





Residences at Vizcaya, eighteen sophisticated condominium residences and one privileged place to call home. You will experience condominium living where privacy, tranquility, and unsurpassed luxury are yours to keep. Located in vibrant Coconut Grove, bordered by the sparkling bay and surrounded by Downtown Miami and Key Biscayne, this elite community has it all. Nearby you will find Coral Gables with its eclectic restaurants, galleries and world-class shopping. And just minutes away the sites and sounds of South Beach are within reach. Residences at Vizcaya... unrivaled lifestyle for a select few.

COMMUNITY FEATURES

Hotel style and cosmopolitan amenities such as:

- A private marina with seven individually owned slips and one common slip.
- Resort style and lap pool with surrounding cabanas and sundeck.
- Two spas.
- Exclusive club and gathering room to host events.
- A state-of-the-art gym with advanced exercise equipment.
- Valet Service.
- 24 hour concierge service.
- Covered parking.
- Full service back up generator for the entire property.
- 24 hour security.
- 5,000 ± square foot private botanical garden.



RESIDENTIAL FEATURES

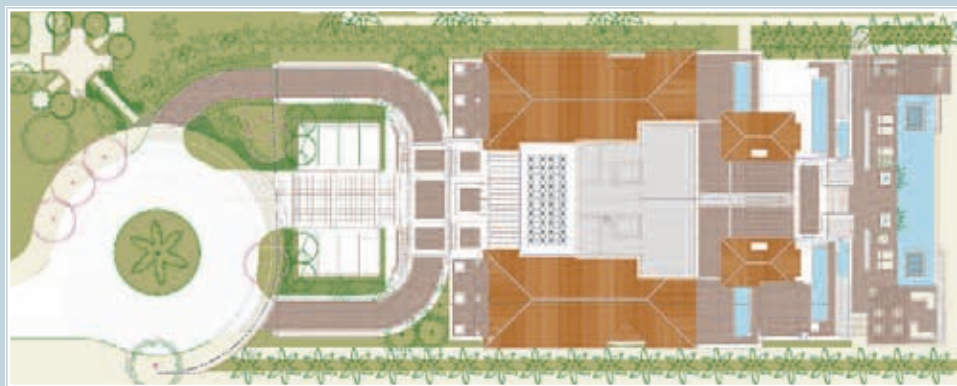
- Private keyed elevators to each residence.
- Speaker wiring in family, kitchen, master bedroom and terrace.
- High-Speed Internet and structured cable package throughout.
- Under cabinet lighting in kitchen.
- Frameless shower enclosures.
- Master bath shower jets.
- Mail and package receiving desk.
- Fire protection sprinklers.
- Private terrace with jacuzzi. *
- Spacious walk-in closets.
- European contemporary style cabinetry with stainless steel accents.
- Granite or quartz countertops.
- Marble stone master baths with whirlpool tubs.
- Crown molding in all common areas and master bedroom.

APPLIANCE COLLECTION

- SUB-ZERO refrigerator.
- VIKING Designer Series range, hood, single wall oven and built in microwave.
- VIKING Designer Series dishwasher.
- VIKING Outdoor Series BBQ and ice maker in each terrace.
- VIKING 24" wine cooler.
- FRANKE garbage disposal.
- MIELE coffee maker.
- MIELE washer and dryer.

* Available in V1 and V3 units.





3535 Hiawatha Avenue ~ Miami, Florida 33133

305-252-9110

www.residencesatvizcaya.com

AREA HIGHLIGHTS

Easy and Direct Access to South Florida's key attractions and destinations:

Coconut Grove

- Streets of Mayfair
- Coco Walk
- Kennedy Park and Peacock Park
- Dinner Key Marina

Coral Gables

- Miracle Mile
- The Biltmore Hotel and Golf Course
- Grenada and Venetian Golf Courses
- Fairchild Tropical Botanical Gardens
- Matheson Hammock Park
- Villages of Merrick Park

Key Biscayne

- Rickenbacker Causeway
- Virginia Key Marina
- Crandon Park
- Tennis Center at Crandon Park
- Cape Florida Lighthouse Point

Brickell Avenue and Downtown Miami

- Brickell Key
- Bayside Marketplace
- American Airlines Arena
- Mary Brickell Village
- Carnival Center for the Performing Arts
- Headquarters for multi national corporations
- Fine dining and street cafes

South Beach

- World famous Ocean Drive
- Lincoln Road
- Shopping
- Fine dining and explosive nightlife
- Miles of sandy beaches

