



THE MARKERS
GROVE ISLE







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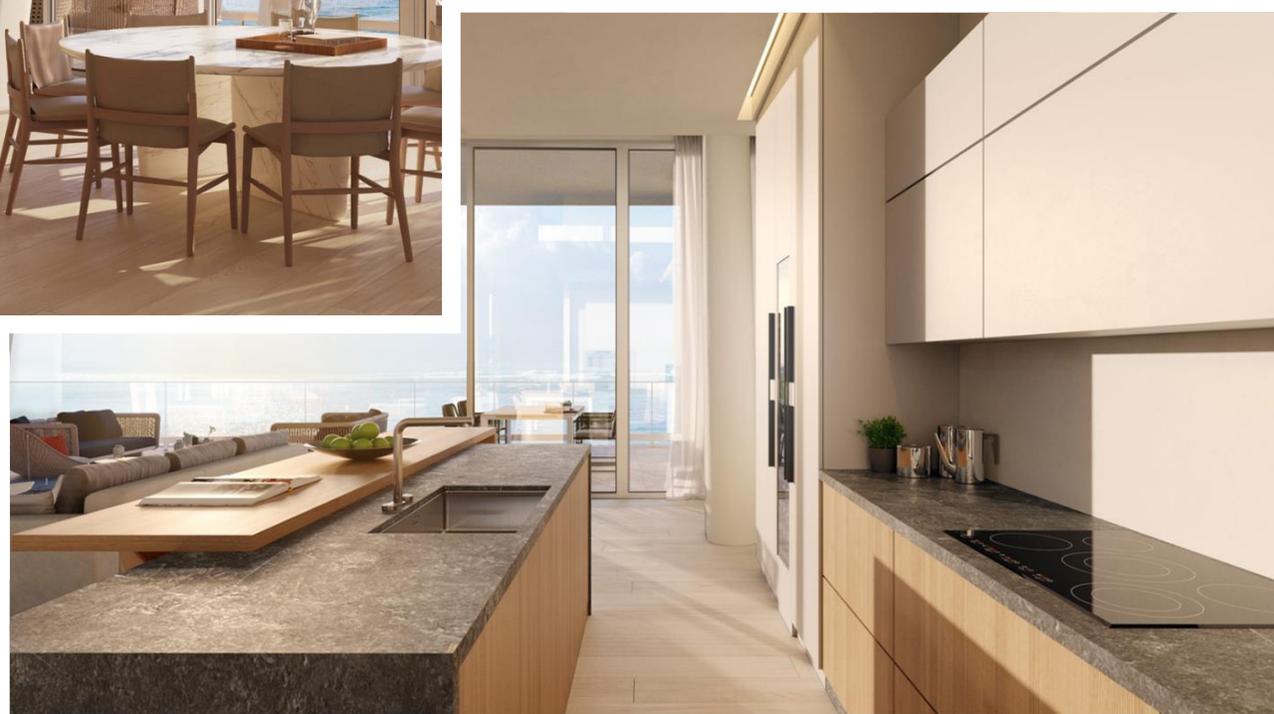
