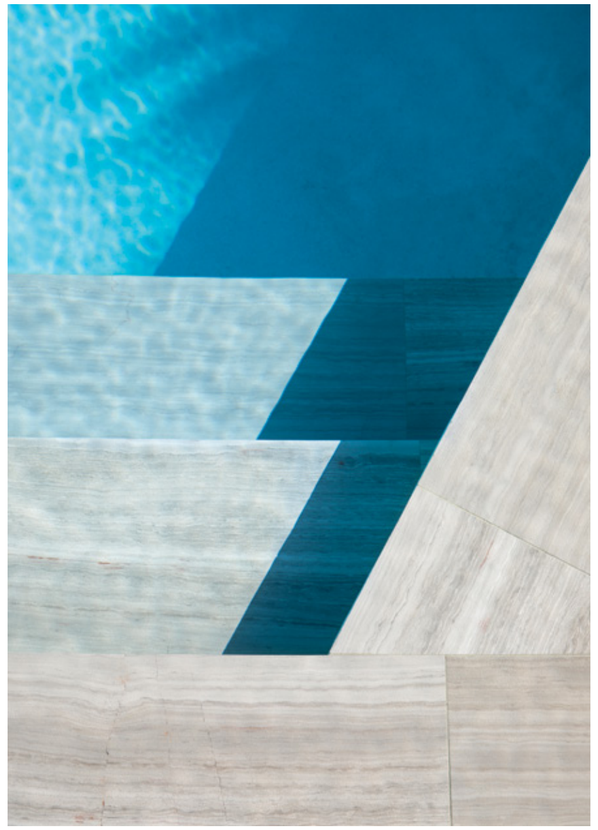
Miami Beach is to the United States, as Saint-Tropez is to France and Portofino is to Italy—a vibrant, year-round, seaside retreat, where trade wind breezes and tropical sunlight are most conducive to leisure activities and pursuits of pleasure both on and off the water. And like its Mediterranean counterparts, Miami Beach has a cool, captivating vibe. Home to iconic deco hotels, world-class shopping, mega yacht marinas, nonstop nightlife, restaurants with serious culinary cachet and a deepening arts and cultural scene, Miami is working its international stature and growing apace.

At Monaco Yacht Club & Residences, the spirit of the Cote d'Azur is imbued in every carefully appointed design detail—a rich palette of exotic woods, lavish European and American stones, warm whites and lustrous metal adorn interiors—while soaring floor-to-ceiling glass windows frame commanding views of Biscayne Bay, the Atlantic Ocean and the Miami skyline. Above all, Piero Lissoni's inimitable, purist sensibility seamlessly blends indoor and outdoor living spaces, infusing each residence with an aura of Mediterranean high-style.

Côte d'Azur-inspired reception and lobby areas, curated by Lissoni®

Floor-to-ceiling windows in the double-height lobby frame sweeping views of the Intracoastal and private marina.

Panoramic views of the Miami skyline are afforded from the rooftop terrace featuring pool, jacuzzi, sun deck with plush chaise lounges and shaded seating areas complete with outdoor grill and chef's table for entertaining.



A haven of coastal calm, Piero Lissoni's concept is imbued throughout every facet of this treasured property. Each residence is delivered fully-finished with a masterfully curated selection of fine fixtures and finishes, reflecting his devotion to uncompromising craftsmanship.

The aesthetic is warm whites and rich woods rooted in the essence of a Côte d'Azur summer resort. Ocean-inspired materials and modern details lend an aura of Mediterranean high-style. The elegant embodiment of sea and surf, Lissoni® delivers European luxury to the heart of Miami Beach.

Monaco Yacht Club & Residences boast enormous outdoor living areas with dramatic water views that take in Miami's glittering skyline—extending all the way to the Atlantic Ocean on one side and Biscayne Bay on the other.

Chef-worthy Kitchens

HAUTE CUCINE

In keeping with modern European style, kitchens feature Boffi® contemporary Italian cabinetry, imported stone countertops and sleek Miele® appliances, including concealed refrigerator and dishwasher, convection oven, built-in coffee maker and wine storage.

Island cook-top with downdraft exhaust system enhances open-concept floorplans and allows for unobstructed views.

Well-proportioned living rooms framed by floor-to-ceiling glass and sweeping bay, ocean and city skyline views adjoin extra-deep terraces for seamless indoor-outdoor, open-air living. Featuring integrated lighting, the Crestron® Home Automation System offers state-of-the-art "Smart Building" technology.

Masterfully Designed Master Bathrooms

SERENE SPACES

Thoughtfully positioned, floor-to-ceiling windows bathe master bathrooms in abundant, natural light. Deep soaking tubs, frame-less glass wet rooms with rain shower heads, double vanities with designer sinks, and imported marble flooring and walls bring quiet tranquility to these elegantly rendered, spa-like sanctuaries.

Sweet dreams become resplendent reality in spacious master suites that feature soaring ceilings, abundant closet space (some residences feature multiple walk-in closets) and floor-to-ceiling sliding glass doors that provide direct outdoor access to generously scaled terraces.

Two half-floor penthouses feature extra-deep, wrap-around terraces with east-to-west views of Biscayne Bay on one side and the Atlantic Ocean on the other. Equipped with electric outdoor grills, these privileged perches are the perfect place for alfresco dining.

