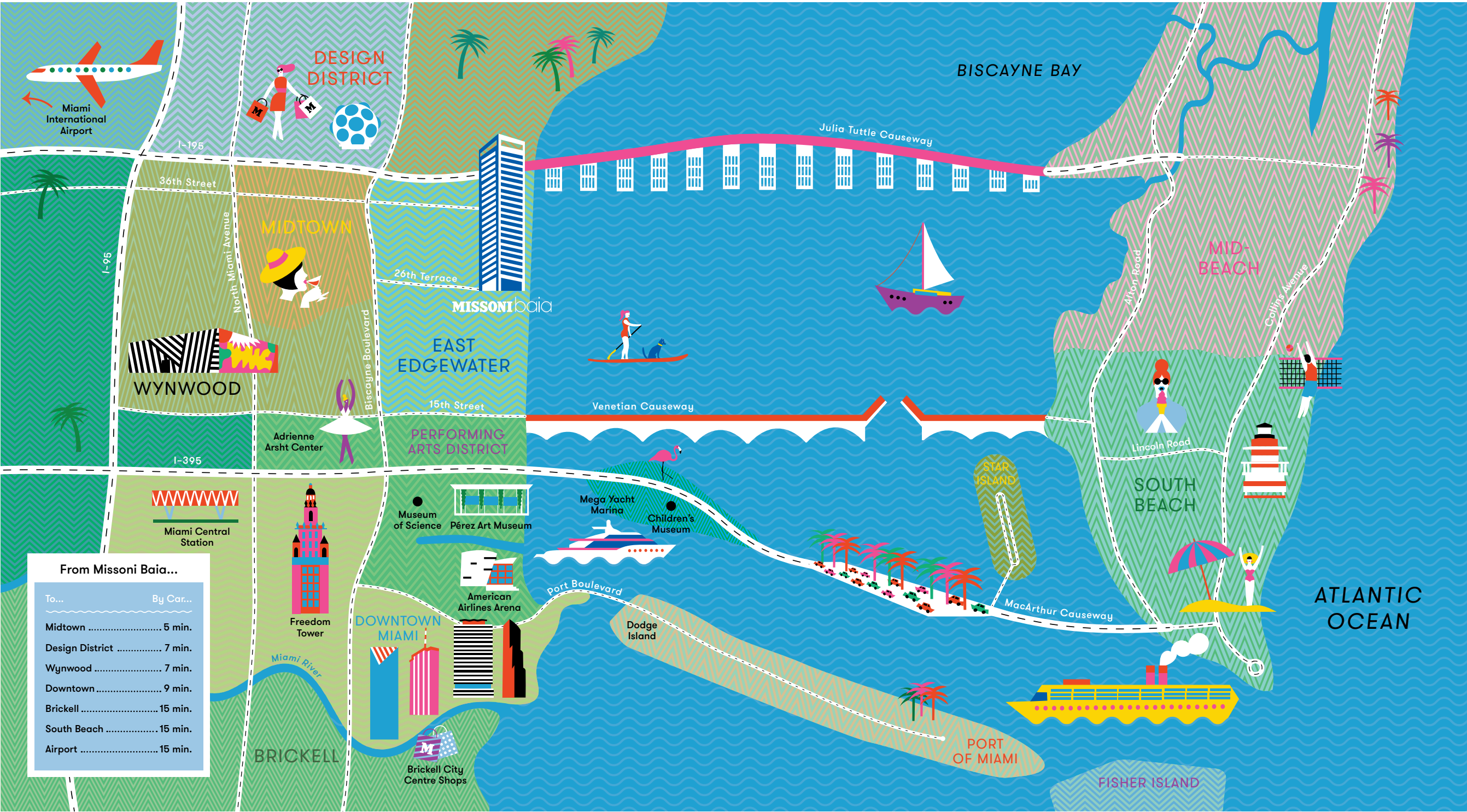




MISSONI baia

MIAMI RESIDENCES

East Edgewater



From Missoni Baia...

To...	By Car...
Midtown	5 min.
Design District	7 min.
Wynwood	7 min.
Downtown	9 min.
Brickell	15 min.
South Beach	15 min.
Airport	15 min.

