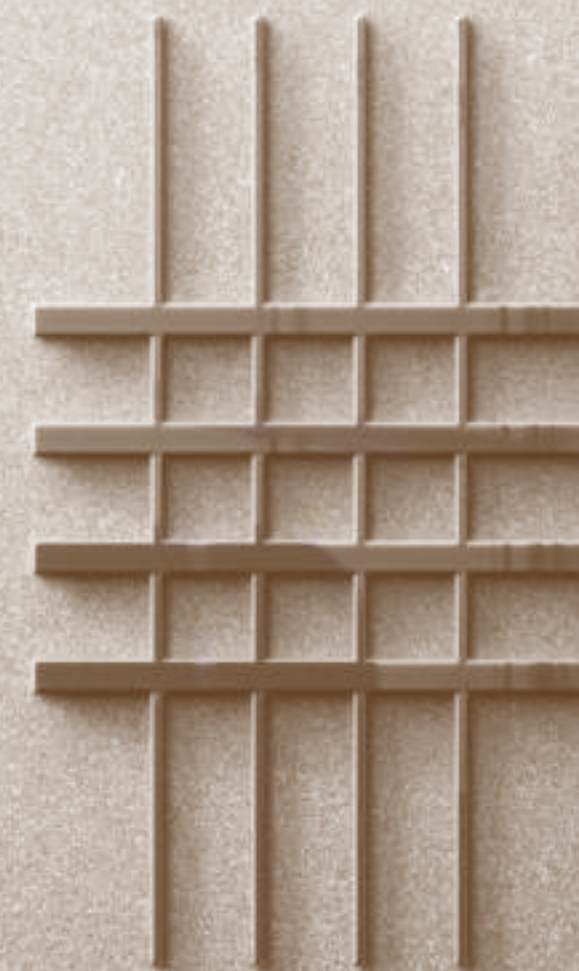


MILANO
BOUTIQUE
RESIDENCES

SOUTH BEACH, MIAMI

829 4th st. Miami Beach



MILAN'S DESIGN
IN THE HEART OF
MIAMI



ITALIAN-DESIGNED BOUTIQUE RESIDENCES

829 4th st. South Beach
Miami, Fl

Milano Boutique was born from the idea of bringing Italian design to the heart of Miami. The condo offers a limited collection of four two-bedroom luxury residences in Miami Beach's exclusive **South of Fifth** neighborhood.

Italian-designed furniture and finishes, sophisticated organic interiors, a cozy rooftop and curated details capture the chic, relaxed South Beach lifestyle.





South of Fifth

- 1-Washington Park

2-Washington Big Dog Run

3-South Beach Surf Club

4-South Pointe Elementary School

5-Miami Beach Marina

6-Miami Yachting Company

7-South Pointe Park Lighthouse

8-South Pointe Park

9-The Hills At South Pointe Park

10-South Pointe Park Pier

11-South Pointe Beach
- 12-Marjory Stoneman Douglas Ocean Beach Park

13-Jewish Museum of Florida-FIU

14-Playa Miami Beach

15-Lummus Park

16-MacArthur Causeway Bridge

17-Publix Super Market at Fifth & Alton

18-5th St. Gym

19-Texas de Brazil Restaurant

20-Pura Vida Miami

21-Intimo Restaurant
- 22-Fogo de Chão Brazilian Steakhouse Restaurant

23-Milos Restaurant

24-Planta Restaurant

25-Big Pink Restaurant

26-Mehzcla Restaurant

27-Starbucks Coffee

28-Santorini by Georgios Restaurant

29-Joe's Stone Crab Restaurant

30-Nikki Beach Miami Beach

31-Smith & Wollensky Restaurant

LIVING IN SOUTH OF FIFTH

Miami Beach's most desired classy neighborhood

Also known as “SoFi” by locals, South of Fifth in Miami’s South Beach is one of the world’s best luxury neighborhoods in Florida. It’s a perfect mix of nature, beach energy and cultural environment in an international city whilst maintaining an exclusive, cosy and comfortable living style. Chic and elegantly relaxed, only a few steps from the beaches of Ocean Drive, you can enjoy some of the best restaurants in all Miami or walk in South Pointe Park, a beautiful green space close to the Marina.



MILANO
BOUTIQUE
SOUTH BEACH, MIAMI

HISTORIC AREA

South of Fifth, at the southernmost point of Miami Beach, has a vibrant history that began in 1915 as Ocean Beach, a charming seaside destination. The 1920s and 1930s saw the rise of Art Deco buildings and modest accommodations that shaped its character. After facing decline in the mid-20th century, the neighborhood experienced a remarkable resurgence in the 1990s with high-end projects, redefining it as a prestigious area where modern luxury meets historical charm.