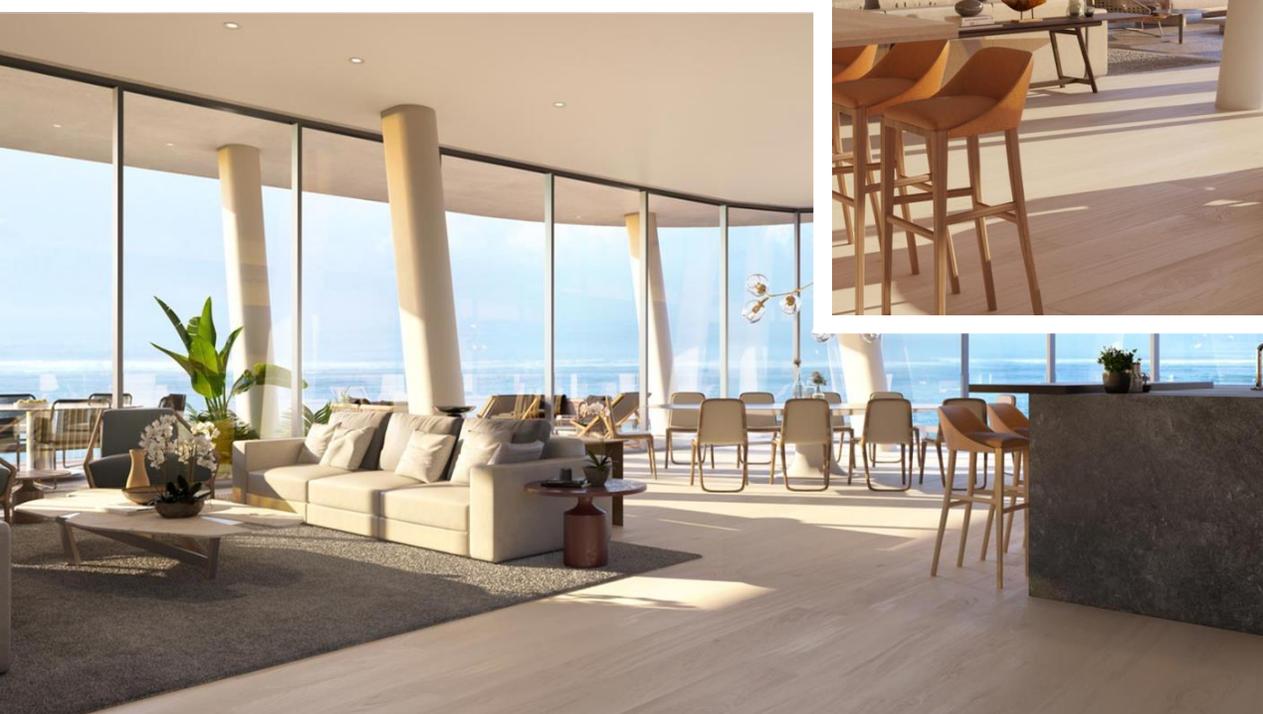
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// PRESENTATION

