

L'ATELIER

MIAMI BEACH







CONTENT

I – Presentation

II – Floor Plans

III – Amenities

IV – Why L'Atelier Miami Beach?

I/ PRESENTATION

L'Atelier is a masterpiece that rises from behind a historic façade, sunlight flashing off its translucent glass tower. Completed in 2019, L'Atelier is a limited-edition collection of 20 residences connected to the sand and the warm waters of the Atlantic Ocean. It offers 3- to 6-bedroom floor plans ranging from 2,300 to 7,945 sq ft. Units feature up to 11-foot-high ceilings with floor-to-ceiling windows, Poliform Italian kitchens, bathrooms designed by Antonio Lupi, and expansive terraces.

Designed as complete flow-through residences, L'Atelier offers captivating vistas in every direction. To the east, the gorgeous turquoise waters of the Atlantic ocean; to the west, the emerald greens of the La Gorce Golf Course contrast with the skyline of Downtown Miami; to the south, the historical Art Deco District and the towers of South Pointe shine; and to the north, Allison Island, the architecture along Collins Avenue, and the high-rises of Bal Harbour perfect this sought-after location.







II/ FLOOR PLANS

L'Atelier Miami Beach rises 18 stories and offers multiple 3- to 6-bedroom configurations.

Let's see an example of each.

Residence A1

3 Bedrooms / 3.5 Bathrooms

Residence A1 floor plans are located between the 4th and 11th floors and feature interiors of 2,300 sq ft and outdoor living areas of 1,069 sq ft.

The private foyer opens on the right to the kitchen, living room, and master bedroom, and on the left gives access to the laundry room, powder room, and the two other bedrooms. The master bedroom features a large walk-in closet and a bathroom with a tub, shower, and toilet room. The living area and the master bedroom both provide access to the east terrace and its view of the Atlantic Ocean. The second bedroom features a closet and a private bathroom with a tub. The third bedroom has a walk-in closet and a private bathroom with a shower. These two bedrooms offer access to the west terrace with its outdoor spa and its view of the city skyline.

