



ARTE BY ANTONIO CITTERIO
SURFSIDE



"Designed around a Mediterranean way of life."







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I/ PRESENTATION

Nestled between the exclusive enclaves of Indian Creek, Bay Harbor Islands, and Bal Harbour, Arte Surfside is a quiet, pedestrian-friendly neighborhood. It's removed from, but easily accessible to, the bustling energy of Miami and Miami Beach and their cultural, culinary, and shopping destinations. Drawing inspiration from the classic European apartments of the 1920s and '30s, Italian Modernist master Antonio Citterio combines architectural virtuosity with a purist's sensibility. Its signature material, used on both the exteriors and interiors, is a warm, richly veined Roman travertine.

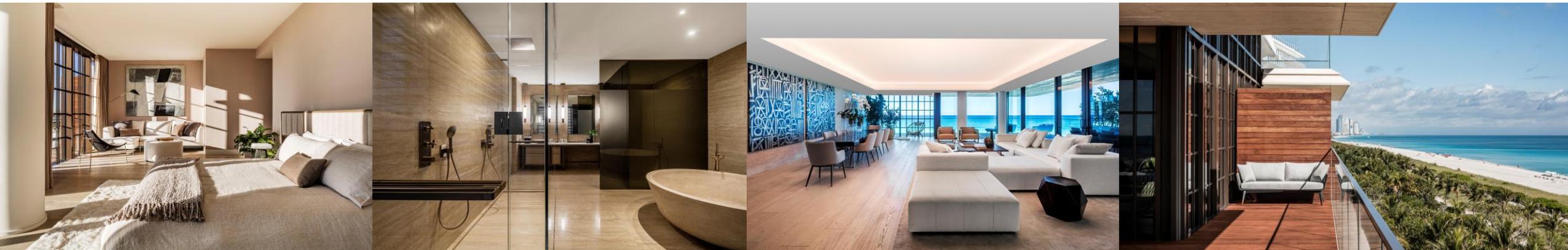
This collection of 16 exquisitely finished oceanfront residences is the first-ever project in the U.S. by the legendary Italian architecture and design partnership of Antonio Citterio and Patricia Viel. Floor plans range from 3 to 6 bedrooms and from 3,126 to 7,681 sq ft.

Located between the city and the water, the building faces the ocean and offers its residents stunning views.

Designed for a Mediterranean lifestyle, each residence features floor-to-ceiling glass windows that allow an influx of abundant natural light and frame the prized views of the Atlantic Ocean and Miami skylines; deep, expansive terraces with Brazilian ipe decking; wide-plank 11" European white oak flooring that accentuates the impressive layouts and offsets the bronze detailing; and architectural travertine throughout.



