BEACH HOUSE
BY TURNBERRY

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BEACHHOUSEBYTURNBERRY.COM
2400 LAGUNA CIRCLE, NORTH MIAMI, FL, 33181

## THE LOCATION | SOLÉ MIA

Set on 184 acres between Biscayne Boulevard and Biscayne Bay alongside Oleta River State Park, SoLé Mia is a master-planned community that reimagines how luxury residences, nature, wellness, recreation, shopping, and dining come together to create an unparalleled lifestyle.

- 7-acre swimmable Crystal Lagoon®
- 37 acres of active and passive greenspace
- 8 miles of biking and running trails
- 363,000 SF University of Miami UHealth Medical Center

Including:

- Reserve Padel Club
- Pura Vida
- Sesame Bakery & Café by Motek
- Fina Prime Italian
- Skincare by Amy Peterson
- Large national supermarket
- K-5 Mater Academy Charter School

### NEARBY & NOTEWORTHY

- Aventura Mall
- Bal Harbour Shops
- Florida International University
- Fort Lauderdale International Airport
- Haulover Marine Center
- Miami International Airport
- Public schools within walking distance

## WORLD CLASS ARCHITECTURE | ARQUITECTONICA

- Direct beachfront location on SoLé Mia's 7-acre swimmable Crystal Lagoon®
- 36-story tower designed by award-winning firm Arquitectonica
- 310 luxury one-, two-, and three-bedroom residences
- Two floors of three- and four-bedroom penthouse residences
- High-speed elevator access to residences
- Gated entry and secured garage parking with electric vehicle charging stations available
- 24-hour professional security and video surveillance
- Amenity Interiors by MAED Collective

## UNPARALLELED AMENITIES | MAED COLLECTIVE

### ARRIVAL

- Grand port-cochère arrival experience with 24-hour valet service for residents and guests
- 24-hour front desk concierge with expansive lounge area
- Private resident mail room and automated package room with cold storage

### PLANNED LIFESTYLE SERVICES

- House Car with chauffeur for local drop off and pickup
- Pool attendants and towel service
- Planned wellness classes, including yoga, Pilates, and spinning
- Kids' program of activities
- On-site bicycle share service with custom beach cruisers

### OUTDOOR AMENITIES

Beachfront Pool and Deck, including the following:

- Private cabanas and lounge seating
- Poolside dining with summer kitchens and bbq's
- Exterior lounge area
- Outdoor showers to rinse off after a day at the beach and lagoon

Lagoon beachfront swimming and chair/lounge and towel service

- Paddleboarding, beach volleyball and other watersport activities available on and around the Crystal Lagoon®

8th Floor Pool and Deck:

- Half Olympic size lap and leisure pool
- Oversized jacuzzi
- Extensive lounging areas and private cabanas
- Dedicated dining areas with bbq's
- Unobstructed views over Oleta River State Park

### LIFESTYLE CONVENIENCES

- On-premises storage for bikes, kayaks, and paddleboards
- Air-conditioned storage units available
- Wellness Concierge coordinating health, wellness and longevity services

### INTERIOR AMENITIES

- ◊ Technogym-equipped fitness center with yoga room/private fitness room
- ◊ Men's and women's locker rooms with changing rooms and showers
- ◊ Separate men's and women's indoor sauna and steam rooms
- ◊ Dedicated spa including two treatment rooms for holistic services and wellness treatment
- ◊ Private, covered outdoor wellness pavilion including hot and cold plunge pools
- ◊ Pro-golf and multi-sport simulator room and lounge
- ◊ Co-working lounge with multiple collaborative and private seating options as well as executive and private conference rooms
- ◊ Private Resident Event Lounge overlooking the 1st floor pool deck and beachfront with dining room,show kitchen and a separate, discreet catering kitchen
- ◊ Children's playroom with educational games, arts and crafts and play areas
- ◊ Pet-friendly building with pet spa, grooming, and walking service
- ◊ Café services with coffee and daily newspaper offerings
- ◊ 8th Floor Gaming Lounge with billiards, card table, media center, outdoor private deck and a separate catering kitchen
- ◊ Movie theater and teen gaming room

## THE RESIDENCE

### RESIDENTIAL INTERIORS

- ◊ Spacious, fully finished residences with 9'-9" ceiling heights on typical floors and 11-foot plus on penthouse floors
- ◊ Floor plans designed to maximize views of the Crystal Lagoon, Oleta River State Park, Biscayne Bay, and the city skyline from Miami to Fort Lauderdale
- ◊ Oversized private, finished-floor, wrap-around balconies with glass railings
- ◊ Solid-core doors and large walk-in closets
- ◊ Sound-insulated walls throughout
- ◊ Smart-technology ready
- ◊ Front-load quiet washer and dryer
- ◊ All residences delivered fully finished, including travertine, limestone or wood plank porcelain flooring options throughout living spaces and thoughtfully appointed kitchens and bathrooms with porcelain stoneware countertops

### KITCHENS

- ◊ Custom-designed Italian kitchen cabinetry by Italkraft

Choice of Sunset or Sunrise finish options:

- ◊ Sunrise *(light)* Finish Option: White Oak finished vanity cabinets and Statuario porcelain stoneware countertop and backsplash in polished finish
- ◊ Sunset *(dark)* Finish Option: Walnut finished vanity cabinets and Taj Mahal porcelain stoneware countertop and backsplash in silk finish
- ◊ Sub-Zero fully integrated refrigerator
- ◊ Wolf induction cooktop, built-in wall oven, and microwave
- ◊ Fully integrated dishwasher
- ◊ Penthouse residences include a wine refrigerator
- ◊ Flush-mounted recirculating ventilation hood

### PRIMARY BATHROOMS

- ◊ Expansive, custom-designed Italian bathroom vanities by Italkraft with dual sinks in most residence

Choice of Sunset or Sunrise vanity cabinetry finish options:

- ◊ Sunrise *(light)* Finish Option: White Oak finished vanity cabinets
- ◊ Sunset *(dark)* Finish Option: Walnut finished vanity cabinets
- ◊ Calacatta Gold porcelain stoneware countertop
- ◊ European-style bathroom fixtures
- ◊ Frameless, glass enclosed wet room in most residences with free-standing deep soaking tub and oversized shower
- ◊ Limestone porcelain flooring in large format tile pattern

## THE TEAM

**DEVELOPER**
Turnberry

**SOLÉ MIA MASTERPLAN**
Turnberry | LeFrak

**ARCHITECTURE**
Arquitectonica

**INTERIOR DESIGN**
MAED Collective

**SALES & MARKETING**
Fortune Development Sales

Beach House Sales Gallery
2391 Sole Mia Way, North Miami, FL 33181

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