The Markers is located on Grove Isle, a 21-acre private island in Coconut Grove. “The Grove,” as the locals call it, is one of Miami’s most sought-after residential locations. It features prime views, fine restaurants, eclectic shopping, and Miami’s top private schools. The Markers offers just 65 residences (including 14 bi-level penthouses) ranging from 2 to 5 bedrooms and from 2,200 to 5,000 sq ft. The striking architecture of CallisonRTKL in concert with the dramatic landscapes of EDSA capture the essence of the island. Residences at The Markers feature up to 65 feet of linear frontage, showcasing Miami’s bay views and seamless indoor/outdoor living. Units feature interiors crafted by Bernardi + Peschard, 8-foot interior Italian doors, and glass balcony railings. Exquisite kitchens with Italian cabinetry by Boffi and fully integrated appliances by Sub-Zero and Wolf are included in every residence. The Markers also highlights soaring, 11- to 12.5-foot ceilings with full impact glass as well as at least 15-foot-deep balconies in every residence. These residences will be delivered in 2023.





/// FLOOR PLANS

The Markers offers multiple configurations ranging from 3 to 5 bedrooms, with penthouses of 2 to 4 bedrooms.

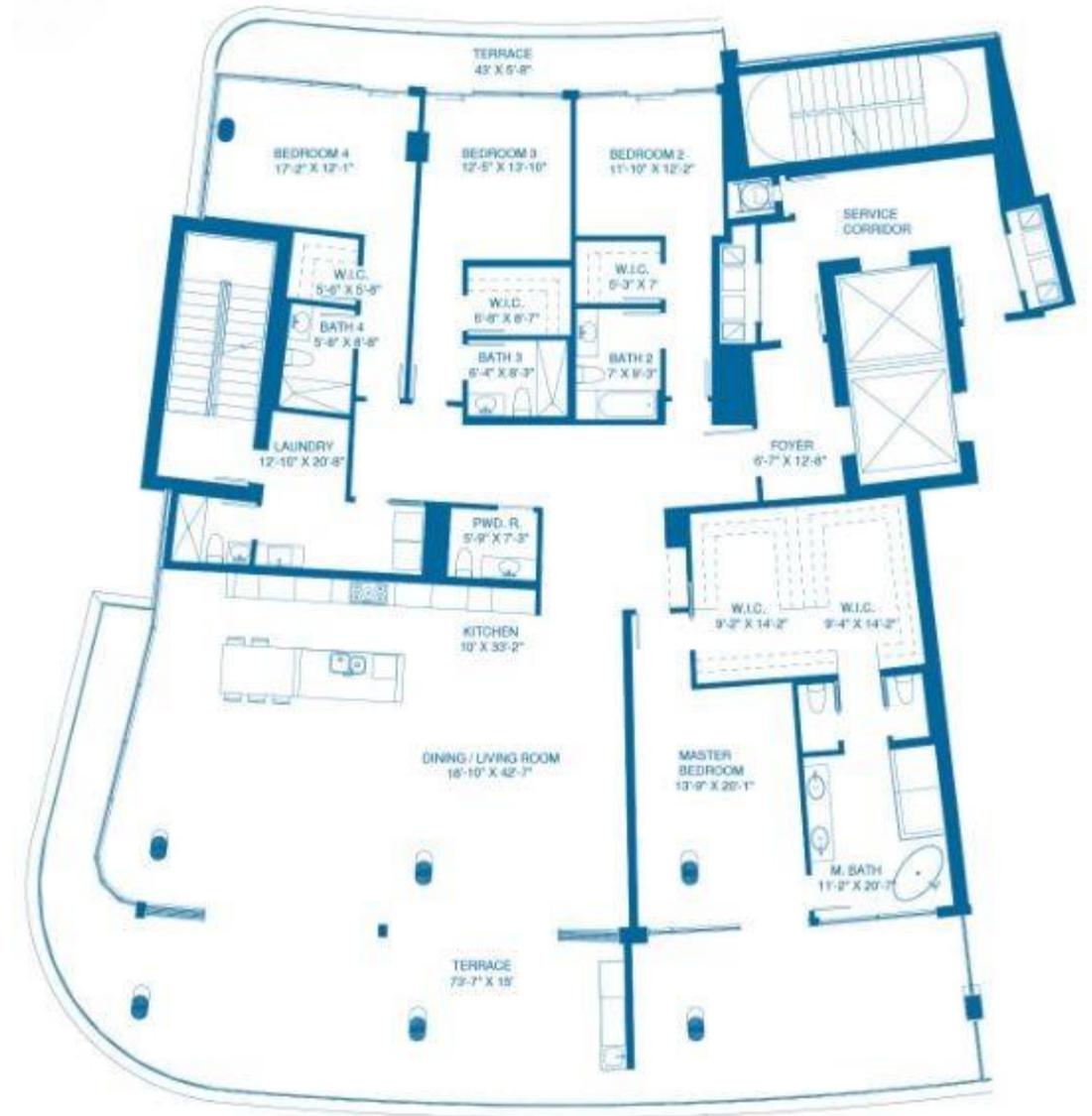
Let's see an example of each.

Unit A

4 Bedrooms / 5.5 Bathrooms

Unit A interiors range from 3,575 to 3,867 sq ft, and its terraces range from 1,415 to 1,582 sq ft.

The foyer opens to a corridor that leads on the right to the powder room, the laundry room with a bathroom, and three bedrooms. On the left are the kitchen, the living/dining room, and the master bedroom, which features two walk-in closets and a bathroom with a tub, shower, and two toilet rooms. The living area and the master bedroom both provide access to the main terrace and its view of the bay. The three other bedrooms each feature a walk-in closet, a private bathroom with a tub or shower, and access to the second terrace.

