

MIAMI DESIGN RESIDENCES

*Designed by Chipperfield*



At the heart of the Design District, *Miami Design Residences, Designed by Chipperfield* establishes a new standard for architectural integrity and cultural relevance. This is more than an address—it's a benchmark in design and residential hospitality.

Comprising 143 beautifully appointed homes of one-to-four bedrooms, this unique development offers a rare opportunity to reside within the ultimate monument to cultivated living.

Miami Design Residences is designed by Pritzker Prize-winning British Architect Sir David Chipperfield, with interiors by Parisian studio RDAI. Landscape architecture by Perry Guillot extends the building's restrained, minimalist aesthetic to the grounds.

Developed by Raycliff Capital, Fort Partners, Constellation Hotels Holding Ltd. and Miami Design District Associates, this project establishes a new landmark defined by cultural currency and architectural restraint.



David Chipperfield Architects' design language is one of clarity and rigor—bold in form, classical in reference, enduring by design. His work embraces permanence over the transient. Every proportion is calibrated. Every material considered. The result is architecture that anchors rather than announces.





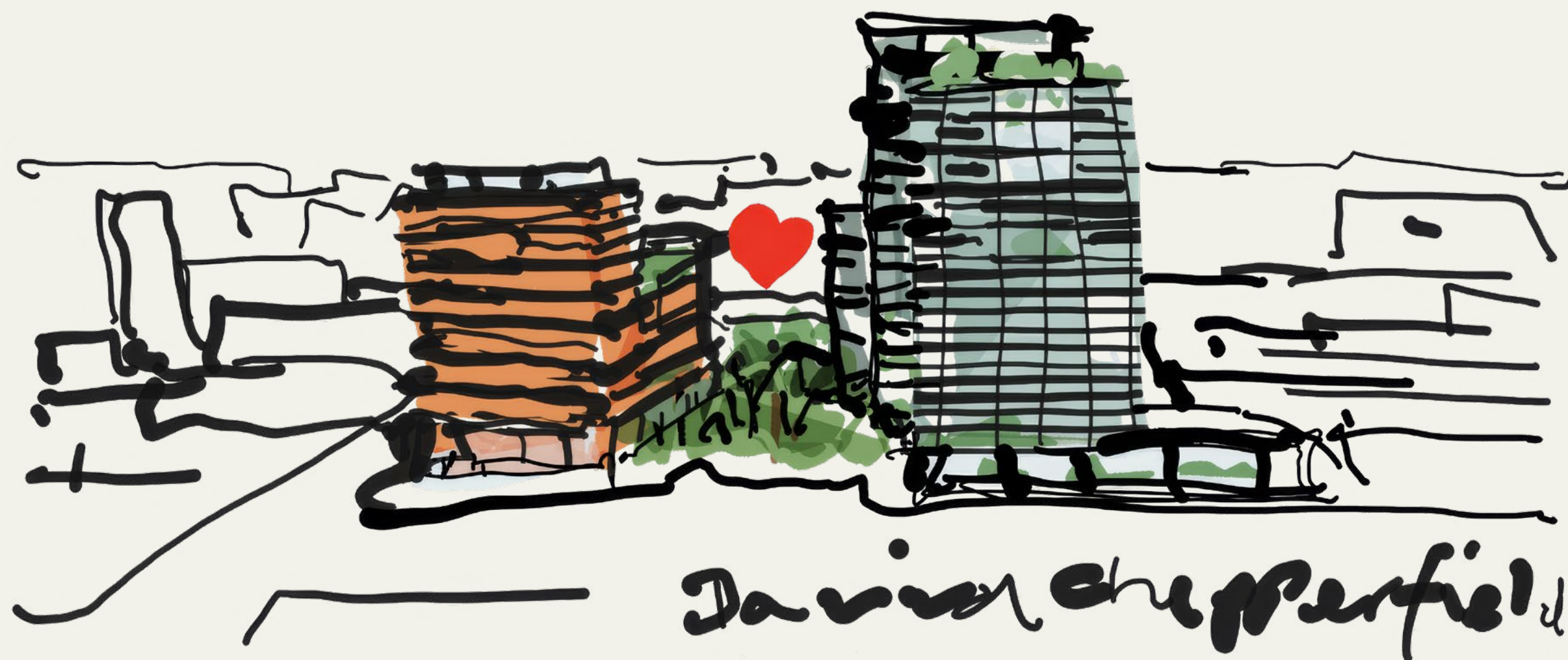


## Architecture as Context

At Miami Design Residences, David Chipperfield Architects' commitment to permanence and precision shapes a building defined by its context. A colonnade frames the arrival sequence. Glass and mineral cladding balance transparency with mass. The façade responds to Miami's changing light as it shifts throughout the day.