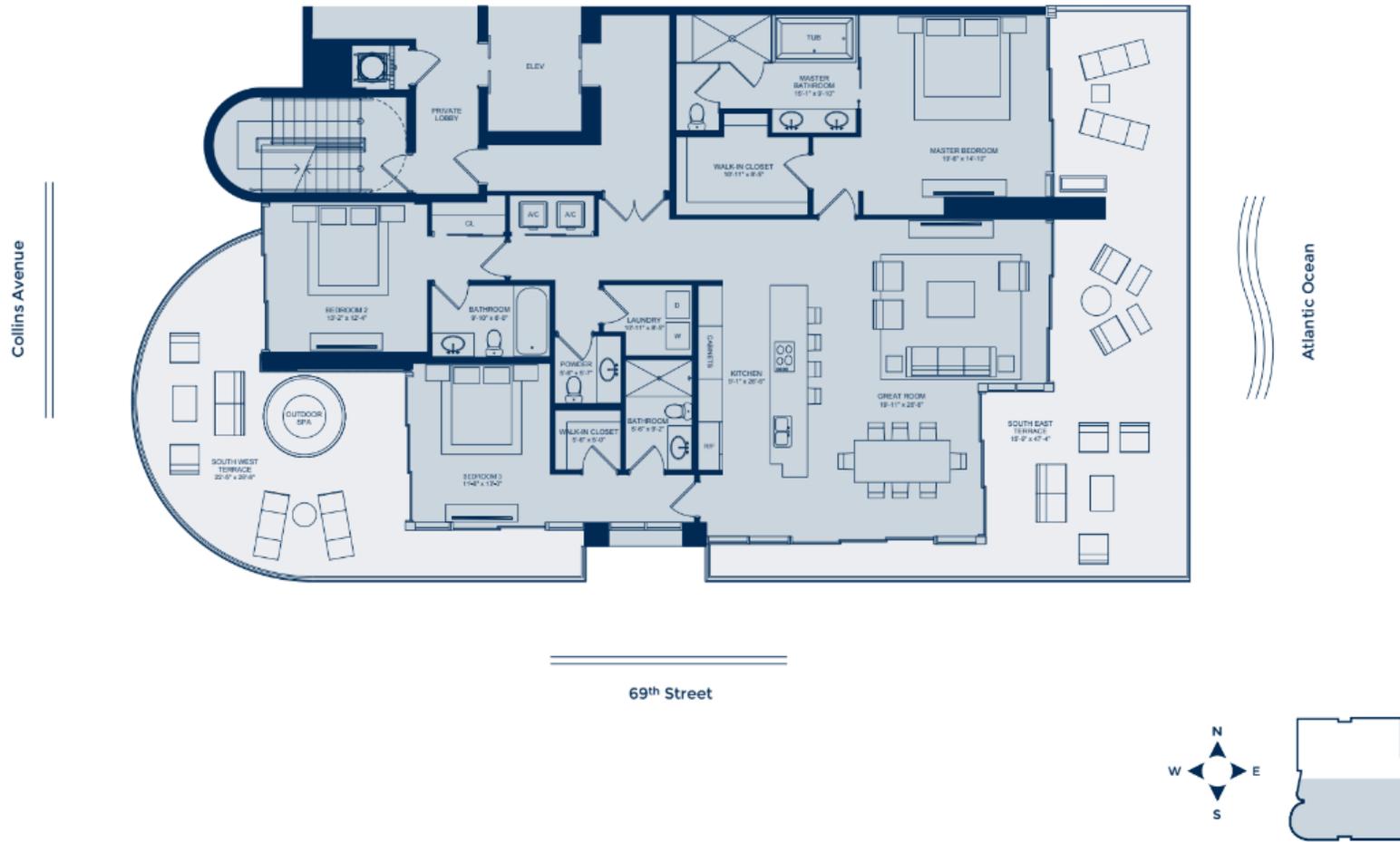


Residence A2

3 Bedrooms / 3.5 Bathrooms

Residence A2 floor plans are located between the 4th and 11th floors and feature interiors of 2,300 sq ft and outdoor living areas of 1,171 sq ft.

The private foyer opens on the left to the kitchen, living room, and master bedroom, and on the right, gives access to the laundry room, powder room, and the two other bedrooms. The master bedroom features a large walk-in closet and a bathroom with a tub, shower, and toilet room. The living area and the master bedroom provide access to the east terrace and its view of the Atlantic Ocean. The second bedroom features a closet and a private bathroom with a tub. The third bedroom has a walk-in closet and a private bathroom with a shower. These two bedrooms provide access to the west terrace with its outdoor spa and its view of the city skyline.



Residence B

4 Bedrooms / 4.5 Bathrooms

Residence B floor plans are located between the 12th and 16th floors and feature interiors of 4,600 sq ft and outdoor living areas of 2,240 sq ft.

The private foyer opens to the living room and the kitchen. On the right side of the unit are the family room, the powder room, the laundry room, and a bedroom with a walk-in closet and a private bathroom with a tub. The family room and the bedroom provide access to the southwest terrace with its outdoor spa and city view. On the left side of the unit are the three other bedrooms. The master features two walk-in closets and a bathroom with a tub, shower, and two toilet rooms. The master bedroom, kitchen, and living area all provide access to the wraparound terrace and its views of the Atlantic Ocean. The last two bedrooms feature a closet or a walk-in closet and a private bathroom with a shower. They both have access to their own terrace.