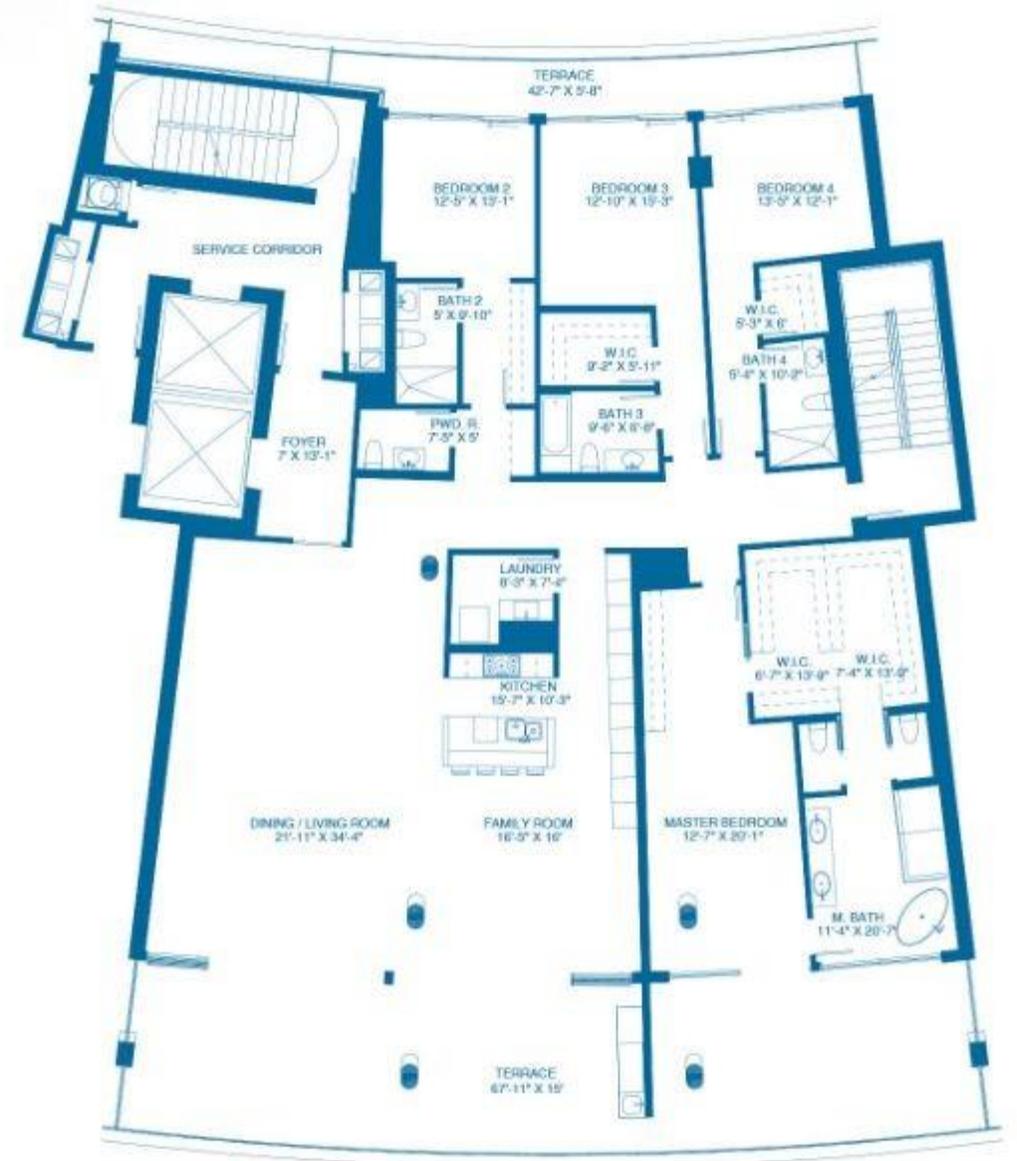


Units B & D

4 Bedrooms / 4.5 Bathrooms

Units B & D have interiors ranging from 3,437 to 3,704 sq ft and terraces ranging from 1,249 to 1,552 sq ft.

The foyer opens to the dining/living room, family room, and kitchen. Next is a corridor from which you can access the powder room, the laundry room, and the four bedrooms. The master bedroom features two walk-in closets and a bathroom with a tub, shower, and two toilet rooms. The living area and the master bedroom both offer access to the main terrace and its view of the bay. The three other bedrooms each feature a walk-in closet, a private bathroom with a tub or shower, and access to the second terrace.



Unit C

4 Bedrooms / 4.5 Bathrooms

Unit C interiors range from 3,441 to 3,709 sq ft, and its terraces range from 1,249 to 1,552 sq ft.

The unit foyer opens to the dining/living room, family room, and kitchen. Next is a corridor that leads to the powder room, the laundry room, and the four bedrooms. The master bedroom features two walk-in closets and a bathroom with a tub, shower, and two toilet rooms. The living area and the master bedroom both offer access to the main terrace and its view of the bay. The three other bedrooms each feature a closet or a walk-in closet, a private bathroom with a tub or shower, and access to the second terrace.



Units E, F, G, and H

3 Bedrooms / 4.5 Bathrooms

Units E, F, G, and H have interiors ranging from 2,870 to 3,102 sq ft and terraces ranging from 1,056 to 1,306 sq ft.