CULTURE



PÉREZ ART MUSEUM MIAMI

LEISURE



MUSEUM OF SCIENCE



FENDI

DINING



PANERAI



HERMÈS



WYNWOOD WALLS

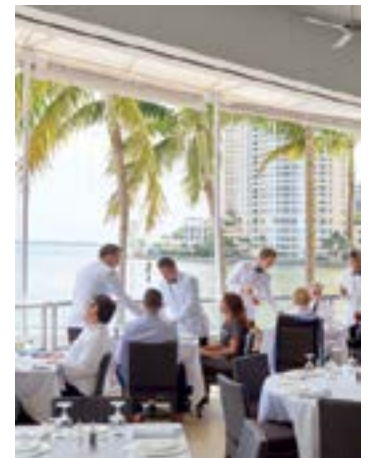
SHOPPING



PÉREZ ART MUSEUM MIAMI



MANDOLIN AEGEAN BISTRO



IL GABBIANO

The Team



OKO GROUP



MISSONI



CAIN INTRNATIONAL



ASYMPTOTE ARCHITECTURE



PARIS FORINO INTERIOR DESIGN



ENEA GARDEN DESIGN

MISSONI

Bold patterns and colors have always been at the heart of Missoni's designs. Missoni's chromatic designs are often celebrated as works of art in themselves.

As the creative force behind the entire house of Missoni, Angela Missoni has taken the company in new directions while remaining true to the brand's heritage. "My goal is to give a fresh outlook to my parents' original vision. They invented a vocabulary, and I would like to add to that language," she explains.



OKO GROUP

Established by chairman and **CEO Vladislav Doronin**, the real estate development firm OKO Group builds on the expertise of Mr. Doronin, one of Europe's most successful developers, who has built more than **75 million square feet of world-class commercial, retail, and luxury residential space.**

As chairman of the property and development firm Capital Group, Mr. Doronin has overseen **71 projects.** OKO Group brings considerable financial strength to the US market, as well as a passion for working with renowned architects and designers, including Jacques Grange; Skidmore, Owings & Merrill; and Zaha Hadid.



Capital Hill - Moscow



OKO Tower - Moscow



Capital City - Moscow



Crown - New York

CAIN INTERNATIONAL

Cain International is a global real estate investor led by Chief Executive Jonathan Goldstein, it has invested over \$1.8 billion of capital, representing over 6 million square feet of residential and mixed-use real estate projects.

Cain International's portfolio includes diverse investments such as a mixed-use project around the excavated remains of **Shakespeare's Curtain Theatre in London**, and a boutique **Six Senses** branded residences and spa in the ski resort of Courchevel 1850 in **France**. Most recently, Cain International invested in the acquisition of **Morgans Hotel Group** by the global hospitality lifestyle brand sbe, incorporating the **Delano and Mondrian** brands in **Miami**.

Having been named Financier of the Year at the Property Awards 2015, and last year been voted Residential Financier of the Year at the RESI Awards, Cain Hoy has rapidly become one of the industry's **most significant financial backers**.



Here East Olympic Park - London



The Stage - London



The Stage - London

ASYMPTOTE ARCHITECTURE

Founded in 1989 by **Hani Rashid** and Lise Anne Couture, **New York-based** Asymptote Architecture is an international practice distinguished by visionary designs and cutting-edge technologies.

The firm's recent projects include the **Yas Viceroy Hotel in Abu Dhabi**, the ARC Multimedia Museum in Daegu, South Korea, and the luxury residences of 166 Perry Street in New York City. Asymptote is presently designing the **State Hermitage Modern Contemporary Museum in Moscow**. Asymptote's work is included in the collections of the Museum of Modern Art, the Centre Pompidou, and the **Solomon R. Guggenheim Museum**, among others.



World Business Center - South Korea



Strata Tower - Abu Dhabi



Yas Viceroy Hotel - Abu Dhabi

PARIS FORINO INTERIOR DESIGN

New York-based Paris Forino Interior Design, launched in 2012 by Australian-born Paris Forino, is a full-service international design firm specializing in **luxury residential real estate, hotel, and restaurant projects.**

Forino brings 15 years of experience, including tenures with Tihany Design and CetraRuddy Architecture, to complex, high-end commissions, which currently include more than 40 projects in the **United States, Canada, and Europe.** Forino has been published in *Elle Décor* and the *New York Post*, which ranked hers as one of the top four firms “designing New York City” in 2015.



