



A VISIONARY ARCHITECTURAL  
LANDMARK





# CONTENT

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I – Presentation

II – Floor Plans

III – Amenities

IV – Why Missoni Baia?

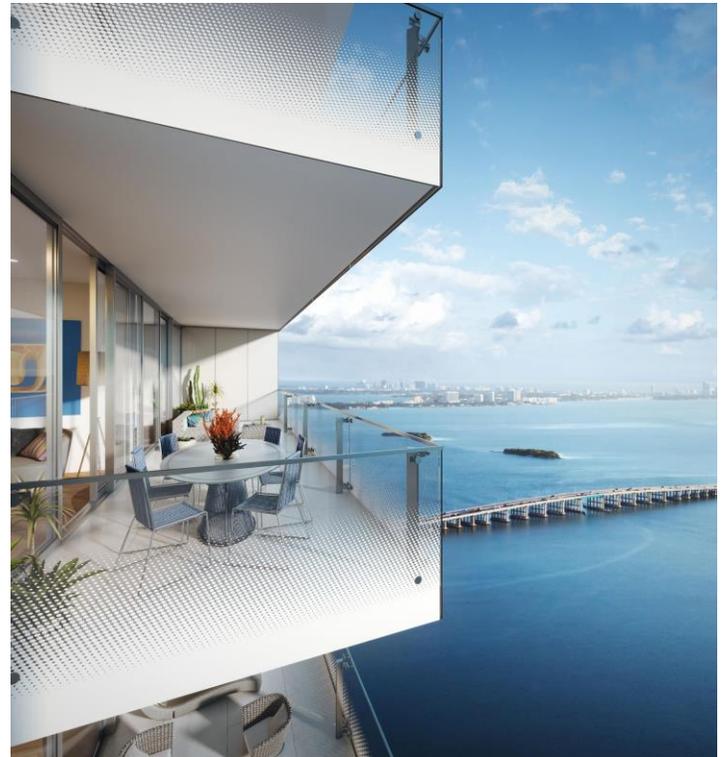


## // PRESENTATION

A passion for art and a carefree, casually luxurious lifestyle are at the core of the Missoni philosophy. Located at the nexus of East Edgewater—one of the city's most creative and culturally rich neighborhoods—these luxury condos are nestled between Biscayne Bay and the dynamic Design District, making it central to everything you might need.

Missoni Baia soars 57 floors into the air and spans an impressive 200 feet along Biscayne Bay. It was thoughtfully designed to ensure that its 249 1- to 5-bedroom condominiums, ranging in size from 776 to 3,788 sq ft (72 to 352 square meters), all offer sweeping views of the city, the bay, Miami Beach, or the Atlantic Ocean.

Each residence offers relaxed and luxurious interiors. The kitchens boast a serene palette of Blue de Savoie marble counters, dark mirrored backsplashes, and matte white lacquer cabinets. Bathrooms offer cool, calming Dolomite mosaic and wall tiles, Calacatta Ice marble counters, and polished chrome fixtures. The panoramic views from Missoni Baia extend in all directions.