The foyer opens to the dining/living room and the kitchen. Next is a corridor that leads to the powder room, the three bedrooms, the den, a bathroom, and the laundry room. The master bedroom features two walk-in closets and a bathroom with a tub, shower, and two toilet rooms. The living area and the master bedroom both offer access to the main terrace and its view of the bay. The second bedroom features a walk-in closet and a private bathroom with a shower, while the third bedroom has a closet and a private bathroom with a bath tub. Both bedrooms as well as the den offer access to the second terrace.



Units K & M

3 Bedrooms / 3.5 Bathrooms

Units K and M have interiors ranging from 2,287 to 2,473 sq ft and terraces ranging from 868 to 1,140 sq ft.

The foyer opens to the dining/living room and the kitchen. Next is a corridor that leads to the powder room, the laundry room, and the three bedrooms. The master bedroom features a walk-in closet and a bathroom with a tub, shower, and toilet room. The living area and the master bedroom both offer access to the main terrace and its view of the bay. The second bedroom features a walk-in closet and a private bathroom with a shower, while the third bedroom has a walk-in closet and a private bathroom with a bath tub. Both bedrooms have access to the second terrace.



Units J, L, and N

3 Bedrooms / 3.5 Bathrooms

Units J, L, and N have interiors ranging from 2,282 to 2,470 sq ft and terraces ranging from 870 to 1,083 sq ft.

The foyer opens to the dining/living room and the kitchen. Next is a corridor that leads to the powder room, the laundry room, and the three bedrooms. The master bedroom features a walk-in closet and a bathroom with a tub, shower, and toilet room. The living area and the master bedroom both offer access to the main terrace and its view of the bay. The second bedroom features a walk-in closet and a private bathroom with a shower, while the third bedroom has a walk-in closet and a private bathroom with a bath tub. Both bedrooms offer access to the second terrace.



Unit P

3 Bedrooms / 3.5 Bathrooms

Unit P interiors range from 2,408 to 2,606 sq ft, and its terraces range from 1,035 to 1,137 sq ft.

The foyer opens to the dining/living room and the kitchen. Next is a corridor that leads to the powder room, the laundry room, and the three bedrooms. The master bedroom features a 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 main terrace and its view of the bay. The second bedroom features a walk-in closet and a private bathroom with shower, while the third bedroom has a walk-in closet and a private bathroom with a bath tub. Both bedrooms have access to the second terrace.



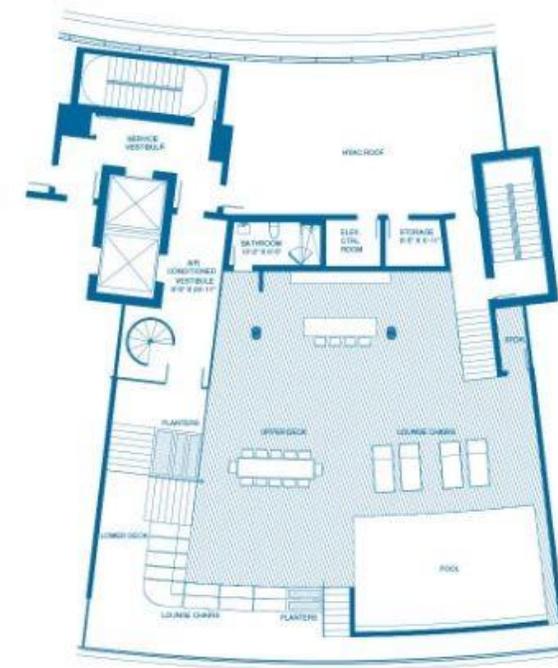
Penthouses B & D

4 Bedrooms / 5.5 Bathrooms

Penthouses B & D have an interior of 3,852 sq ft and an outdoor area of 4,707 sq ft.

The foyer opens to the dining/living room, family room, and the kitchen. Next is a corridor that leads to the powder room, the laundry room, and the four bedrooms. The master bedroom features two walk-in closets and a bathroom with a tub, shower, and two toilet rooms. The living area and the master bedroom both offer access to the main terrace and its view of the bay. The other bedrooms each feature a closet or a walk-in closet, a private bathroom with a tub or shower, and access to the second terrace.

