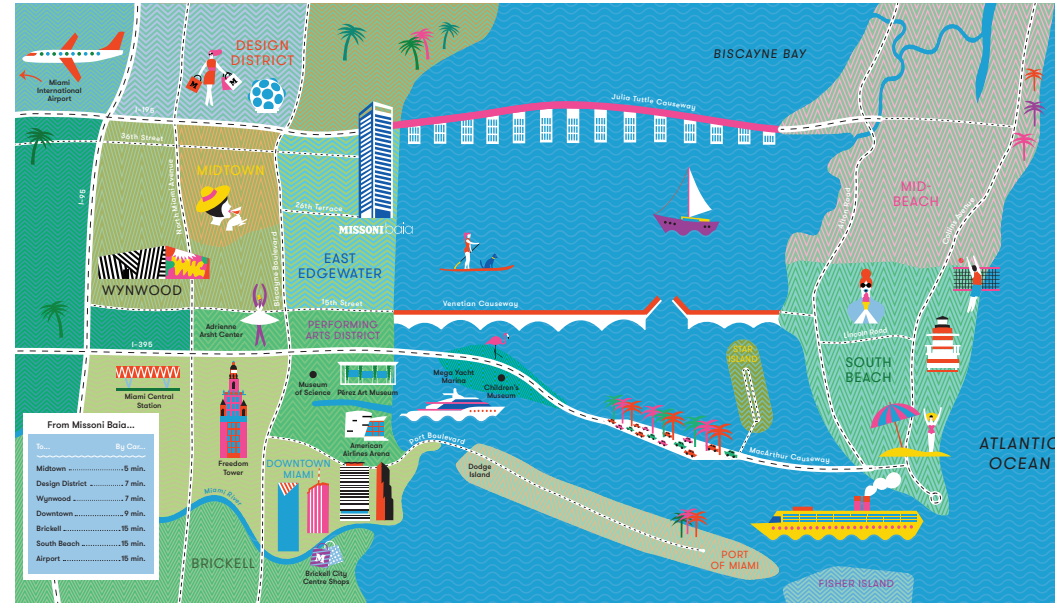


EAST EDGEWATER



THE RESIDENCES



GENERAL

- One to five bedroom residences
- 57 stories
- Direct bay or city views from every residence
- Flow-through South Tower residences with 270° views
- East-facing residences with 180° views
- 10'-deep balconies facing the bay
- 8'-deep balconies facing the city
- Floor-to-ceiling glazing throughout the residences
- Walk-in closets
- Automated unit climate control
- Centralized hot water

KITCHEN

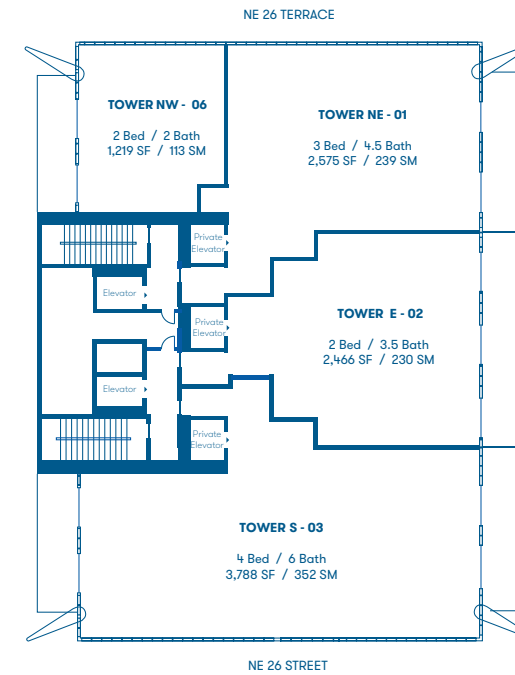
- Custom-designed European cabinetry
- Top-of-the-line appliances including:
 - Microwave
 - Wine cooler
 - Cooktop
 - Side-by-side large fridge and freezer
 - Zone dishwasher
 - Pull-out pantry
 - Hood above cooktop
 - Garbage disposal