SOUTH BEACH NOW

The lifestyle in South Beach is vibrant and diverse, reflecting the unique blend of cultures and influences found in this famous neighborhood. From morning yoga sessions on the beach to all-night parties at world-famous clubs, South Beach offers a lifestyle that appeals to all tastes and preferences.

The South Beach community is a melting pot of diverse backgrounds, where residents and visitors from all over the world come together to enjoy the sun, sand and sea. Whether you're into fitness, fashion, art or just the sun, South Beach is home to everyone.



THE CENTER OF VIBRANT LIVING

TOTAL AREA

15,573
SQ. FT.

Stories **4** | Units **4**
Rooftop **1** | Parking **5**
Commercial Area







AMENITIES

- Gated garage for each unit,
- Private bicycle for each unit,
- Bicycle rack
- Mail & package box,
- Beach club agreement,
- 24 hours circuit video surveillance,
- Arrangement for electric car charge station,
- Pool with Italian-designed poolside chaise lounges and umbrellas,
- Landscaped Rooftop
- Rooftop kitchen and outdoor table for stylish dining





4 Housing units + Rooftop
Balcony | Bathroom | Bedroom | Breakfast Room
Dining Room | Entry Foyer | Kitchen | Laundry
Living Room Master Bedroom | Master Bathroom
Powder Room Service Entry | Trash Chute
1 Walk in Closet

Rooftop
Plunge Pool
Sofa Conversation Area
Solarium
Outdoor Kitchen
Mechanical Area

Condo 4 Units. 1 per Floor
Service Area | Elevator | Lobby Mailboxes
and Package Locker | Main Stair and Second
Stair | Parking for 5 cars and space for
bicycles | Elegant Lobby Conversation Area

Commercial Area
ADA Bath
Cafe-Juice Bar
Storage
Garden and terrace

A/C GROSS AREA: 1930 SF (unit size calculation per legal standards)

PROPERTY GROSS AREA INCLUDING BALCONY: 2139 SF

BALCONY: 209 SF



CHARMING ITALIAN DESIGNED UNIT FLOORPLANS & INTERIOR CUSTOM ARTISANAL FURNITURE



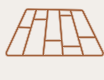
Two bedroom residences of 1930 square feet plus balcony