Upstairs is the rooftop terrace with a bathroom, a sundeck, a pool, a summer kitchen, and planters.



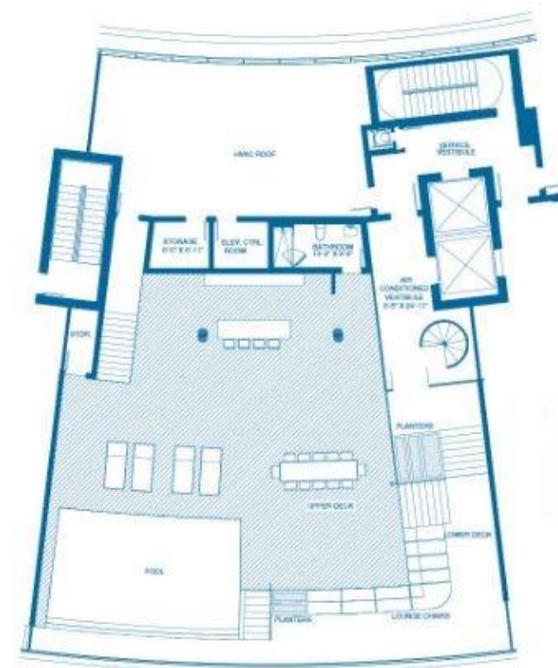
Penthouse C

4 Bedrooms / 5.5 Bathrooms

Penthouse C has an interior of 3,856 sq ft and an outdoor area of 4,419 sq ft.

The foyer opens to the dining/living room, family room, and the kitchen. Next is a corridor that leads to the powder room, the laundry room, and the four bedrooms. The master bedroom features two walk-in closets and a bathroom with a tub, shower, and two toilet rooms. The living area and the master bedroom both offer access to the main terrace and its view of the bay. The other bedrooms each feature a closet or a walk-in closet, a private bathroom with a tub or shower, and access to the second terrace.

Upstairs is the rooftop terrace with a bathroom, a sundeck, a pool, a summer kitchen, and planters.



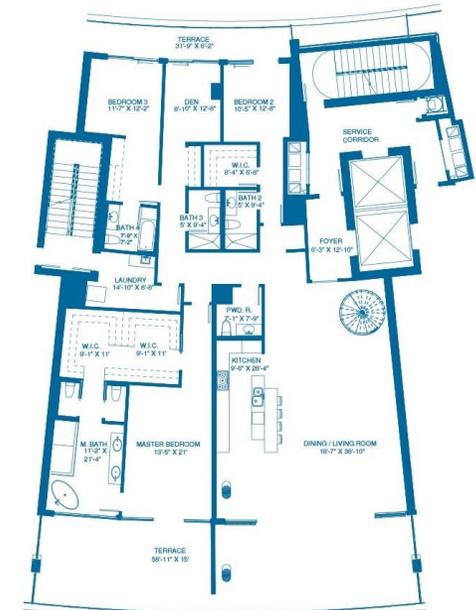
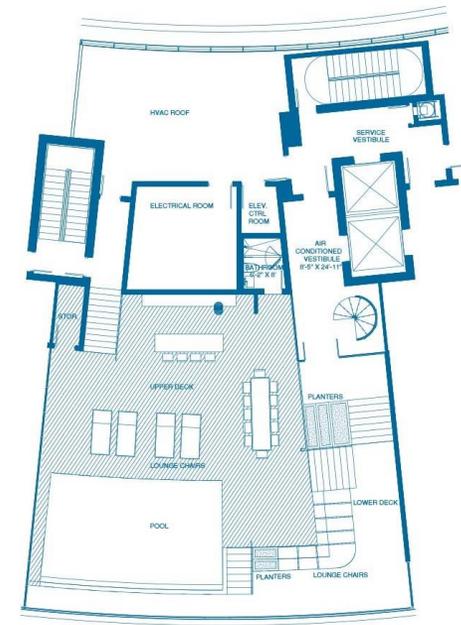
Penthouses E, F, G, and H

3 Bedrooms / 4.5 Bathrooms

Penthouses E, F, G, and H have an interior of 3,225 sq ft and an outdoor area ranging from 3,487 to 3,653 sq ft.