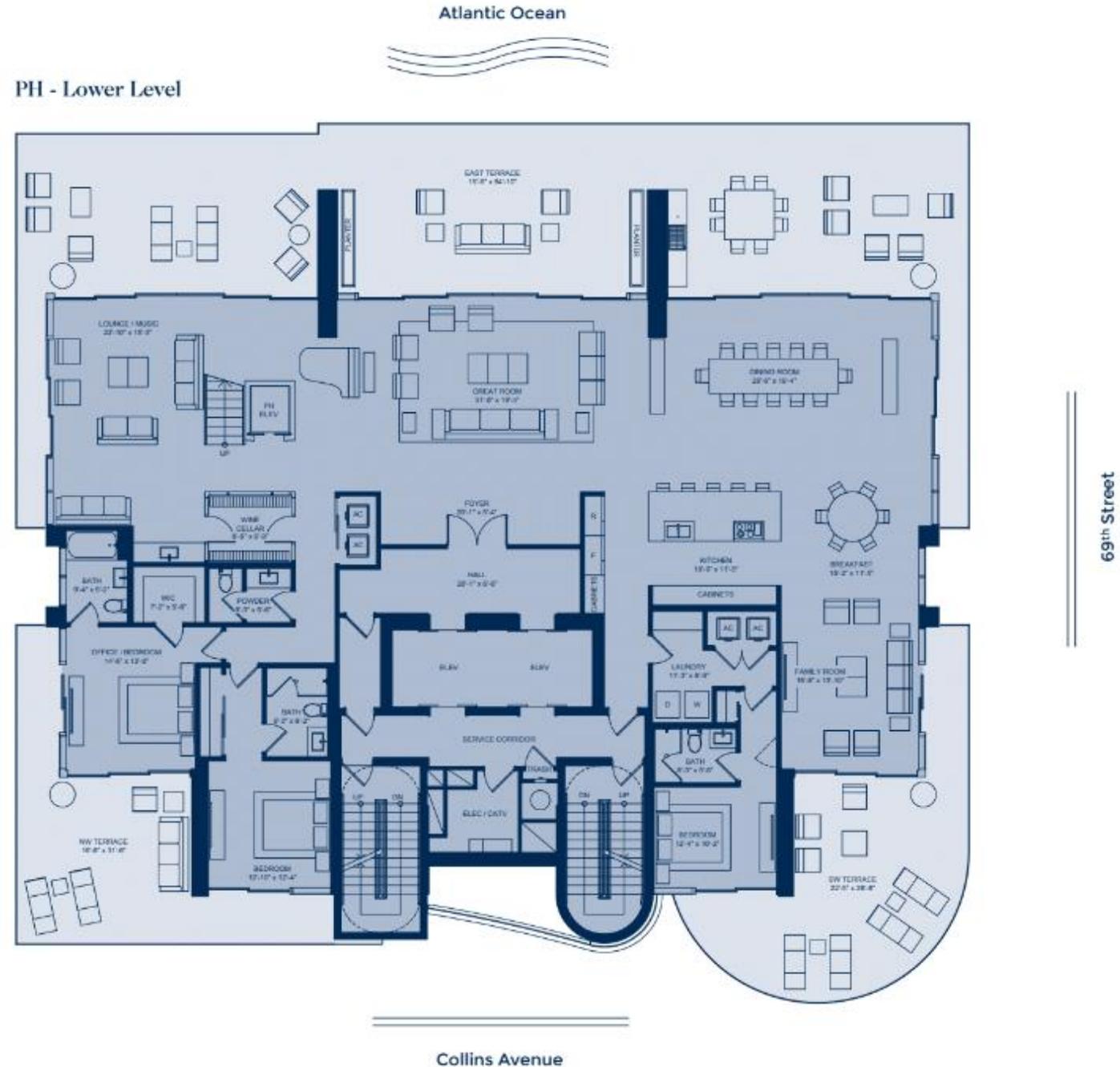


Penthouse – Lower Level

6 Bedrooms / 6.5 Bathrooms

The penthouse is a duplex with a rooftop terrace. The lower level features an interior of 4,251 sq ft and an outdoor living area of 2,593 sq ft, while the upper level features an interior of 3,206 sq ft and an outdoor living area of 1,869 sq ft. The rooftop features a deck of 4,059 sq ft. The total indoor area is 7,945 sq ft, while the total outdoor area is 8,521 sq ft.

On the lower level, the foyer opens to the living room. On the right is the kitchen and dining room, the family room, and a bedroom with a closet and a private bathroom with a shower. The bedroom and the family room both provide access to the southwest terrace and its city view. On the left of the unit are the lounge, the wine cellar, the powder room, and two bedrooms. One bedroom features a closet and a private bathroom with a shower. The other bedroom (which can be transformed into an office) features a walk-in closet and a private bathroom with a tub. These two bedrooms provide access to the northwest terrace and its city view.



Penthouse – Upper Level

6 Bedrooms / 6.5 Bathrooms

On the upper level is a gym space and the three other bedrooms. The master bedroom features a sitting area with a midnight bar, a his/hers walk-in closet, a dressing room, and a bathroom with a tub, shower, and two toilet rooms. The master bathroom provides access to the southwest terrace with its outdoor spa and its city view, while the bedroom has its own terrace overlooking the Atlantic Ocean. The two other bedrooms feature a closet or a walk-in closet and a private bathroom with a shower. They both provide access to the northwest terrace and its city view.



Penthouse - Rooftop

6 Bedrooms / 6.5 Bathrooms

The rooftop includes a corridor that provides access to a bathroom with a shower, a room for the pool equipment, and the deck. The 4,059-square foot rooftop terrace features a pool with a deck and a sunset bar/lounge area. From there, you can enjoy a panoramic view of Miami Beach and its surroundings.



The background of the slide is a vibrant tropical resort scene. On the left, a modern building with a white facade and a balcony adorned with lush green plants and purple flowers overlooks a pool area. The pool is surrounded by several blue lounge chairs with patterned cushions and small white tables. In the distance, a private beach area with white sand and turquoise water is visible under a clear blue sky. The text 'III/ AMENITIES' is centered in a white, brush-stroke style graphic that spans across the middle of the image.

III/ AMENITIES

- Swimming pools
- Poolside cabanas
- Pool bar
- Barbecue area
- Private beach area
- Beach attendant
- Spa
- Sauna and hammam
- Beauty salon
- Hammock garden
- Fitness center
- Library
- Meeting room
- Concierge
- Valet parking
- 24-hour security

IV/ WHY L'ATELIER MIAMI BEACH ?

Beautifully crafted with exquisite finishes, L'Atelier is a modern work of art. Begin each day with sunrises over the ocean and savor a warm cup of coffee on your expansive balcony, where nothing stands between you and your view. Walk along the beachfront, take a lunch, or explore fashionable boutiques and other shops on Collins Avenue or in Bal Harbour Shops.





L'ATELIER

MIAMI BEACH

 GLOBALTY
INVESTMENT