Laundry area with **Electrolux®** washing and dryer machine



Private floor for each unit, no neighbors



Italian porcelain tiles **Atlas Concorde®** all over the floor



Private elevator that open to the unit foyer



Master bath with elegant steam marble shower



Custom Italian artisanal closet and cabinet in all the unit



Open floorplan layouts with 9' ceilings

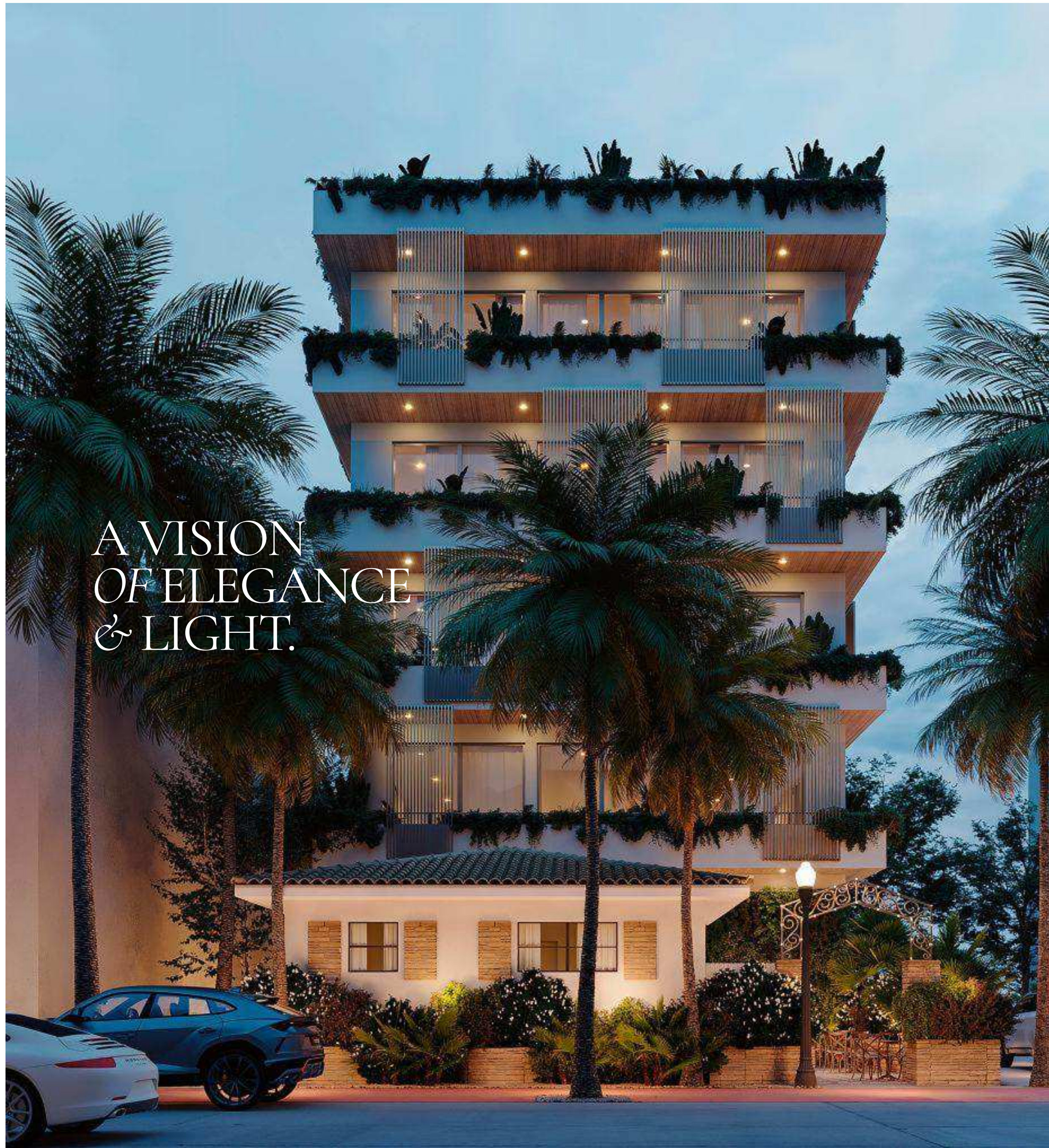


MIELE® appliances including: refrigerator, oven, microwave, dishwasher & wine cellar.



Italian design double sink master bath **Antonio Lupi®** cristal mood

Optional full furnished Italian custom unit.