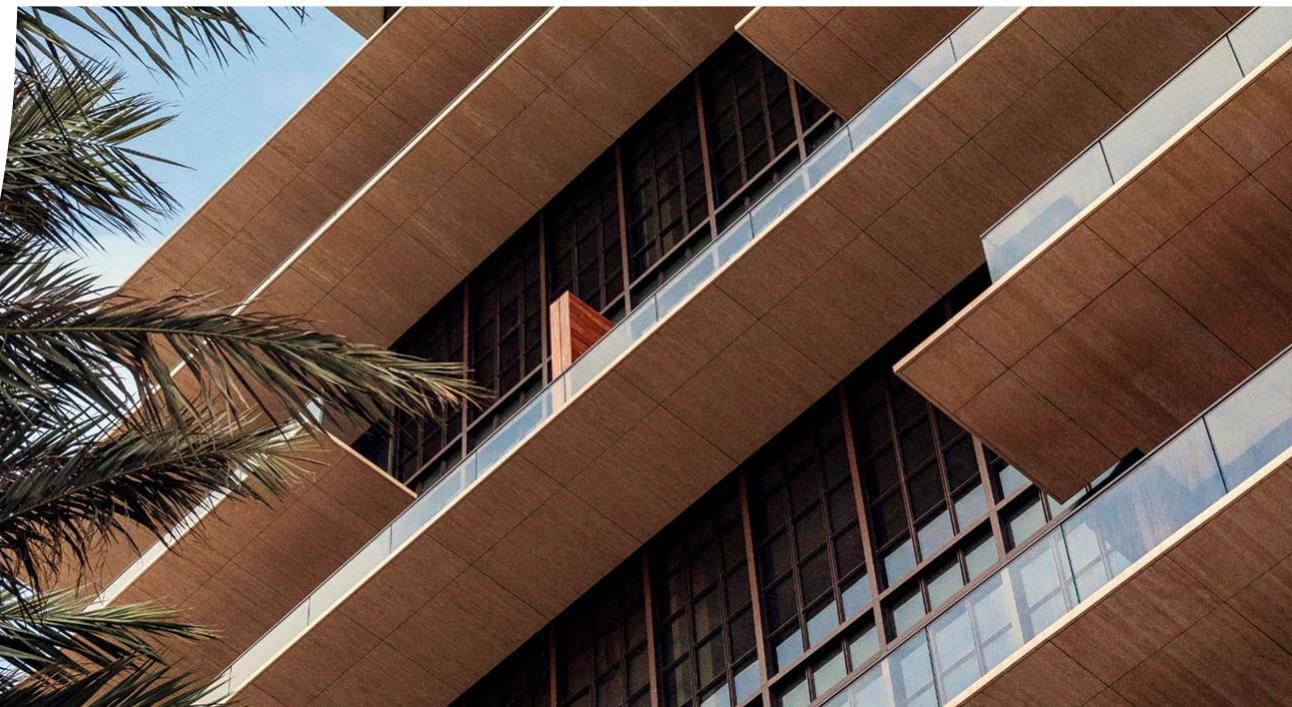
Light-filled kitchens feature cenere oak Poliform cabinetry, white marble countertops, and bronze accents. The cantilevered island is the centerpiece of the kitchen, which is completed by Gaggenau appliances, including a gas stove and full-height wine refrigerator. Opulent master baths feature brushed-bronze accents, Roman travertine floors and walls, and a sculptural soaking tub. The corner master bedroom suites feature private terraces with dramatic sunsets and seamless spaces for indoor and outdoor entertaining.



II/ FLOOR PLANS

Arte Surfside offers 16 3- to 6-bedroom residences and penthouses over 12 stories.

Let's see an example of each floor plan.

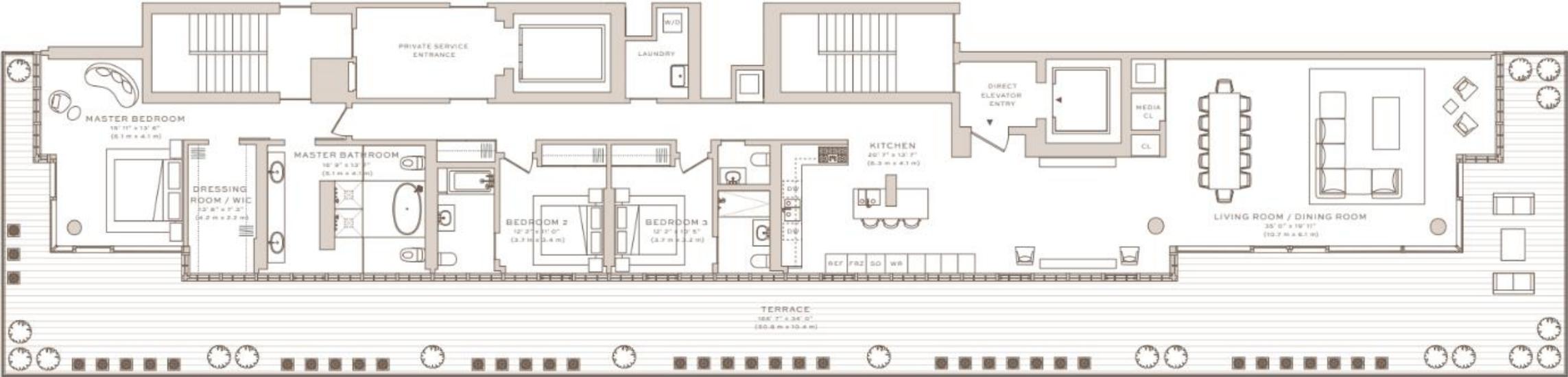


3 Bedroom / 3.5 Bathrooms

Welcome to Residence 702, a 3-bedroom, 3-bathroom unit of 3,136 sq ft with an expansive terrace of 2,158 sq ft.