Holiday House - New York



Holiday House - New York

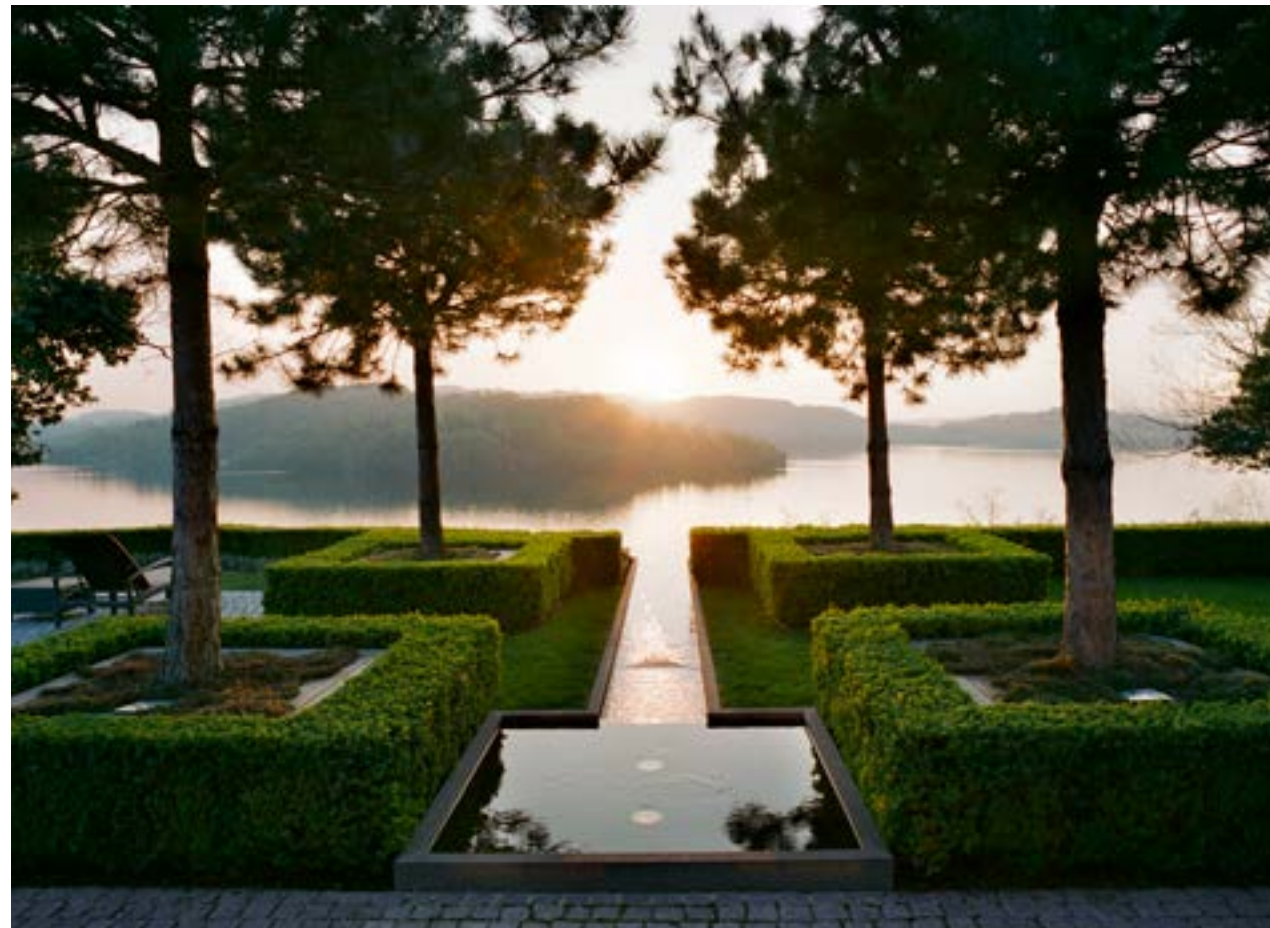


Holiday House - New York

ENEA GARDEN DESIGN

Since establishing his firm in 1993, renowned **Swiss landscape architect** Enzo Enea has completed more than **1,000 gardens for private residences, hotels, resorts, residential buildings,** and parks around the world, including projects in Russia, Greece, France, Italy, Spain, Germany, Austria, China, Brazil, Colombia, the Bahamas, and the United States.

Based near Zürich, the firm opened a second office in Miami in 2005 and is adding a New York office in 2016. Enea's work has received **numerous international awards,** including honors from the American Society of Landscape Architects and the RHS Chelsea Flower Show in London.