Residence A

4 BEDROOMS
3.5 BATHROOMS
PRIVATE TERRACE

FLOORS 2, 4, 6, 8, 10

INTERIOR	2,844 SQ FT	264 SQ M
EXTERIOR	1,130 SQ FT	105 SQ M
TOTAL	3,974 SQ FT	369 SQ M

FLOORS 3, 5, 7, 9

INTERIOR	2,844 SQ FT	264 SQ M
EXTERIOR	1,190 SQ FT	110 SQ M
TOTAL	4,034 SQ FT	374 SQ M

Residence B

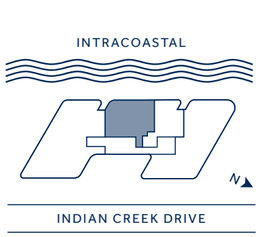
2 BEDROOMS
2.5 BATHROOMS
PRIVATE TERRACE

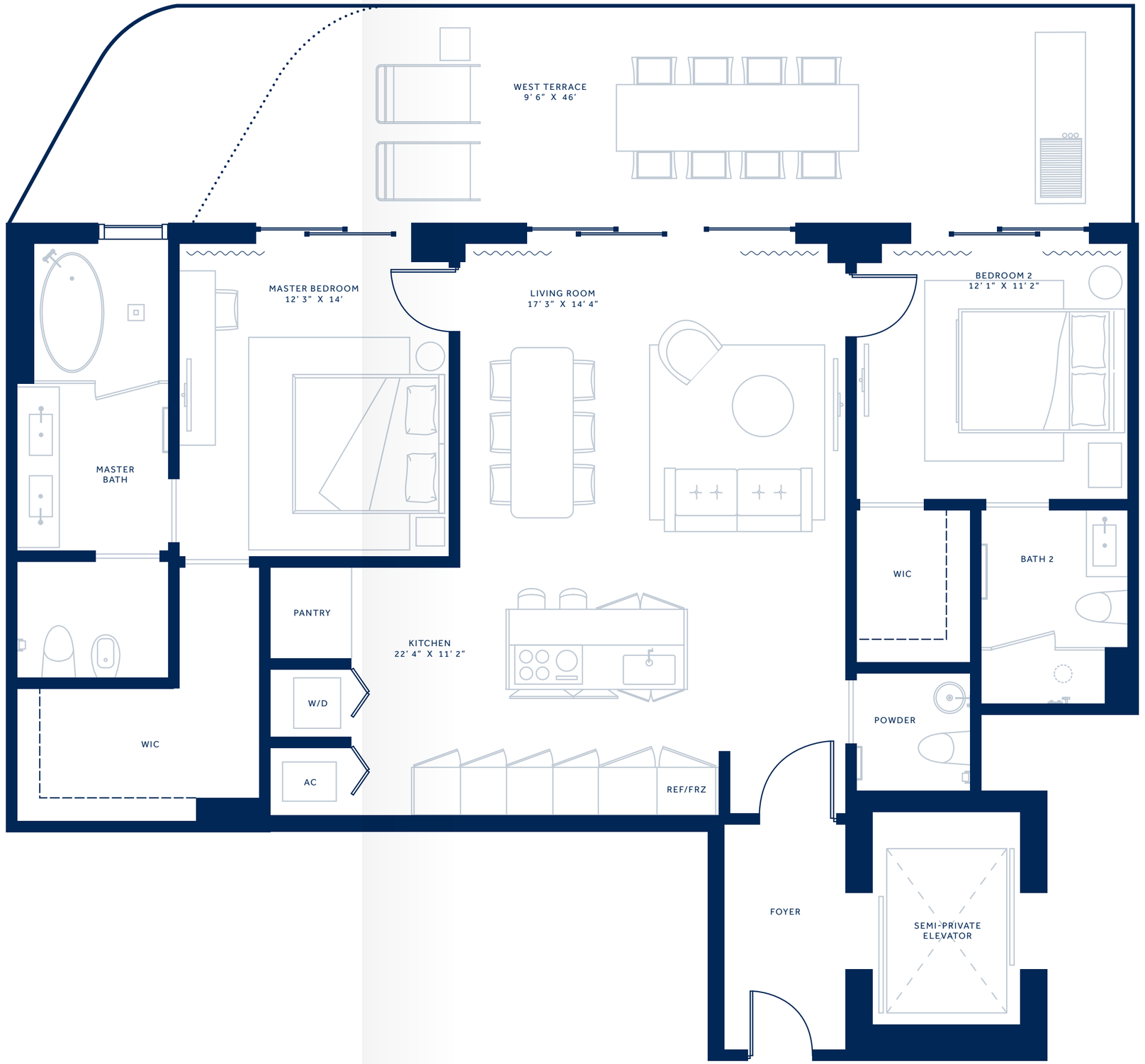
FLOORS 2, 4, 6, 8, 10

INTERIOR	1,386 SQ FT	129 SQ M
EXTERIOR	475 SQ FT	44 SQ M
TOTAL	1,861 SQ FT	173 SQ M

FLOORS 3, 5, 7, 9

INTERIOR	1,386 SQ FT	129 SQ M
EXTERIOR	394 SQ FT	36 SQ M
TOTAL	1,780 SQ FT	165 SQ M





Residence C