A private elevator opens to the kitchen, followed by the living/dining room and the terrace. The master bedroom features a dressing room and a master bathroom with a bathtub, two showers, and two toilet rooms. The two other bedrooms each feature a closet and a private bathroom, one with a bathtub and one with a shower. You also have a laundry room and a powder room.

The residence offers panoramic views of the Atlantic Ocean and the skyline.

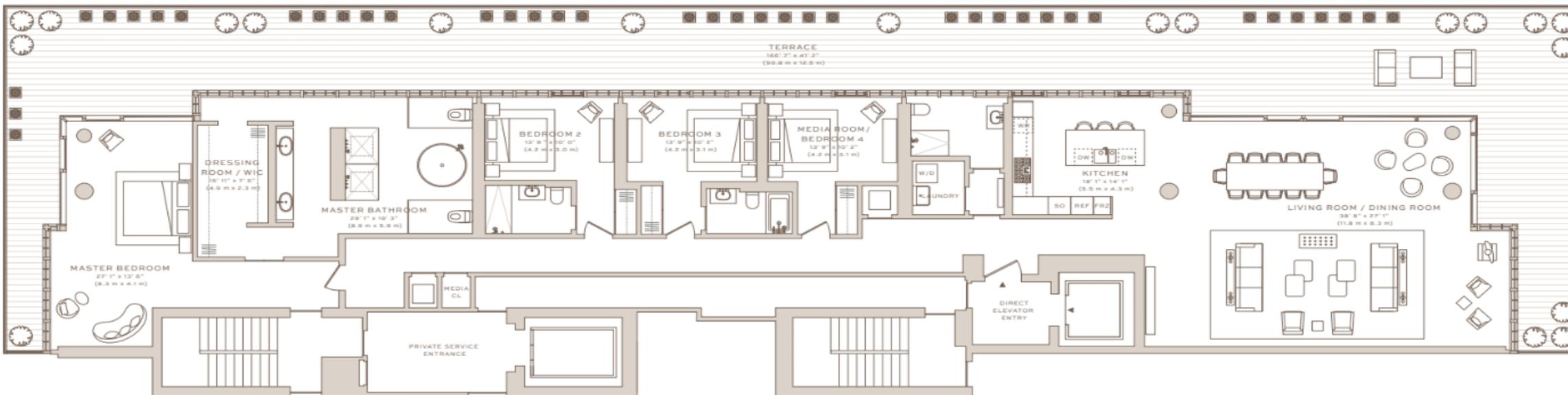


4 Bedroom / 4 Bathrooms

Residence 501 is a 4-bedroom, 4-bathroom unit of 3,925 sq ft with an expansive terrace of 2,288 sq ft.

The private elevator opens to the foyer, which leads to the kitchen, the living/dining room, and the terrace. Follow a corridor to gain access to the bedrooms. The master bedroom features a dressing room and a master bathroom with a circular tub, two showers, and two toilet rooms. The other bedrooms each feature a closet and a private bathroom with a bathtub or a shower. The fourth bedroom can be transformed into a media room, if you wish.

The residence offers panoramic views of the Atlantic Ocean and the skyline.