MASTER BATH

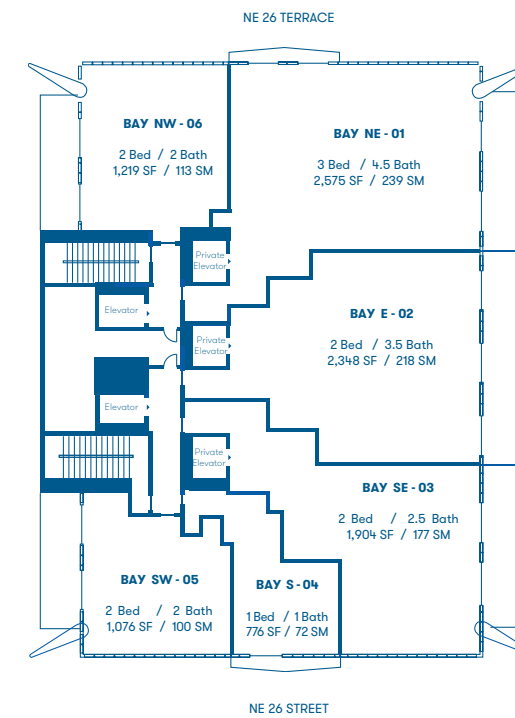
- His and hers vanities and bathrooms in East and South residences
- Floor-to-ceiling marble, including marble baseboard
- Double showerheads in East and South Tower residences

KEY PLANS

TOWER UNITS (FLOOR 38 - 56)



BAY UNITS (FLOOR 8 - 36)



Contact

ON-SITE SALES GALLERY

777 N.E. 26th Terrace
Miami, FL 33137
+1 305 800 7000
missonibaia.com

DEVELOPED BY **OKO GROUP** **Colin International** **OB GROUP**

EXCLUSIVE SALES & MARKETING **FORTUNE DEVELOPMENT SALES**

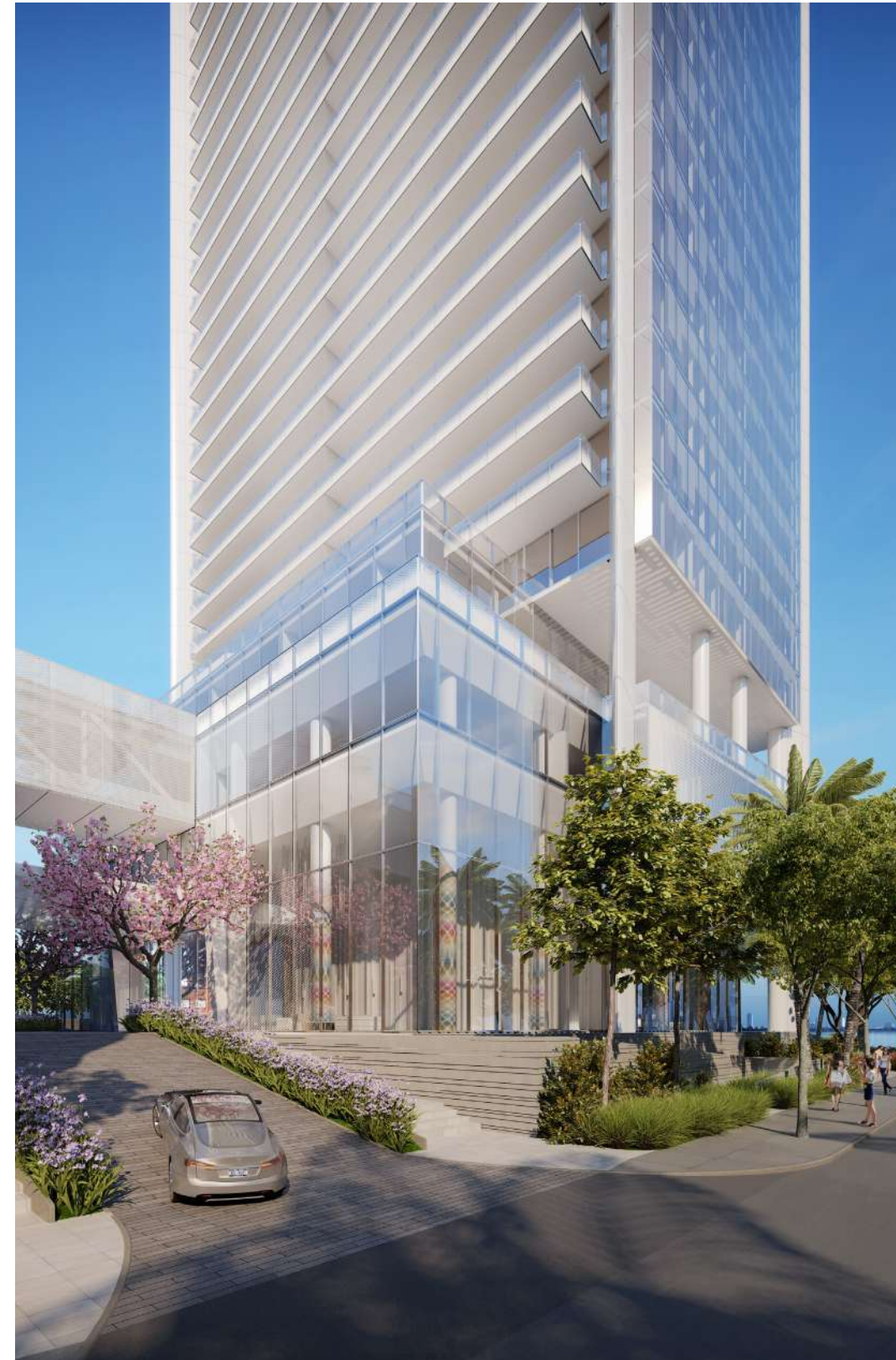
The information provided, including pricing, is solely for informational purposes, and is subject to change without notice. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, reference should be made to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee. 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. This project is being developed by 700 Edgewater Development, LLC, which was formed solely for such purpose. OKO Group is not the developer of this project.