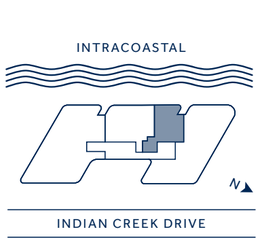
1 BEDROOM
1.5 BATHROOMS
PRIVATE TERRACE

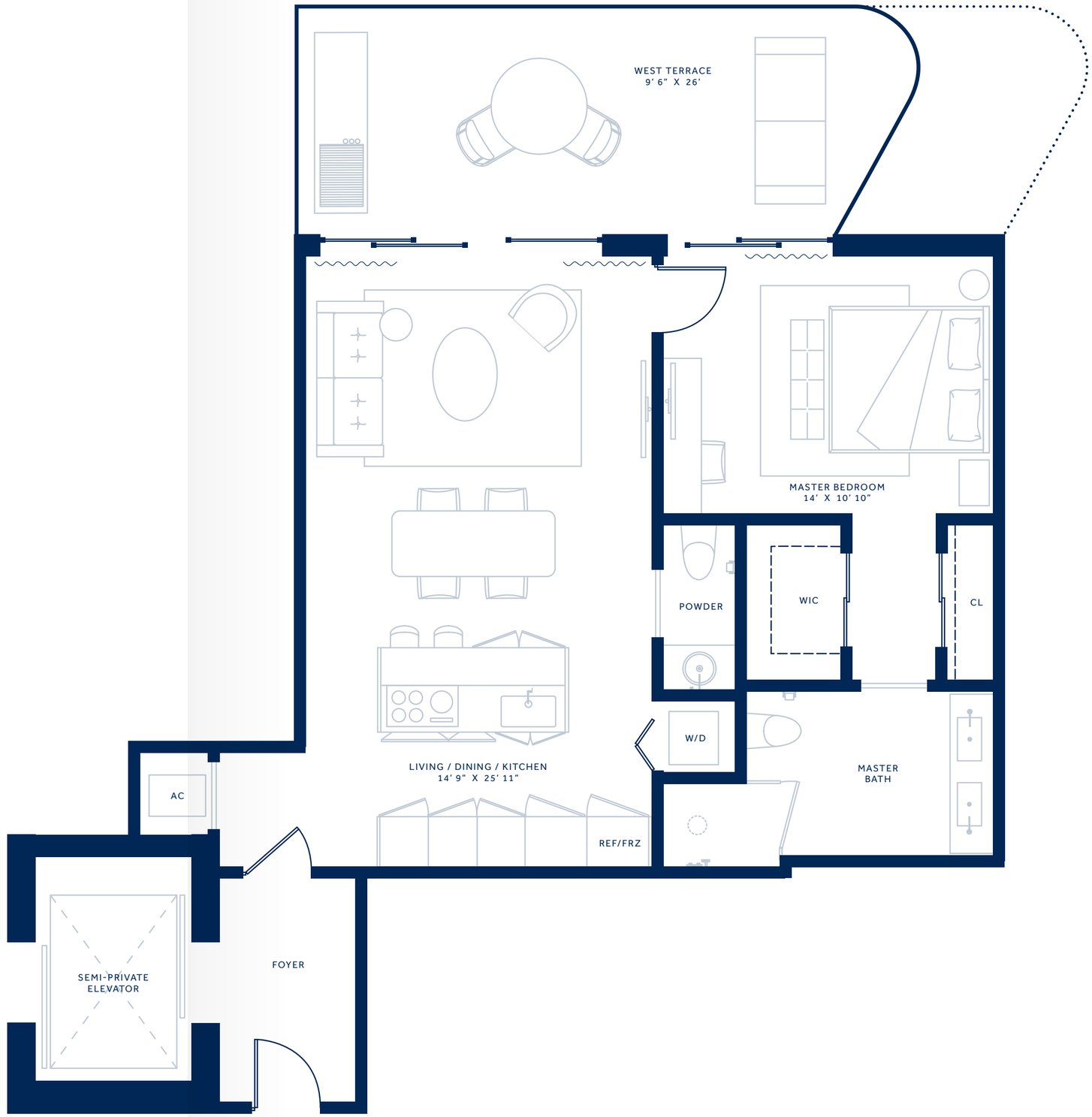
FLOORS 2, 4, 6, 8, 10

INTERIOR	918 SQ FT	85 SQ M
EXTERIOR	252 SQ FT	23 SQ M
TOTAL	1,170 SQ FT	108 SQ M

FLOORS 3, 5, 7, 9

INTERIOR	918 SQ FT	85 SQ M
EXTERIOR	333 SQ FT	31 SQ M
TOTAL	1,251 SQ FT	116 SQ M





Residence D

3 BEDROOMS
3.5 BATHROOMS
PRIVATE TERRACE

FLOORS 2, 4, 6, 8, 10

INTERIOR	2,422 SQ FT	225 SQ M
EXTERIOR	1,261 SQ FT	117 SQ M
TOTAL	3,683 SQ FT	342 SQ M

FLOORS 3, 5, 7, 9

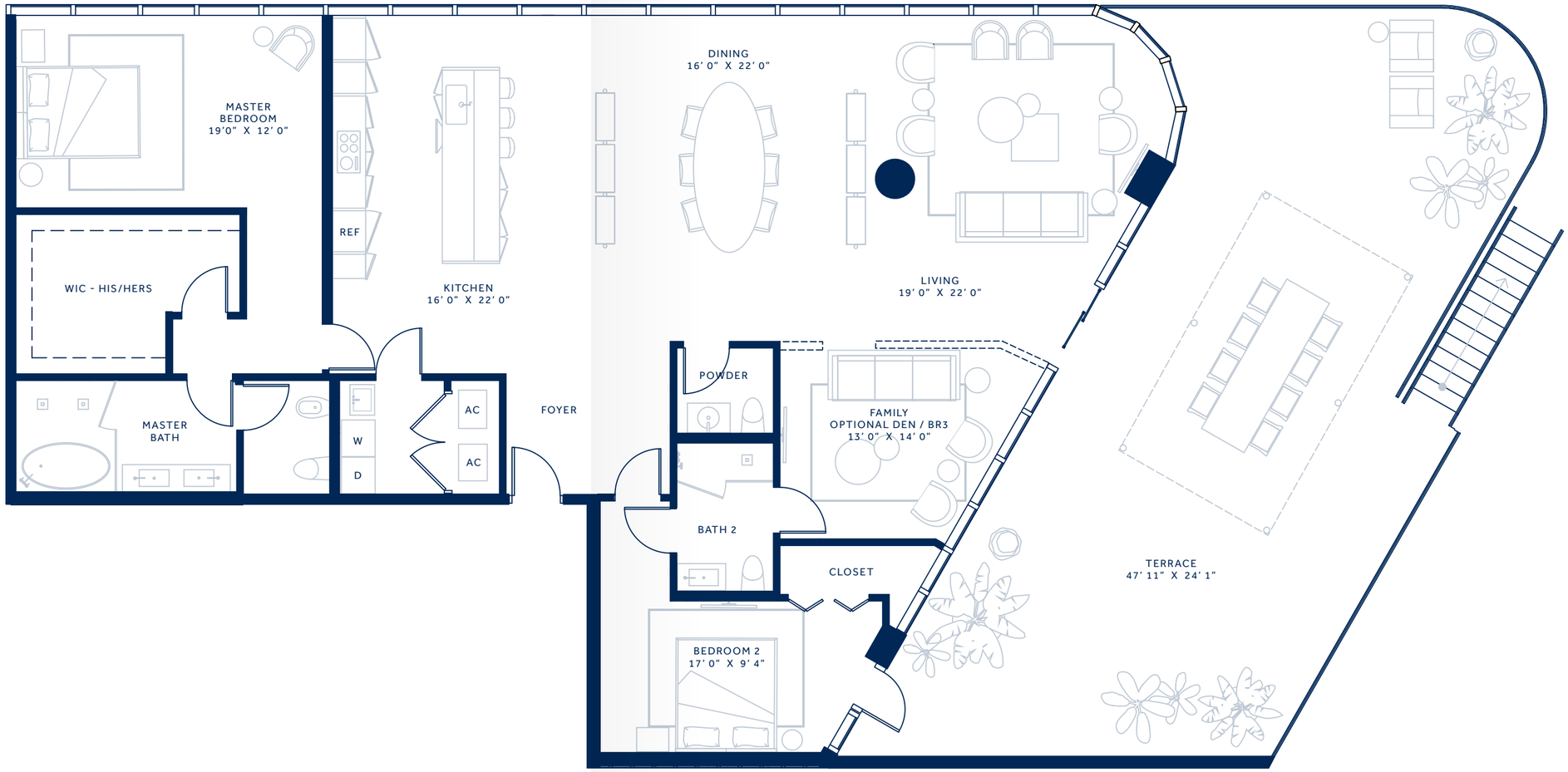
INTERIOR	2,422 SQ FT	225 SQ M
EXTERIOR	1,201 SQ FT	112 SQ M
TOTAL	3,623 SQ FT	337 SQ M