The foyer opens to the dining/living room and the kitchen. Next is a corridor that leads to the powder room, the three bedrooms, the den, and the laundry room. The master bedroom features two walk-in closets and a bathroom with a tub, shower, and two toilet rooms. The living area and the master bedroom both offer access to the main terrace and its view of the bay. The other bedrooms each feature a closet or a walk-in closet, a private bathroom with a tub or shower, and access to the second terrace.

Upstairs is the rooftop terrace with a bathroom, a sundek, a pool, a summer kitchen, and planters.



Penthouses K & M

3 Bedrooms / 3.5 Bathrooms

Penthouses K & M have an interior of 2,576 sq ft and an outdoor area of 2,970 sq ft.

The foyer opens to the dining/living room and the kitchen. Next is a corridor that leads to the powder room, the laundry room, and the three bedrooms. The master features a walk-in closet and a bathroom with a tub, shower, and toilet room. The living area and the master bedroom both offer access to the main terrace and its view of the bay. The other bedrooms each feature a walk-in closet, a private bathroom with a tub or shower, and access to the second terrace.

Upstairs is the rooftop terrace with a bathroom, a sundeck, a pool, a summer kitchen, and planters.



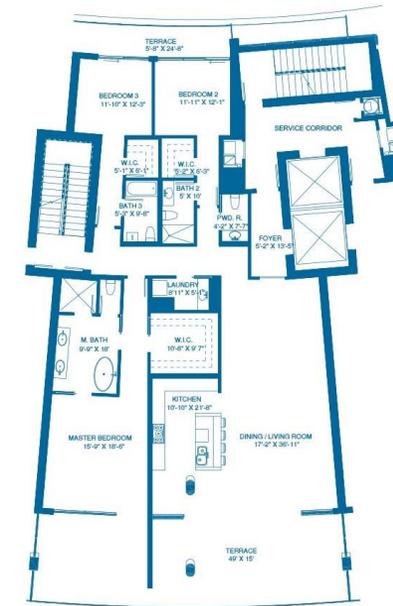
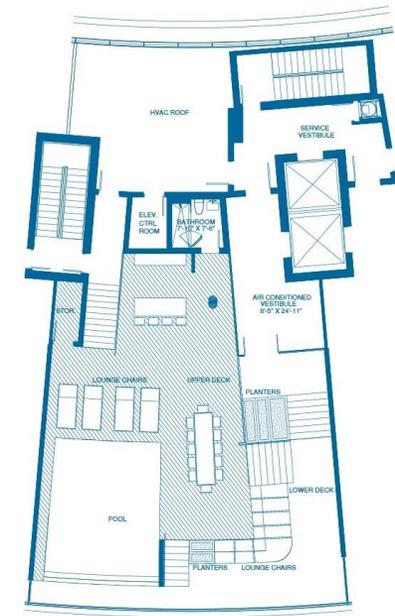
Penthouses J, L, and N

3 Bedrooms / 3.5 Bathrooms

Penthouses J, L, and N have an interior of 2,574 sq ft and an outdoor area of 2,970 sq ft.

The foyer opens to the dining/living room and the kitchen. Next is a corridor that leads to the powder room, the laundry room, and the three bedrooms. The master features a walk-in closet and a bathroom with a tub, shower, and toilet room. The living area and the master bedroom both offer access to the main terrace and its view of the bay. The other bedrooms each feature a walk-in closet, a private bathroom with a tub or shower, and access to the second terrace.

Upstairs is the rooftop terrace with a bathroom, a sundeck, a pool, a summer kitchen, and planters.



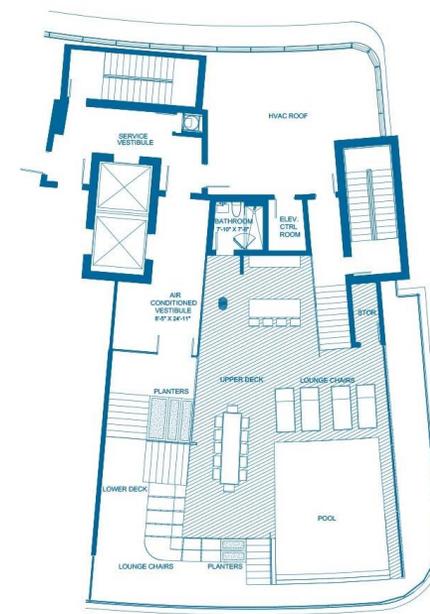
Penthouse P

3 Bedrooms / 3.5 Bathrooms

Penthouse P has an interior of 2,716 sq ft and an outdoor area of 3,595 sq ft.