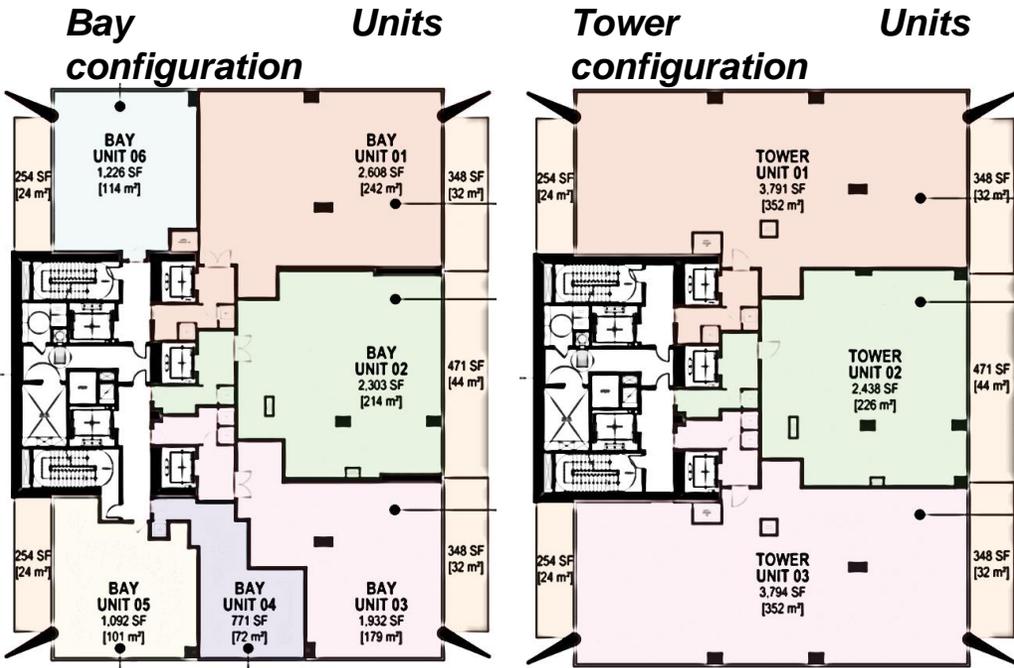
# III/ FLOOR PLANS

Misisoni Baia offers multiple configuration from 1 to 4 bedrooms. The building is divided in two parts :

- Bay Residences from level 8 to 36
- Tower Residences from level 38 to 56

The amenities are located from level 5 to 7.

We will present you an example of each bedroom configuration.



# 1 Bedroom / 1 Bathroom

The 1-bedroom configuration measures 771 sq ft. This is Bay Unit 04.

The unit's foyer opens to the kitchen and the great room. The master bedroom features two closets and a bathroom with a shower and double sinks. The unit faces south and offers a view of the Miami skyline.



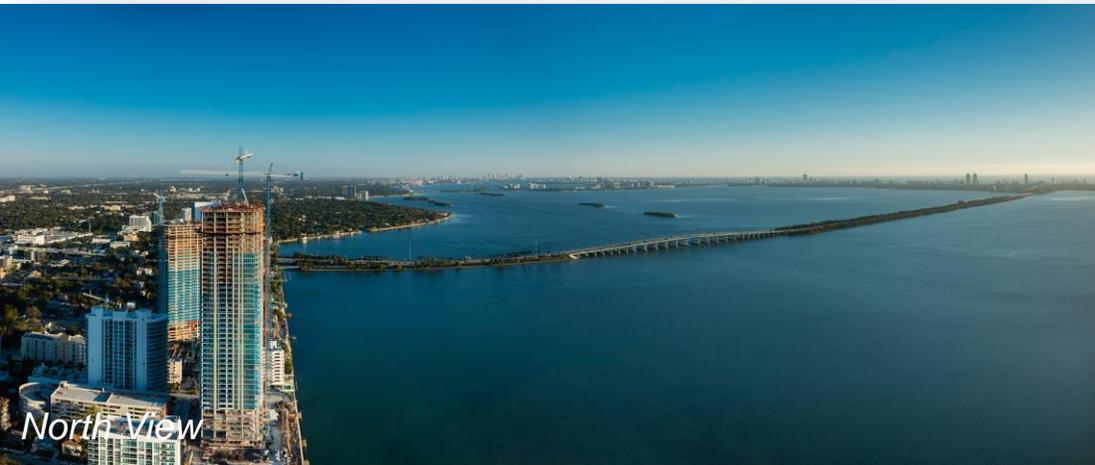
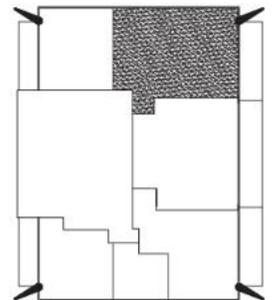
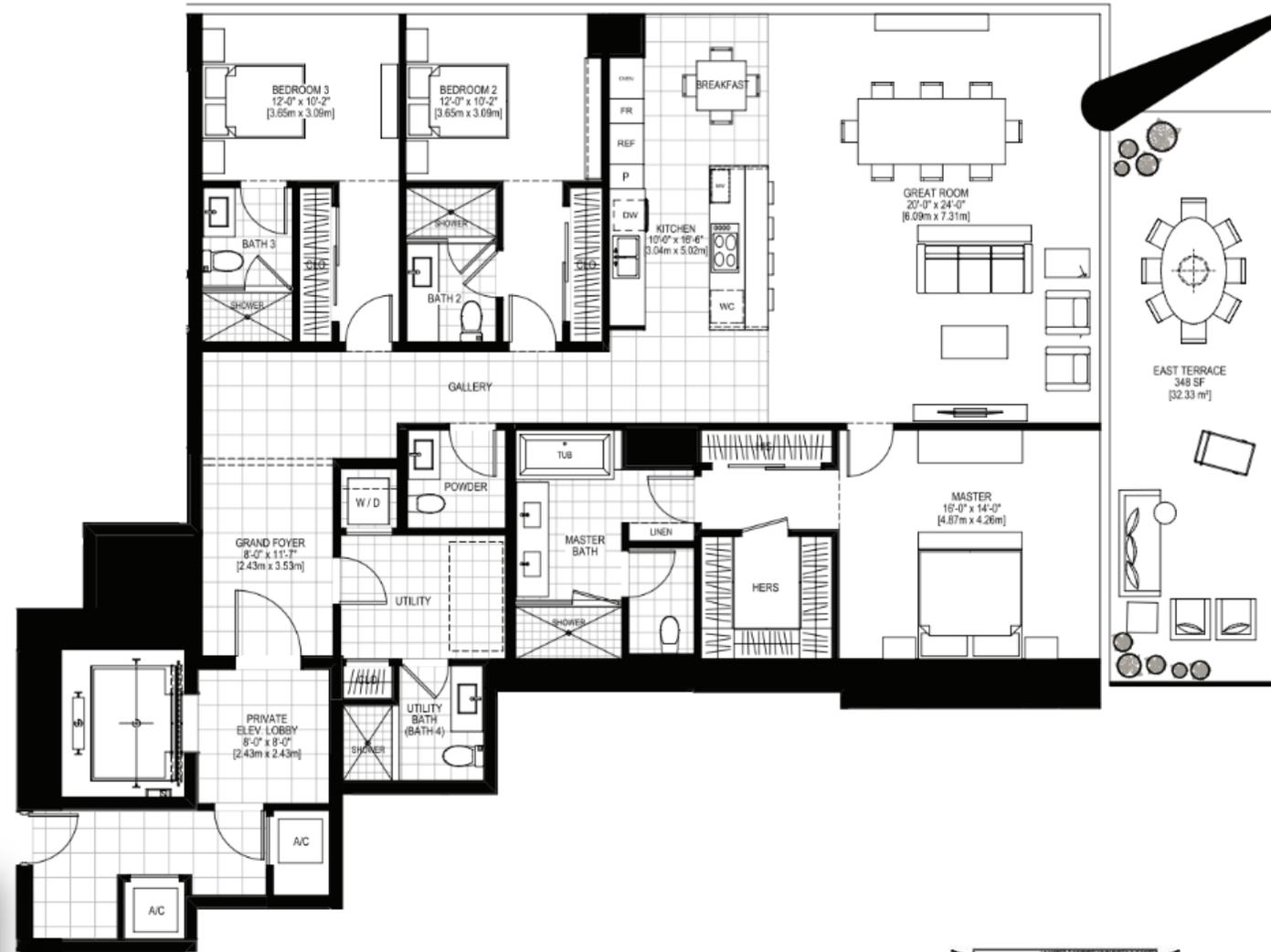
South View