Residence E

2 BEDROOMS
2.5 BATHROOMS
PRIVATE TERRACE

FLOOR 1

INTERIOR	2,407 SQ FT	223 SQ M
EXTERIOR	1,213 SQ FT	113 SQ M
TOTAL	3,620 SQ FT	336 SQ M

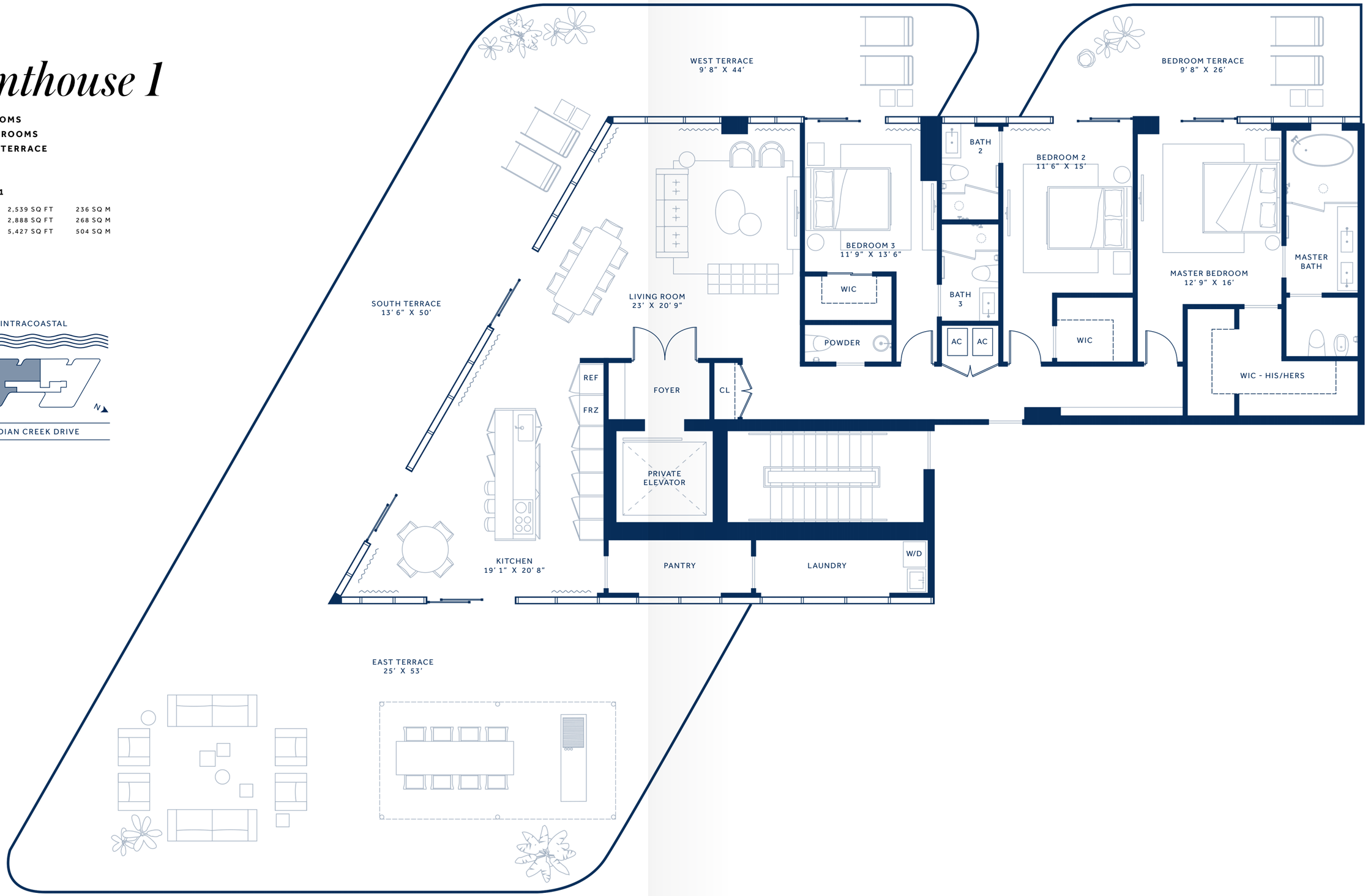


Penthouse 1

3 BEDROOMS
3.5 BATHROOMS
PRIVATE TERRACE

FLOOR 11

INTERIOR	2,539 SQ FT	236 SQ M
EXTERIOR	2,888 SQ FT	268 SQ M
TOTAL	5,427 SQ FT	504 SQ M

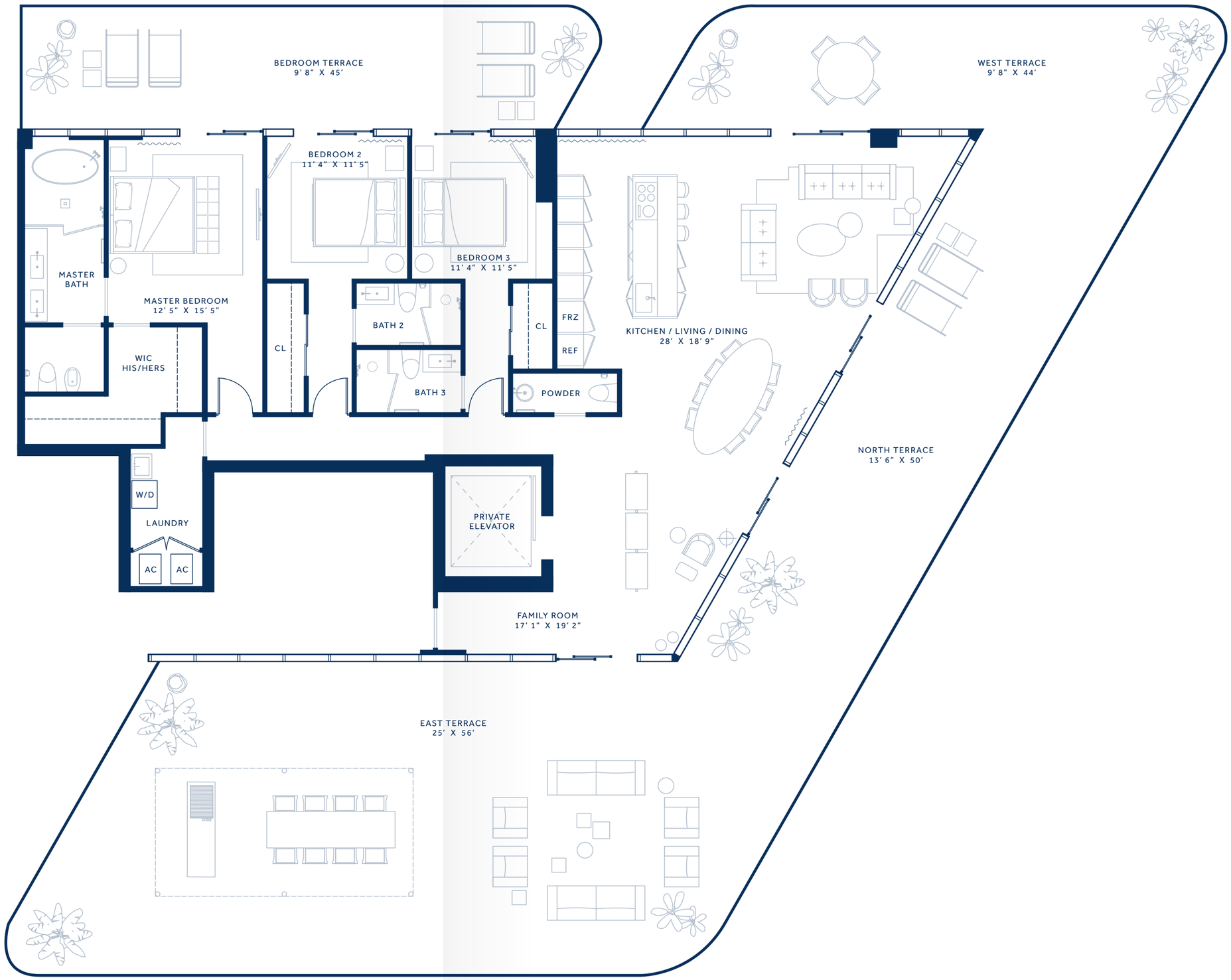


Penthouse 2

3 BEDROOMS
3.5 BATHROOMS
PRIVATE TERRACE

FLOOR 11

INTERIOR	2,278 SQ FT	212 SQ M
EXTERIOR	3,085 SQ FT	286 SQ M
TOTAL	5,363 SQ FT	498 SQ M



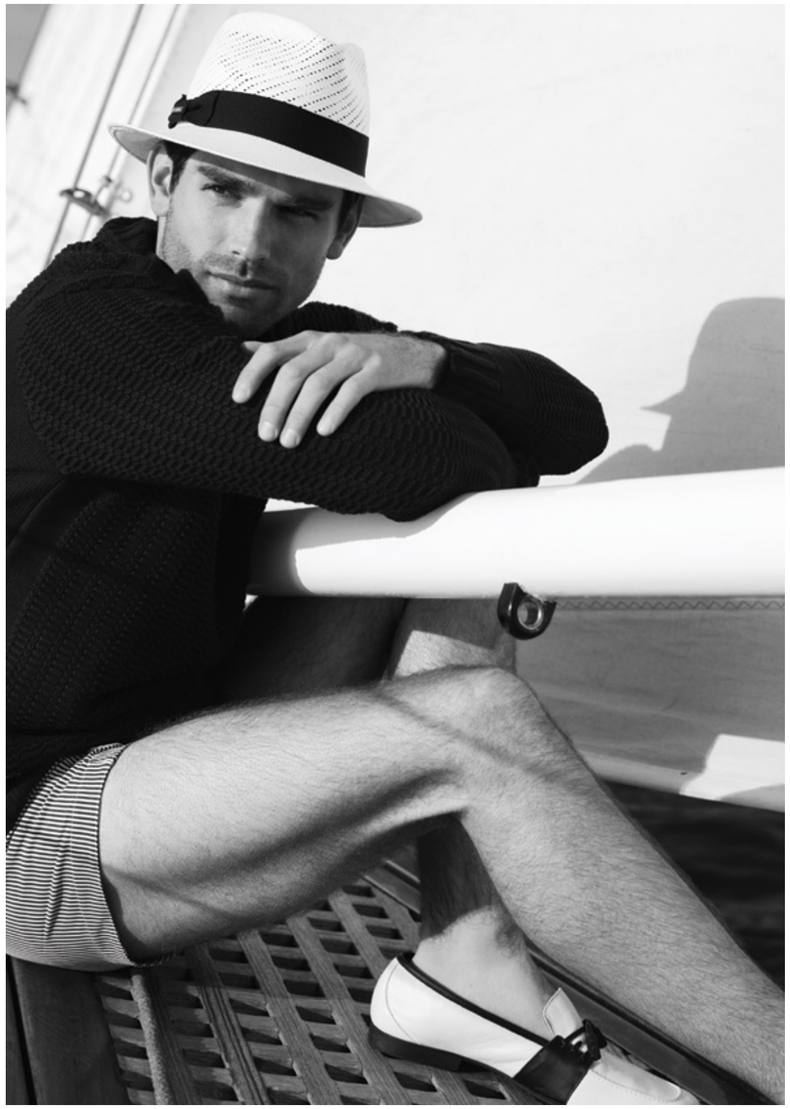
On the Waterfront— Miami's Most Leisurely Nautical Pursuits At Your Door

MIAMI BEACH'S MOST MASTERFULLY-CONCEIVED MARINA USHERS IN A NEW WAVE OF APPOINTED AMENITIES

In South Florida there's water, water everywhere but none more highly prized than Miami's famed Biscayne Bay and Atlantic coastlines. And nowhere can you find more opportunities to experience aquatic diversions—or embrace the nautical lifestyle—than Monaco Yacht Club & Residences' private marina. Offered exclusively to residents, this modern, waterfront property's Intracoastal marina features twelve slips designed for large vessels.