SILVER
SELECTION



MASTER BEDROOM



LIVING ROOM



LIVING ROOM



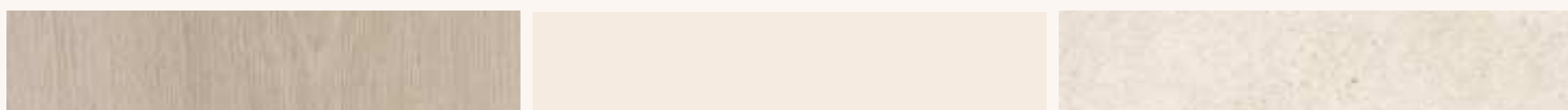
KITCHEN



MASTER BATHROOM



GOLD
SELECTION



MASTER BEDROOM



MASTER BEDROOM



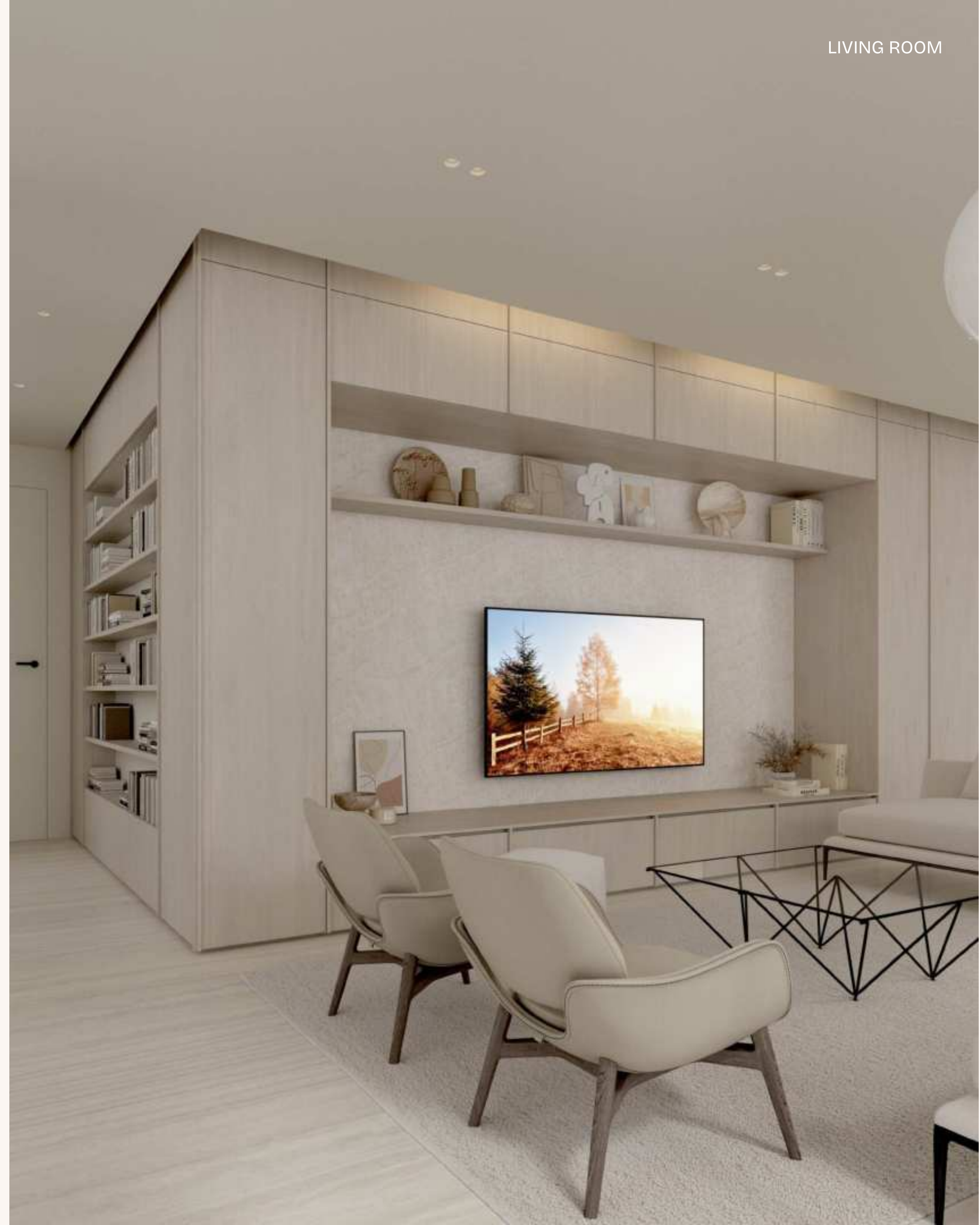
KITCHEN



SECONDARY BEDROOM



LIVING ROOM





MILANO
BOUTIQUE
GALLERIA D'ARTE





1-4 FLOOR

MODEL UNIT
Balcony
2 Bedrooms
2 Baths
Powder room

A/C GROSS AREA:
1930 SF | 179,30 M²

BALCONY
209 SF | 19,42 M²

PROPERTY GROSS AREA
including balcony:
2139 SF | 198,71 M²

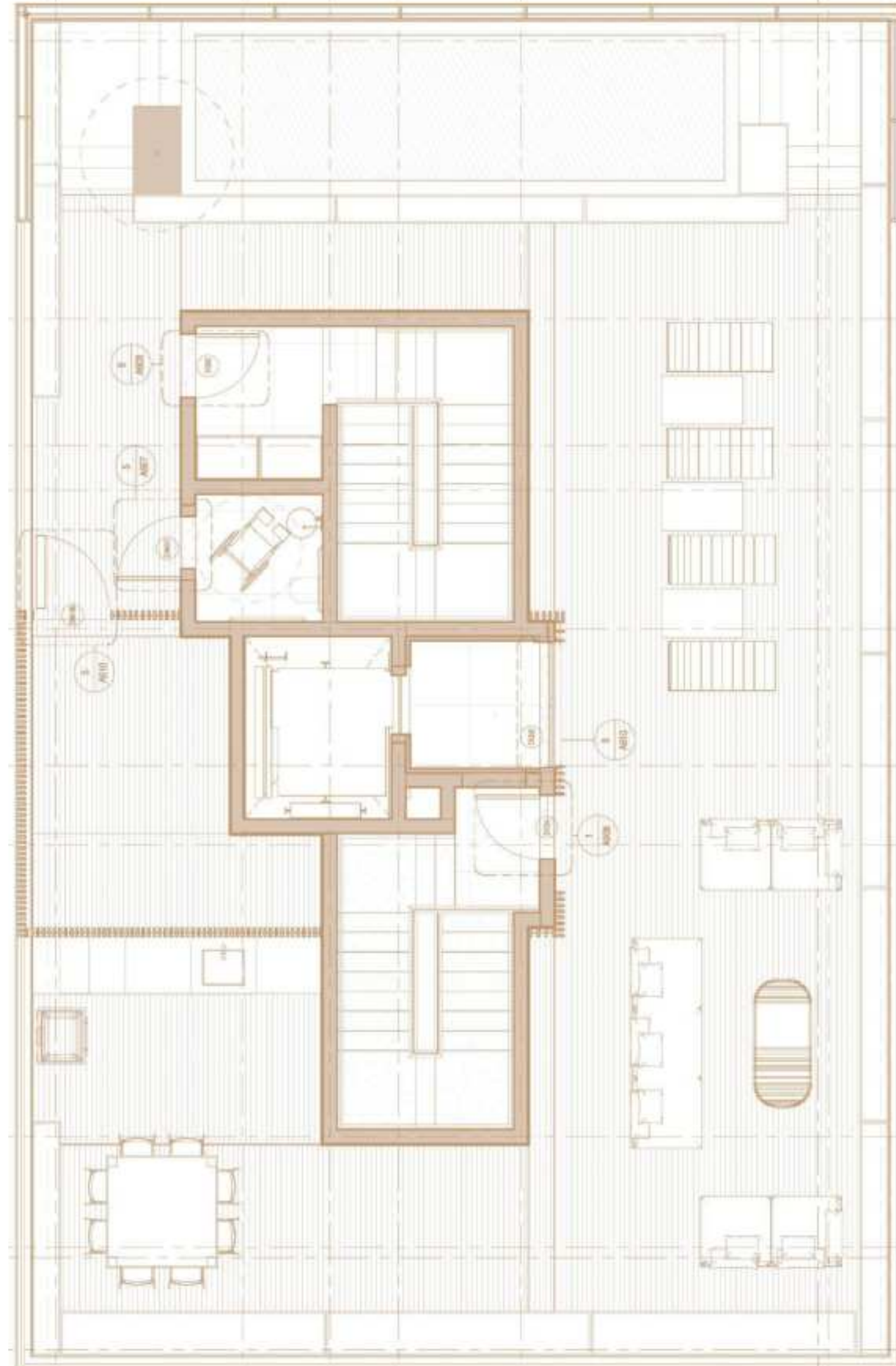


The area, floor plans, specifications, and other development plans are subject to change during construction. The actual room size will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates and may vary from the final construction. Floor plans and specifications may not accurately reflect the final design of the development.

mb829.com



5th
FLOOR
ROOFTOP



“
YOUR
PERFECT
OUTDOOR
ESCAPE
”







OUR
TEAM



Developer Milano Boutique:
ELISABETTA DE ANTONI