The foyer opens to the dining/living room and the kitchen. Next is a corridor that leads to the powder room, the laundry room, and the three bedrooms. The master bedroom features a walk-in closet and a bathroom with a tub, shower, and toilet room. The living area and the master bedroom both offer access to the main terrace and its view of the bay. The other bedrooms each feature a walk-in closet, a private bathroom with a tub or shower, and access to the second terrace.

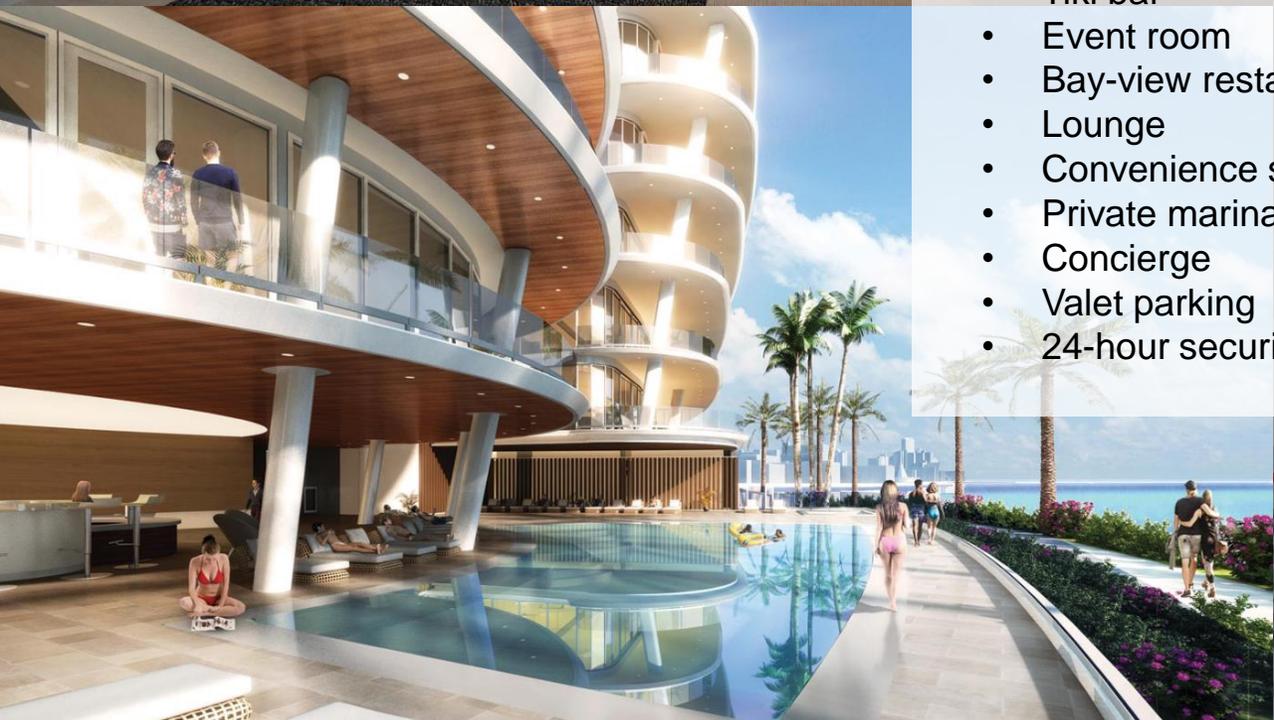
Upstairs is the rooftop terrace with a bathroom, a sundeck, a pool, a summer kitchen, and planters.





/// AMENITIES

- Pool
- Jacuzzi
- Fitness center
- Spa
- Tennis center with 8 clay courts
- Tiki bar
- Event room
- Bay-view restaurant
- Lounge
- Convenience store
- Private marina
- Concierge
- Valet parking
- 24-hour security





IV/ WHY THE MARKERS?

Accessible by bridge yet completely private and gated, Grove Isle provides all that Miami has to offer. This private sanctuary offers the benefits of island living coupled with a luxury and accessibility that is unmatched by any other residence in Miami. Elegant interiors and deep terraces add endless opportunities for relaxation and entertainment.



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