Just a short, overhead cast away is every water sport under the tropical sun, from motor-yachting to sea kayaking, paddle boarding to deep-sea fishing, as well as scuba diving and snorkeling along North America's only barrier reef. A boater's happy haven, Monaco Yacht Club & Residences invites water-lovers to cast off the bow lines and indulge in a world of pure, nautical leisure.

For land-lovers, exclusive beach access is mere sandal steps away. Slip on your flip-flops, grab your sunscreen and take a short stroll past the open-air cafés and sea grape-lined dunes of Collins Avenue to Miami Beach's most sublime shoreline. Accessible via Monaco Yacht Club & Residences' exclusive point of entry, the miles-long swath of sand that edges the MiMo district is quieter, calmer and less crowded than beaches found to the south. Sunbathers, sunrise yogis and solitude seekers alike cherish this perfect peace and tranquility.



TAIME

Miami is America's Riviera, the country's, and increasingly, the world's winter playground. Beloved by local insiders and holiday-makers alike for its tropical beauty and year-round warm weather, Miami Beach has quickly become known as the host with the most— setting the stage for high-profile, international events including Art Basel Miami Beach, Miami Beach Polo World Cup, Miami International Boat Show and the South Beach Food and Wine Festival.

An emerging epicenter of art, fashion, food and culture—the real life of Miami lies in its diverse neighborhoods. From the buzzy, fashion flagships and open-air cafés of the Design District, to the indie boutiques and artistic outposts of Wynwood, to the white sand beaches, iconic deco hotels and international culinary scene of South Beach, Monaco Yacht Club & Residences finds itself perfectly poised in the very heart of this vibrant, cultural capital.

Monaco Yacht Club & Residences sit like a jewel on the shores of Miami Beach's Intracoastal waterway, surrounded by an impressive assembly of the city's cultural riches including outdoor performing arts spaces, major museums, botanical gardens and cinematheques—all set against a dramatic backdrop of sweeping Biscayne Bay and ocean views.

Here and nowhere else

MONACO YACHT CLUB & RESIDENCES ARE A ONE-OF-A-KIND, WATERFRONT ADDRESS THAT SAY 'ONLY IN MIAMI.'

Another Miami exists beyond the nightlife and neon — the one that hums with modern culture, hidden fashion haunts and local artisanal cuisine. Surrounded by open-air restaurants, gourmet markets, dockside destinations and a cultivated Florida social scene, immerse yourself in Miami's dazzling playground of leisure pursuits.