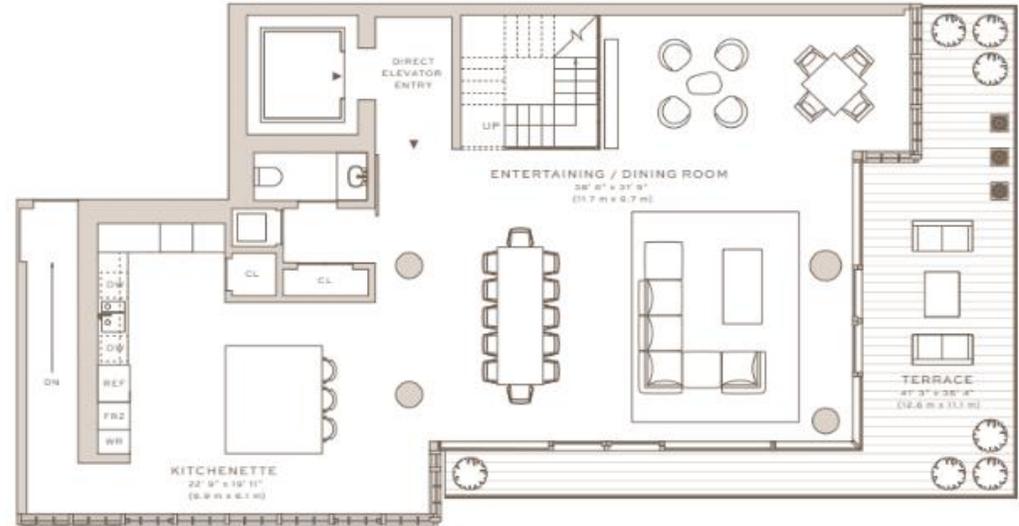


6 Bedroom / 7.5 Bathrooms

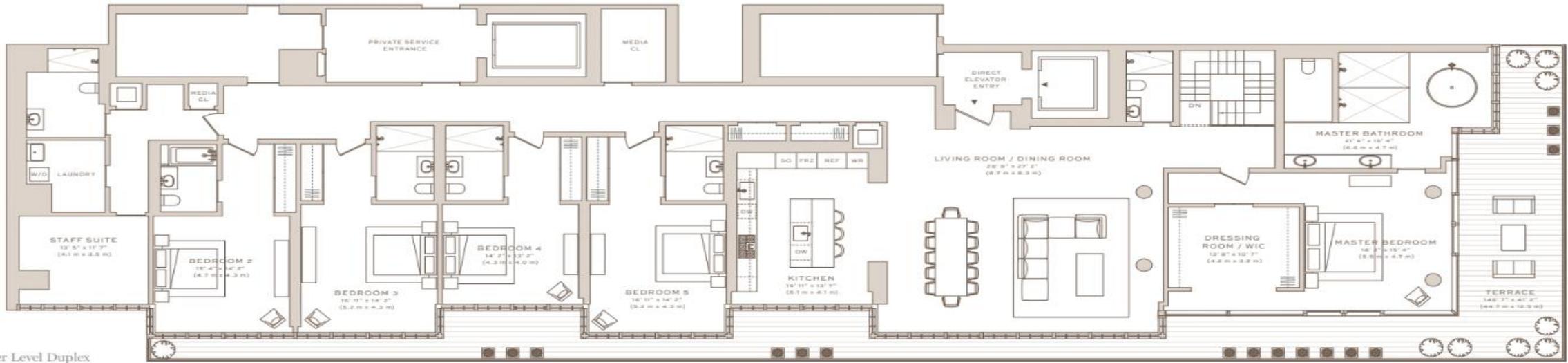
Residence 202 is a 6-bedroom, 7-bathroom unit of 6,961 sq ft with a terrace of 1,488 sq ft.

The duplex consists of a private elevator that opens to the kitchenette and the entertaining/dining room with its direct access to the first terrace. On the upper level is the master bedroom, which has a dressing room, a terrace, and a bathroom with a circular tub, two showers, and a toilet room. Next are the living/dining room and the kitchen followed by the four other bedrooms, each one with a closet and a private bathroom (one with a bathtub and the other three with a shower). At the end of the corridor is another bathroom, the laundry room, and the staff suite.

Relax from your terrace while admiring the panoramic views.



Lower Level Duplex



Upper Level Duplex



III/ AMENITIES

- Residential butler
- 24-hour security
- Dedicated lifestyle concierge
- On-site general manager
- 24-hour valet
- Pool and beach service
- Beachside swimming pool and tranquil meditation pond with sunbeds and cabanas
- Direct beach access with dedicated chairs and service
- 75-foot heated indoor lap pool
- Private rooftop tennis court with James Bollettieri programming
- State-of-the-art fitness center and yoga studio
- Spa including gracious sauna and steam rooms by Effegibi
- Residents' lounge with a full kitchen
- Children's playroom designed by Kinder Modern
- Pet runway and relief corridor



IV/ WHY ARTE SURFSIDE ?

Arte Surfside is an exclusive 16-residence building located in the quiet neighborhood of Surfside in Miami Beach.

Arte is the newest and most exclusive of several luxury hotels and residences designed by the international figures in architecture who are transforming Surfside into the American Riviera.

“The building is designed around a Mediterranean way of life. Family life moves freely from interior to exterior. Being able to enjoy a meal outdoors with friends, enjoying the sounds and smell of the ocean—this was essential.”

– Antonio Citterio



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SURFSIDE

 **GLOBALTY**
INVESTMENT