The Building

- 57 STORIES
- 1- TO 5-BEDROOM RESIDENCES
- 249 RESIDENCES RANGING IN SIZE FROM 776 TO 3,788 SQUARE FEET
- 200 LINEAR FEET OF BAYFRONT FRONTAGE
- FLOOR-TO-CEILING GLAZING THROUGHOUT THE RESIDENCES





ARRIVAL



ENTRANCE



GROUND FLOOR TERRACE

The Amenities





LOBBY LEVEL

- 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 terraces for privacy
- Baywalk access overlooking the bay

5TH FLOOR

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

6TH FLOOR

- 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

7TH FLOOR

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

7TH FLOOR, POOL DECK

- 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 al fresco dining
- Two poolside resident lounges
- Men's and women's private locker rooms
- Elevated tennis court



FITNESS CENTER



TENNIS COURT



KIDS' CLUB



KIDS' SPLASH-PAD AREA

The Residences

- 1- TO 5-BEDROOM RESIDENCES
- 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





RESIDENCE TOWER SOUTH EAST LIVING ROOM



RESIDENCE TOWER NORTH EAST MASTER BEDROOM



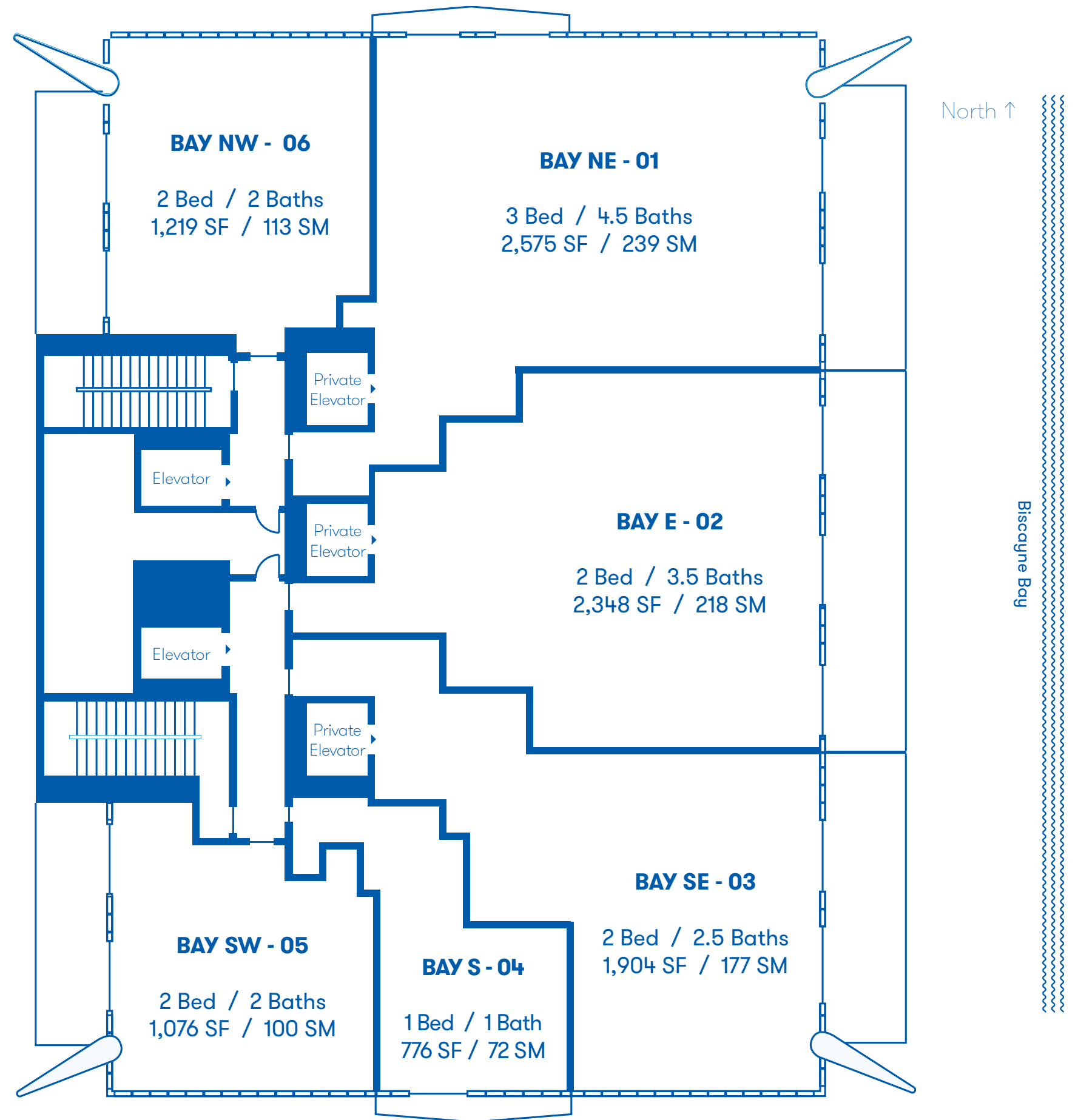
The kitchens boast a serene palette of Blue de Savoie marble counters, dark mirrored backsplashes, and matte white lacquer cabinets.