# 3 Bedrooms / 4.5 Bathrooms

The 3-bedroom configuration has an interior of 2,608 sq ft and a terrace of 348 sq ft. This is Bay Unit 01.

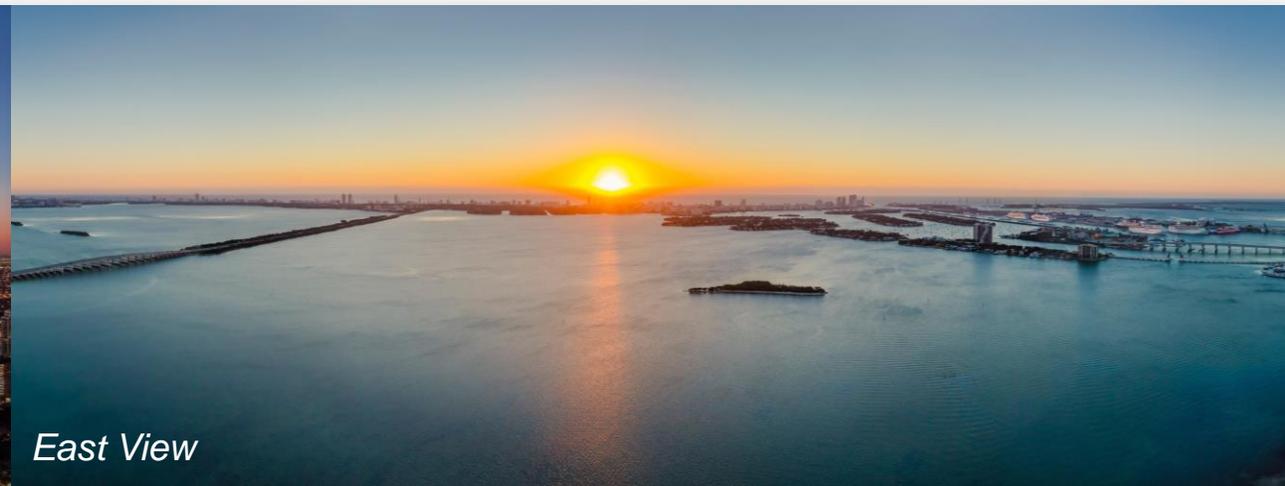
The lobby and private elevator lead to the foyer, with the utility room and bath on the right. The corridor leads to two bedrooms and the powder room, while the kitchen opens to the great room and the terrace. The master bedroom also provides access to the terrace and features two closets, a bathroom with a bathtub, double sinks, a shower, and a toilet room. The other bedrooms each feature a closet and a bathroom with a shower. The unit offers a northeastern view of the bay.