WELCOME TO MISSONI BAIA

Boasting an impressive 200 feet of frontage on Biscayne Bay in East Edgewater, Missoni Baia is a one-of-a-kind work of high-performance architecture. Designed by internationally acclaimed Hani Rashid of Asymptote Architecture and developed by OKO Group under the leadership of Vladislav Doronin, one of Europe's most successful developers, this visionary architectural landmark is influenced by Minimalist art and driven by forward-thinking engineering.

Missoni Baia offers a residential experience of unparalleled quality, as distinctive as the aesthetic of Missoni, one of the world's most legendary fashion houses, and inspired by the same pioneering spirit of technical innovation and design excellence. New York designer Paris Forino envisioned the tower's **249 elegantly crafted one-to five-bedroom residences** and curated the Missoni fabrics, furnishings, and artworks that complement Asymptote's modern architectural design. The building offers expansive amenities unrivaled in Miami—including an Olympic-sized pool and one of the city's largest and most elegantly appointed spas—and a richly layered landscape designed by Enzo Enea. Missoni Baia sets a new standard for quality and sophistication in East Edgewater.



WITH OVER 30,000 SQ FT OF AMENITY SPACE

LOBBY-LEVEL AMENITIES

- Triple ceiling height in lobby reception
- Personal concierge and 24-hour front desk attendant
- Package room for deliveries
- Valet parking service
- Indoor bayside lounge
- Outdoor bayside terrace
- Extensive landscaping of outdoor terrace for privacy
- Baywalk access overlooking the bay

FIFTH-FLOOR BUILDING AMENITIES

- Hair and nail salon
- Kids' club and indoor play-area
- Pet spa
- Resident game room with billiard table, bar, large video screen and lounge seating

SIXTH-FLOOR BUILDING AMENITIES

- Expansive outdoor deck with multiple lounge seating areas
- Bayside terrace with cantilevered pool overlooking the bay
- Indoor bay-terrace lounge with double ceiling height
- Resident private dining and party room
- Private screening room

SEVENTH-FLOOR BUILDING AMENITIES

- 1,700 square foot gym with 180° views of the bay
- Private yoga studio
- Private training room
- Men's and women's locker room
- Expansive spa with men's and women's sauna and steam rooms, and private massage treatment rooms with showers

EXPANSIVE SEVENTH-FLOOR POOL DECK AMENITIES

- Outdoor bridge connecting the seventh-floor building amenities to pool deck
- Olympic-length lap pool
- Lounge pool
- Outdoor whirlpool spa
- Poolside daybeds
- Kids splash-pad water play area
- Children's play lawn
- Outdoor BBQ and bar cabana for alfresco dining
- Two poolside resident lounges
- Men's and women's private locker rooms
- Elevated tennis court