David Chipperfield Architects' practice spans cultural institutions and civic landmarks across continents. His projects include the Neues Museum in Berlin—a restoration that earned the EU Prize for Contemporary Architecture; the James Simon Gallery, where a colonnade extends Museum Island's classical language into contemporary form; Museo Jumex in Mexico City, elevated on columns to connect private collection with the public realm; and the America's Cup Building in Valencia, where stacked horizontal planes frame the Mediterranean.

Each project demonstrates a commitment to context, materiality and architectural restraint that transcends fashion.



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“Architecture is not just about buildings, but about creating a sense of place.”

SIR DAVID CHIPPERFIELD

# THE INTERIORS MODERN SENSIBILITY

RDAI's interior design is defined by the careful calibration of scale, materiality and light. Terrazzo floors and fluted walls structure the space, while glass brick partitions filter light and articulate spatial depth. Sculptural pendant lights animate the volume, scaling the space vertically and reinforcing its architectural presence. Fixed furniture and acoustic ceilings complete the composition.



## Alive in Luminosity

Bringing clarity and precision to every project, RDAI's design process distills spaces to essential forms, layering refined materials and thoughtful details to create interiors that are both inviting and enduring.

Living spaces are calm, intentional, and shaped by light. Floor-to-ceiling glass opens each residence to natural light and sky, while warm woods, soft neutrals and organic textures define a sophisticated interior palette.





## A Culinary Canvas

Kitchens at Miami Design Residences are designed as a place to gather, dine and entertain. Oak and lacquered wood cabinetry with sculptural moldings define the aesthetic. Silestone countertops provide a durable work surface. Curved edges and satin fixtures refine the details. These are focal points where cooking and conversation converge.







## Fluid Serenity

The bathrooms at this property function as private retreats. Natural oak millwork, fluted glass that diffuses light, micro-ceramic walls and stainless-steel fixtures define the space.

Sinks and tubs are paired with specialty hardware and porcelain wall tiles. Spaces designed for both daily ritual and relaxation.





Thoughtfully curated by RDAI, a world-class suite of amenities and services supports wellness and connection. The fitness center, private training studio, sauna, steam room, cold plunge, jacuzzi and rooftop pool provide spaces for movement and recovery.

Shared spaces include a Screening Room, Catering Kitchen and Children's Playroom while à la carte services — from house-keeping to chauffeur — elevate daily life effortlessly.

Resort-inspired offerings including a spa, two restaurants, one bar and patisserie — transforming this property into a comprehensive ecosystem of exceptional experiences.







Holistic wellness takes center stage with a comprehensive fitness center and private training studio designed for focused workouts. Beyond cardio and strength training, the amenities at Miami Design Residences encompass a complete spectrum of recovery and restoration. A sauna, steam room, cold plunge and jacuzzi provide spaces for recovery and restoration. Separate men's and women's locker rooms ensure privacy and comfort.



## Rooftop Pool

The rooftop pool of 70' x 15' offers a new perspective on downtown Miami. Deck spaces and terraces overlook the Intracoastal Waterway and South Beach. Lush greenery offers distinctive retreats along the rooftop terrace, accommodating private functions and informal gatherings from sunrise to sunset.

Together, the Level 3 and Rooftop Pool terraces offer approximately 15,300 SF of resident-exclusive outdoor space, complemented by an additional terrace that's shared with the hotel.