CULTURE, DINING & ENTERTAINMENT
BY LAND

1 NEW WORLD SYMPHONY
2 SOUNDSCAPE PARK
3 MIAMI BEACH CONVENTION CENTER
4 BASS MUSEUM
5 THE FILLMORE AT THE JACKIE GLEASON THEATER
6 THE WOLFSONIAN MUSEUM
7 MIAMI BEACH BOTANICAL GARDEN
8 MIAMI BEACH TENNIS ACADEMY
9 FRESH MARKET
10 WHOLE FOODS MARKET
11 SUNSET HARBOR SHOPS
12 THE WEBSTER
13 LINCOLN ROAD
14 THE ALCHEMIST
15 BOOKS & BOOKS
16 OCEAN DRIVE
17 PUBLIX
18 THE SPA AT CARILLON MIAMI
19 MIAMI BEACH GOLF CLUB
20 NORTH BEACH TOWN CENTER (UNDER DEVELOPMENT)
21 NORMANDY SHORES GOLF COURSE
22 INDIAN CREEK COUNTRY CLUB
23 FAENA FORUM
24 LA GORCE COUNTRY CLUB
25 SOHO BEACH HOUSE
26 FONTAINEBLEAU
27 BAL HARBOUR SHOPS
28 DESIGN DISTRICT
29 ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS
30 FROST SCIENCE MUSEUM
31 INSTITUTE OF CONTEMPORARY ART
32 PEREZ ART MUSEUM MIAMI
33 AMERICAN AIRLINES ARENA
34 BRICKELL CITY CENTRE
35 MIAMI SHORES COUNTRY CLUB
36 MUSEUM OF CONTEMPORARY ART NORTH MIAMI

BY SEA

37 THE STANDARD HOTEL & SPA
38 SUNSET HARBOR YACHT CLUB
39 FISHER ISLAND CLUB
40 ISLAND GARDENS MARINA
41 MIAMI BEACH MARINA
42 HAULOVER PARK MARINA
43 PELICAN HARBOR MARINA
44 ZUMA
45 SEASPICE
46 KIKI ON THE RIVER
47 PORT OF MIAMI

A Creative Collaboration

PIERO LISSONI
MASTER OF MODERN MINIMALISM

Internationally acclaimed designer Piero Lissoni and namesake principal of Lissoni® architecture and design studio, believes the singular, sensational magic of Miami lies in its ever-changing light—the unique way the sun's rays filter through fast-moving clouds, reflecting off rippling water—reminiscent of the ultra-chic municipality of Monaco and equally glamorous French and Italian coastal towns along the Riviera.

With that in mind, Lissoni® has collaborated with Arquitectonica and Optimum Development USA to infuse Monaco Yacht Club & Residences with an aura of the Cote d'Azur, as well as the signature purist sensibility he's become known for across high-profile projects around the globe. His vision for this modern, glass-encased, waterfront Miami Beach enclave is a celebration of light, space and surf. "The water's real meaning is life," notes Lissoni, referring to the aquamarine panorama visible through floor-to-ceiling windows in each light-filled, impeccably finished residence. "Every morning when you wake up, you see the water and think, 'Okay, life is good.'"

Image: Giovanni Gastel ©

Meet the Makers of Monaco Yacht Club & Residences

Piero Lissoni, Principal, Lissoni Inc.

Ricardo Tabet, CEO, Optimum Development USA

CONCEPT
LISSONI INC.

Lissoni Inc. is the New York-based design* practice of architect** and designer* Piero Lissoni. It is an extension of Lissoni Associati, the interdisciplinary studio established by Piero Lissoni and Nicoletta Canesi in Milan in 1986. Throughout the years, Lissoni® has built an international reputation for distinctive architecture and design anchored in thoughtful exploration with its diverse clients. The firm brings a rigorous approach to each assignment that results in authentic and exceptional concept solutions for spaces that occupy unique environments. The practice is committed to a holistic approach to place-making that synthesizes global influences, context, and innovation. Each project is approached as an opportunity for scholarship and innovation, and in keeping with the heritage of the Italian Renaissance, every element of the human experience is taken into consideration as the concept evolves. Lissoni® has established itself as an international design force with a world-renowned portfolio of projects that include hotels, restaurants, public spaces and luxury residences.

DEVELOPER
OPTIMUM DEVELOPMENT USA

Head-quartered in Miami, with offices in New York and Europe, Optimum Development USA specializes in the investment, development and curation of ultra-luxury condominiums, high-end retail, strategically located lifestyle boutique hotels and Class A office buildings in prime locations throughout the world.

Via an extensive portfolio valued in excess of $2 billion in global real estate development and investments, Optimum strives to ensure not only a soundly diversified financial portfolio but also excellence in design, construction, engineering and urban planning. Among the company's most notable recent projects are The Celino Hotel in Miami Beach, a Small Luxury Hotels of the World brand as well as Ocean Drive's largest Art Deco property; 160 Imlay in Brooklyn, a luxury residential condominium conversion that was formerly the New York Dock Co.; 350 Broadway NY, a high-end residential project; Labels Berlin 1 and 2 in Germany; and Exchange Palace in Budapest, a mixed-use project and one of Hungary's most historic properties, formerly home to the country's stock exchange.

* Not licensed in Florida ** Licensed in New York and Italy

Bernardo Fort-Brescia, Principal, Arquitectonica

Edgardo Defortuna, Founder & CEO, Fortune International Group

ARCHITECT
ARQUITECTONICA

Arquitectonica is an architecture, interior design and planning firm founded in Miami in 1977 as an experimental design studio. Led by Bernardo Fort-Brescia and Laurinda Spear, the studio has evolved into a worldwide practice, combining the principals' creative spirit with the delivery acumen of an established, international architectural firm.