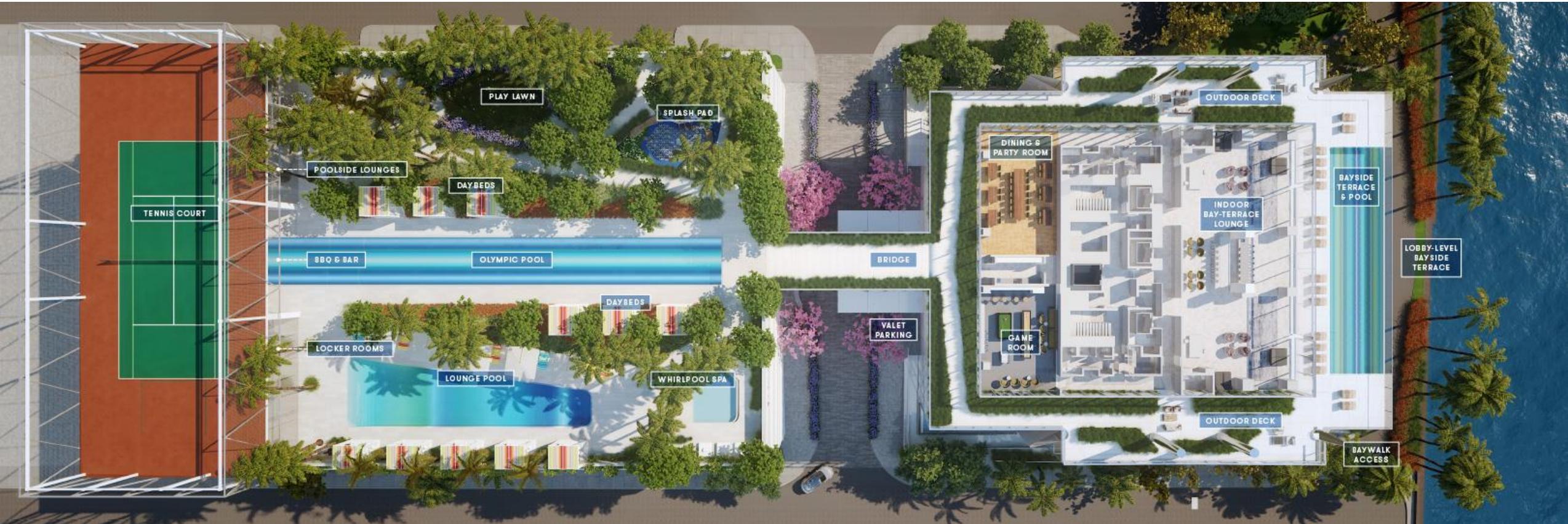
# 4 Bedrooms / 6 Bathrooms

The 4-bedroom configuration has an interior of 3,791 sq ft and a terrace of 602 sq ft. This is Tower Unit 01.