## An Unrivaled Suite of Amenities & Services

### MIAMI DESIGN DISTRICT RESIDENCES

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Entertaining Suite with Adjacent Terrace

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Rooftop Pool (70' long by 15' wide)

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Shaded Seating Areas

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Children's Playroom (approx 350 sq ft)

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Fitness Center

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Private Training Studio

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Cold Plunge

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Sauna

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Steam Room

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Jacuzzi

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Locker Rooms

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Salon Suite for à la Carte Salon Services

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Yoga / Pilates Room (approx 460 sq ft)

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Treatment Room

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Relaxation Lounge (approx 460 sq ft)

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Golf Simulator & Screening (approx 280 sq ft)

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Lounge & Party Room (approx 1,000 sq ft)

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Meeting Room (approx 350 sq ft)

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Garden & Courtyard

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Catering Kitchen

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Roofdeck with Outdoor Shower & Cabanas (4)

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### HOTEL & SHARED AMENITIES

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Spa with à la Carte Services and Steam, Cold Plunge and Jacuzzi

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In-Building Food and Beverage, Including Two Restaurants,  
One Bar and a Patisserie

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### À LA CARTE SERVICES

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Pantry Stocking

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Housekeeping

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Dog Walking

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Babysitting

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Personal Training

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Car Detailing / Cleaning

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Laundry, Dry Cleaning, Tailoring & Shoeshine Services

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Chauffeur

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A magnet for visionaries and vanguards alike, the Miami Design District is emerging as one of the world's most dynamic enclaves of fashion, art and high design.

Here, European legacy brands neighbor experimental ateliers. Public plazas function as open-air galleries where monumental art and architecture encourage discovery. For those in the know, the district attracts established designers and independent creators alike.



## An Urban Oasis

A carefully composed neighborhood spanning less than one square mile, the Miami Design District stands as a masterwork of urban planning — where contemporary architecture is punctuated by flourishing greenery and luscious orchid groves.



## Where Culture Thrives

Home to more than 130 art galleries, showrooms, architecture studios, antique dealers and cultural spaces, the Miami Design District spans NE 36th to 43rd Streets, between North Miami Avenue and Biscayne Boulevard — a rare concentration of creative energy within just a few walkable blocks.



## An Exclusive Enclave

A short stroll around the locale reveals flagship boutiques from Dior, Gucci, Louis Vuitton, Prada and Saint Laurent in addition to design showrooms from Minotti, Poliform and Poltrona Frau. Two Michelin Guide restaurants by Joël Robuchon and celebrated eateries by award-winning chefs ensure world-class dining is only moments away.



This is so much more than simple proximity to the now and the next—it's complete cultural immersion at Miami's most refined address.



# THE VISIONARIES

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## LEAD DESIGNER

### DAVID CHIPPERFIELD ARCHITECTS

Founded in 1985, David Chipperfield Architects has developed an international reputation for expertise in design process and for the enduring quality of its projects. Grounded in a commitment to social and environmental sustainability, the firm ensures its buildings contribute meaningfully to quality of life.

David Chipperfield Architects has won more than 100 international awards, including the RIBA Stirling Prize and the Mies van der Rohe Award. Among the accolades David Chipperfield Architects has received are a knighthood for services to architecture and the 2023 Pritzker Architecture Prize, in recognition of a lifetime's work.

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## INTERIOR DESIGN

### RDAI

RDAI works to transcend the boundaries between architecture, interior architecture and design. RDAI's distinguishing characteristic is its conceptual approach, which involves considering the context, culture and time into which a project is to be born.

The unique character of each of their creations is the result of pure lines, meticulous attention to detail and supreme craftsmanship. Materiality and sensitivity are at the heart of their artistic approach, both in their relationship with materials and the artisans.

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## LANDSCAPE

### PERRY GUILLOT INC.

Perry Guillot Inc. is a landscape architecture firm in Southampton, New York, specializing in design commissions for private clients and historic properties.

Collaborating with architects both modernist and traditionalist — the firm's work shuns stylistic constraints and design trends and is guided more strongly by a site's environmental context and cultural history. These designed landscapes strive for a heightened essence while offering a decided preference for scale and form over textured seasonality.

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## SALES & MARKETING GROUP

### CORCORAN SUNSHINE

With over 30 years of experience in marketing and collective sales in excess of \$58 billion, Corcoran Sunshine Marketing Group is the recognized industry leader in the planning, design, marketing, and sale of luxury residential development. The company offers unparalleled marketing expertise with the additional benefit of The Corcoran Group and its international affiliates' powerful distribution network.

Representing properties throughout the United States and in select international locations, Corcoran Sunshine Marketing Group's portfolio contains a curated collection of the world's most desirable new addresses.



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EXCLUSIVE SALES & MARKETING AGENT: CORCORAN SUNSHINE MARKETING GROUP

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