Elisabetta is passionate about the world of interior design with an innate predilection for homes that she has cultivated since she was a child, when she spent hours imagining the house of her dreams. Growing up in the elegant streets of Milan, the capital of fashion and design, Elisabetta immediately breathed the essence of Made in Italy, with its attention to detail, artisanal quality and timeless elegance. Miami comes after several projects developed in Milan, Rome, Megeve, Sardinia, Lugano and Dominican Republic.



ANNALISA MARZORATI
BOUTIQUE ARCHITECT

Building Architect:
ARCH. ANNALISA MARZORATI



GAIA/S
STUDIO

Interior Design by
GAIA/S STUDIO

AMARILLA
CONSTRUCTION. AN ACT of LOVE

MASTER BUILDERS. CUSTOM HOMES. ICONIC PROJECTS

- Preconstruction
- Integrated Project Management
- General Contractor



An
Exceptional
Journey.



Real Luxury is
Precision
& Perfection.



829 4TH ST,



MIAMI BEACH

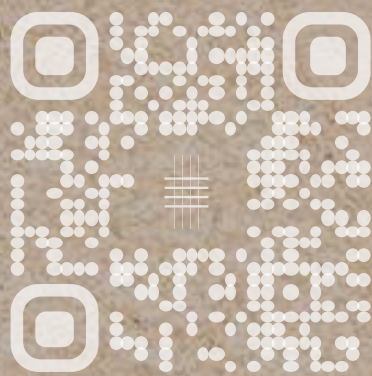
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SIMPLICITY
IS THE
ULTIMATE
SOPHISTICATION.

”

—*Leonardo da Vinci*

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