Highly regarded as pioneers of globalization within the architecture community, Arquitectonica's work spans fifty-eight countries across four continents, including university campuses, resorts and casinos, hotels, residential condominium towers, retail centers and office buildings. Internationally recognized projects include the Microsoft Europe Headquarters in Paris, the Bronx Museum in New York, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mall of Asia in Manila, the US Embassy in Lima and the American Airlines Arena in Miami.

EXCLUSIVE SALES & MARKETING
FORTUNE DEVELOPMENT SALES

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented more than eighty of South Florida's most successful projects. Led by visionary founder Edgardo Defortuna, Fortune Development Sales has eighteen offices around the world with nearly 1,000 associates and a worldwide brokerage network reaching prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paolo, and Manhattan to Paris.

Fortune Development Sales is an affiliate of Fortune International Group, a recognized leader in development, sales and marketing since 1983. The company's current development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences, Sunny Isles Beach, Auberge Beach Residences and Spa, Fort Lauderdale and Hyde Resort & Residences, Hollywood.

RESIDENCE FEATURES

- Residences embrace indoor/outdoor living with expansive terraces up to 1,261 square feet
- Panoramic views of Biscayne Bay, Atlantic Ocean and Miami skyline
- Corner residences offer wrap-around terraces and flow-through, east-to-west floorplans framing both Atlantic Ocean and Biscayne Bay views
- Private elevator entrances and foyers*
- Residences delivered fully-finished with fixtures and finishes, curated by Lissoni®
- Wide-plank, European Arrigoni wood flooring
- Floor-to-ceiling sliding glass doors and windows
- 10- to 11-foot ceiling heights and smooth-finish ceilings throughout living areas
- Spacious, walk-in closets
- Expansive, outdoor terraces with glass railings accessible from bedrooms and living areas
- Pre-wired for integration of "Smart Building" technology

KITCHEN

- Boffi® contemporary, Italian kitchens, curated by Lissoni®
- Lissoni-designed cabinet finishes in Alpi wood veneer and white Corian Italian imported stone countertops
- Miele® appliances include built-in oversized refrigerator/freezer, dishwasher, cook top, oven and coffee maker
- Miele® flush-mounted, downdraft elevated hood
- SubZero® wine storage

MASTER BATHROOM

- Premium bathrooms feature wet areas and views to Biscayne Bay*
- Frame-less glass wet rooms, rain shower heads and fixtures, curated by Lissoni®*
- Free-standing Milltek bathtub*
- Salvatori marble floors and walls
- Italian-designed Milltek integrated double vanity in matte white
- Duravit® commodes

PENTHOUSE FEATURES

- Two half-floor penthouses with panoramic bay and ocean views
- Fully-equipped, electric outdoor grills
- Private elevator entrances and foyers

*Available in most residences

BUILDING FEATURES

- Twelve-story, waterfront, residential building, designed by internationally acclaimed architectural firm, Arquitectonica
- Thirty-nine 1- to 4-bedroom residences, incluidng two penthouses, ranging from 918 to 4,817 square feet
- Centrally located in Miami Beach's MiMo district on one of the last, remaining waterfront properties
- All residences are delivered fully-finished with fixtures and finishes, curated by Lissoni®
- Côte d'Azur-inspired reception and lobby areas, curated by Lissoni®
- Double-height lobby features floor-to-ceiling windows framing sweeping views of the Intracoastal and private marina
- Panoramic city and Biscayne Bay views overlooking the Miami skyline
- Private entrance with porte-cochère
- ArquitectonicaGEO-curated landscaping
- Secure, assigned parking and guest parking

AMENITIES

- Twelve marina slips, offered exclusively to residents
- Panoramic views of the Miami skyline from a 5,900 square foot rooftop terrace
- Rooftop pool, jacuzzi and sun deck with plush chaise lounges
- Shaded, rooftop lounge area with outdoor grill and chef's table for entertaining
- Residents' lounge featuring library and breakfast bar, curated by Lissoni®
- State-of-the-art-fitness center overlooking Biscayne Bay
- Exclusive beach access

Twenty years from now you will be more disappointed by the things you didn't do than by the ones you did do. So throw off the bowlines. Sail away from the safe harbor. Catch the trade winds in your sails. Explore. Dream. Discover.

MARK TWAIN

INTERIOR CONCEPT
PIERO LISSONI

ARCHITECT
ARQUITECTONICA

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO

DEVELOPER
OPTIMUM DEVELOPMENT USA

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.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in Monaco Yacht Club & Residences, a condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing 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, sex, religion, handicap, familial status or national origin. All renderings, sketches, photographs depicting lifestyle, graphic materials, prices, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the offering circular. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for the same. All features listed for the residences are representative only, and the developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Interior photos may depict options and upgrades that are not representative of standard features and may not be available for all units, and all depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are not necessarily included in each unit. Consult your Purchase Agreement and the Prospectus for any information about the Unit, including the items included with the Unit. The acquisition, use and maintenance of the vehicle lift(s) are at the Unit owner's expense and subject to Association rules. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from any unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. The Marina, boat slips and facilities located within the Marina, are not part of the Common Areas or Common Elements of the Condominium. The Marina may be used by the owner, thereof for any purposes permitted under applicable law, the Sovereignty Submerged Lands Lease and the Declaration of Monaco Yacht Club & Residences. Use of individual boat slips and other portions of the Marina, and certain services that may be made available therein, shall be subject to a lease and payment of additional fees and expenses. No real estate broker or salesperson is authorized to make any representations or other statements regarding the Monaco Yacht Club & Residences, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. The Monaco Yacht Club & Residences graphics, renderings and text provided herein are copyrighted works owned by or licensed to the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials in any medium is strictly prohibited and constitutes copyright infringement.