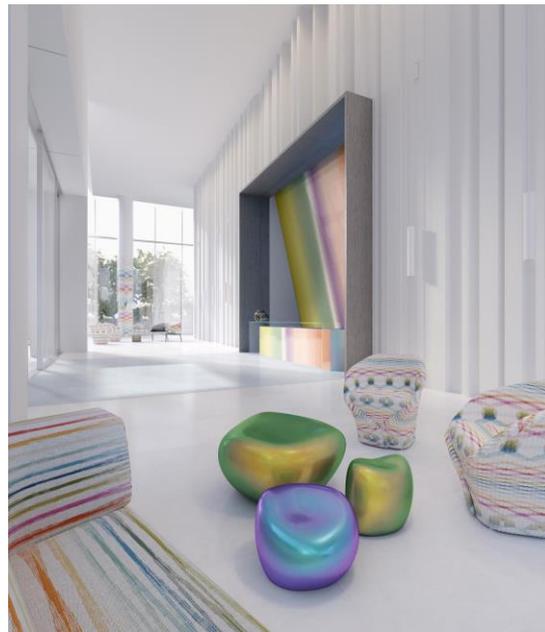
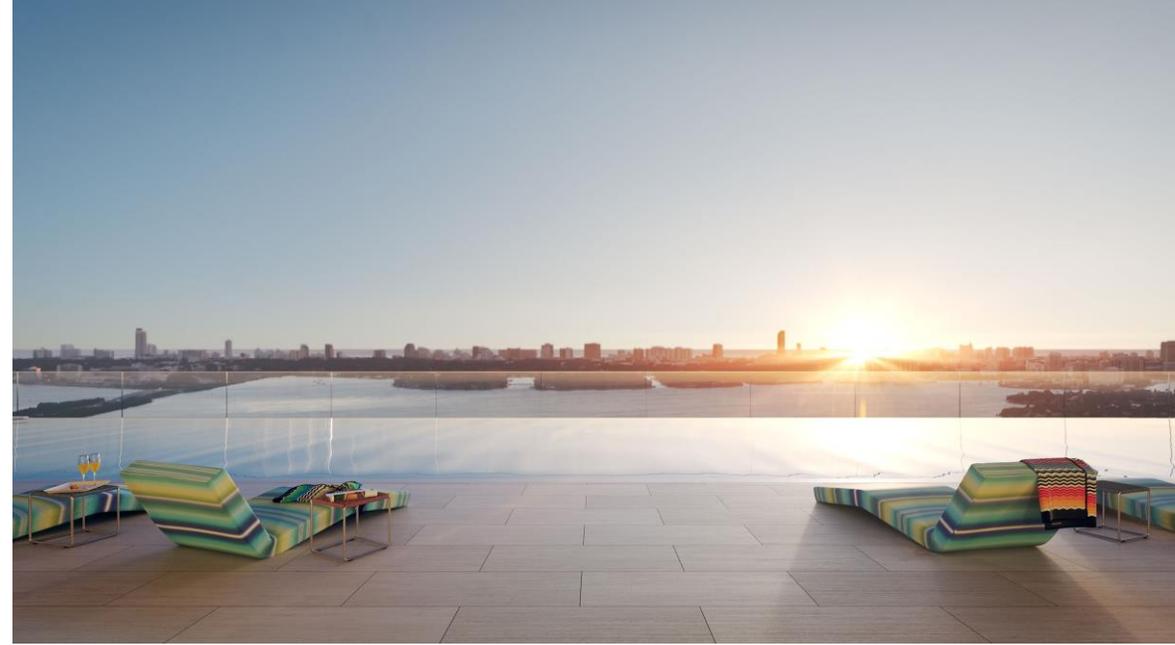
The lobby and private elevator lead to the entry and foyer. On your right are the laundry room, the utility room and its bathroom, the kitchen, the great room, the master bedroom, and the east terrace. On your left are the powder room, the three other bedrooms, the family room, and the west terrace. The master bedroom features an expansive his/hers walk-in closet and a bathroom with a bathtub, a shower, and two toilet rooms. This room provides direct access to the east terrace. The three other bedrooms each feature a closet and a bathroom with a shower. The second and the third bedrooms, as well as the family room, offer access to the west terrace.



# AMENITIES



- Valet parking service
- Outdoor bayside terrace
- Access to baywalk along the water
- Personal concierge and 24-hour front desk attendant
- Indoor bayside residential lounge
- Private screening room
- Hair and nail salon
- Kids' club
- Pet Spa
- Olympic-size pool
- Lounge pool
- Outdoor whirlpool spa
- Poolside day beds
- Kids' splash pad
- Children's play lawn
- Outdoor barbecue and cabana bar
- Elevated tennis court
- Game room with billiard table, bar, large video screen, and lounge seating
- Residents' private dining and party room
- 3,208-sq ft gym with 180° views of the bay
- Private yoga studio
- Private training room
- Residents-only spa with men's and women's sauna and steam rooms and private massage treatment rooms with showers





## IV/ WHY MISSONI BAI RESIDENCES ?

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With its forward-thinking, high-performance design by acclaimed international firm Asymptote Architecture, Missoni Baia's new luxury Edgewater condos capture the Missoni spirit of innovation and imagination.

Missoni Baia's 249 Edgewater condominium residences celebrate the timeless appeal of waterfront living in relaxed, modern style. Ideally located, Missoni Baia's waterfront landscape of plantings and pools is a bayfront boardwalk connecting to Downtown Miami.

Offering 5\* amenities for everyone in your family, Missoni Baia is the residence to choose in Edgewater.



**MISSONI** baia  
MIAMI RESIDENCES

 **GLOBALTY**  
INVESTMENT