A cool, calming palette of Dolomite mosaic and wall tiles, Calacatta Ioe marble counters, his and hers water closets, and polished chrome fixtures graces the master bath.

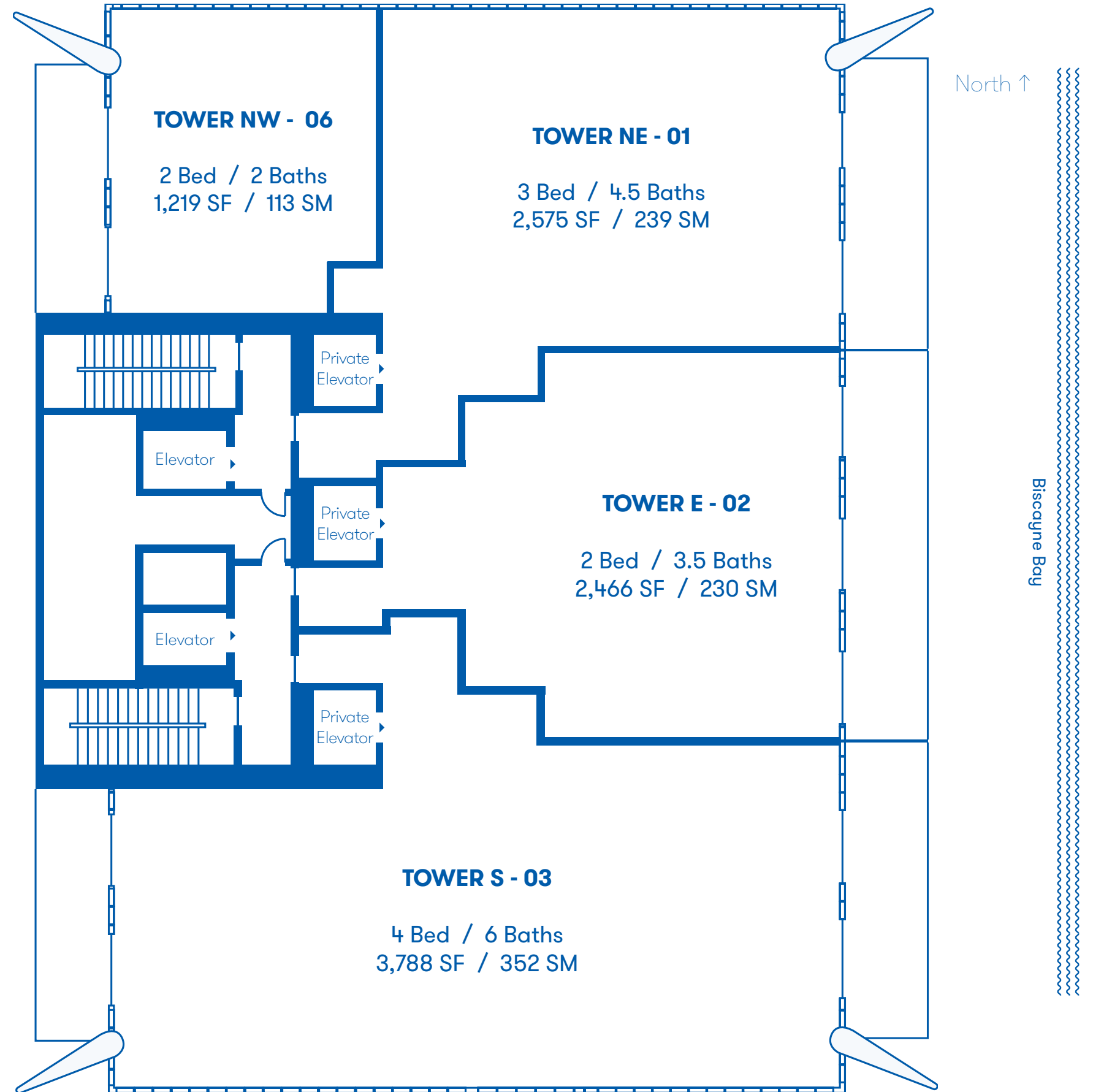
Key Plan

BAY UNITS (FLOOR 8 - 36)



Key Plan

TOWER UNITS (FLOOR 38 - 56)





NORTH PANORAMIC VIEW



SOUTH PANORAMIC VIEW



EAST PANORAMIC VIEW



WEST PANORAMIC VIEW

DEVELOPED BY **OKO GROUP**  **OB GROUP**

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.

