

An architectural rendering of a modern multi-story residential building named Villa 17 in Miami Beach. The building features a white facade with vertical perforated panels and balconies with glass railings. The roof is covered in greenery. The scene is set in a sunny, tropical environment with palm trees and a clear blue sky with light clouds. In the foreground, there is a paved street with a crosswalk and several people walking. A low green hedge runs along the sidewalk.

Villa 17

MIAMI BEACH



1. **Villa17**
MIAMI BEACH

2. Lincoln Road

3. Miami Beach
Botanical Garden

4. Miami Beach
Convention Center

5. Future Hyatt
Convention Hotel

6. Atlantic Ocean &
South Beach

Comprised of just 10 meticulously designed townhomes, Villa17 will offer discerning buyers an unparalleled blend of sophistication and city living in the heart of South Beach, walking distance to Lincoln Road, the beach and Sunset Harbour.





1. **Villa17**
MIAMI BEACH

2. Lincoln Road 3. Sunset Harbour 4. Venetian Causeway & Venetian Islands 5. Wynwood & Design District
6. Edgewater 7. Downtown 8. Brickell 9. Trader Joe's 10. Anatomy Gym

Villa 17 will offer three distinct design options as well as customizable features, complemented by top-of-the-line finishes and fully furnished interiors, embodying the epitome of turnkey luxury living.

Each townhome's standard features are inclusive of a two-car climate controlled garage, elevator to all five living levels, move-in ready finishes and rooftops prepared for outdoor living.















INTERIOR FEATURES

- Four levels of interior living + rooftop terrace
- 3,391 - 3,438 SF of interior space
- 4 bedrooms + 4.5 bathrooms
- 10-ft ceilings with exquisite finishes
- Interior elevator from garage to rooftop
- Poliform, Molteni & C, or Yodezeen kitchens
- Stone countertops in kitchen & bathrooms
- Miele appliance package & coffee system
- Integrated wine refrigerator
- Poliform closets in primary bedroom
- Indirect lighting in kitchen & primary bathroom
- Smart dimmer switches
- Pre-wired for smart home automation
- Base security, camera & Ring system
- Bathrooms designed by Antoni Lupi
- Toto toilet in primary bathroom
- Premium plumbing fixtures
- Wood or porcelain flooring selections

UPGRADES AVAILABLE FOR PURCHASE

- Bespoke turn-key furniture package
- Premium, fully-custom turn-key option by Yodezeen
- Interior customization options
- Rooftop design options
- Amenity package options
- Smart home automation
- Smart controlled shades & blackouts

NEIGHBORHOOD FEATURES

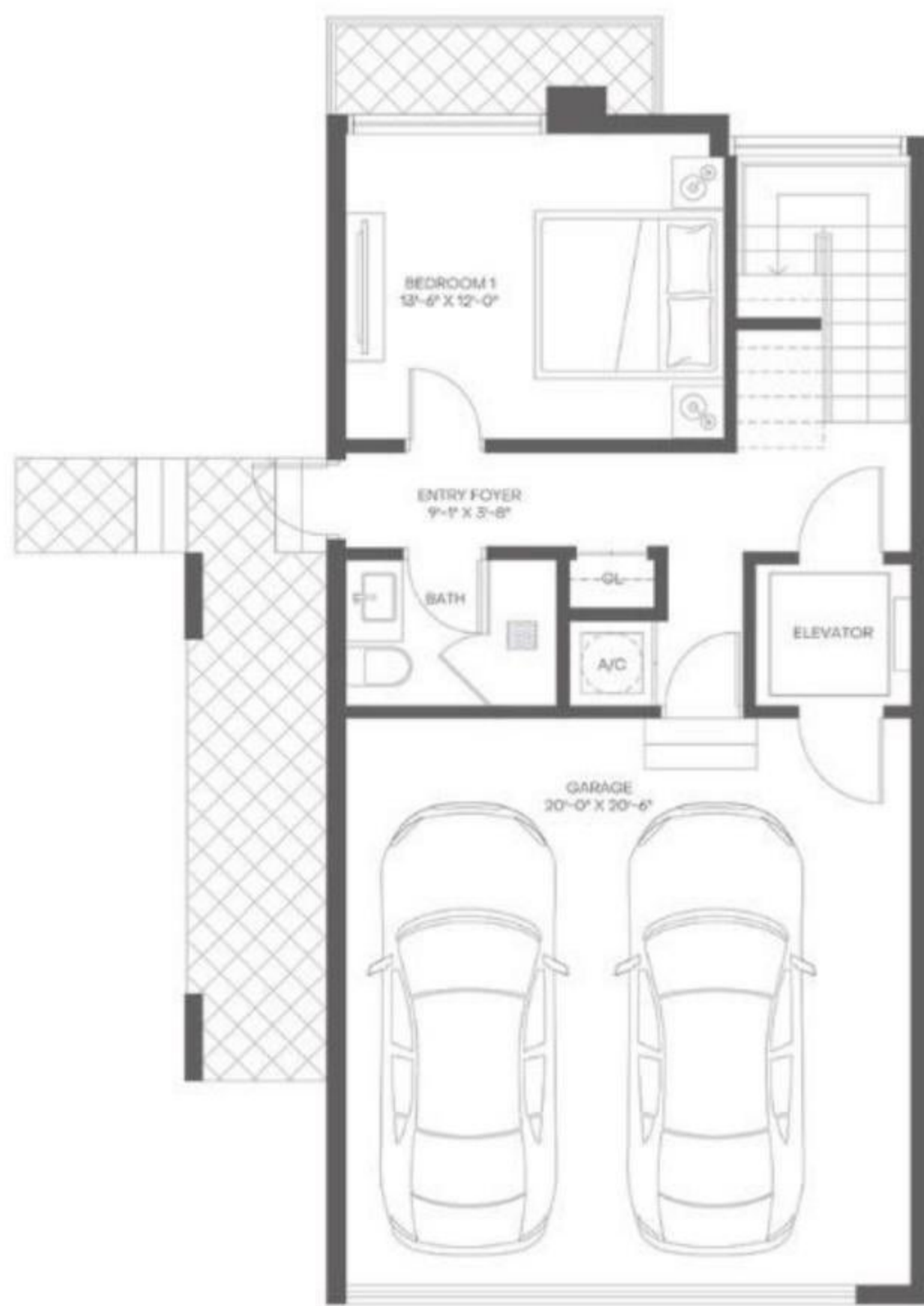
- Located in Miami Beach, on the corner of 17th Street & Jefferson Avenue
- Situated a block from Lincoln Road and minutes from Sunset Harbour and the ocean



Villa17

MIAMI BEACH

Level 1



Level 2



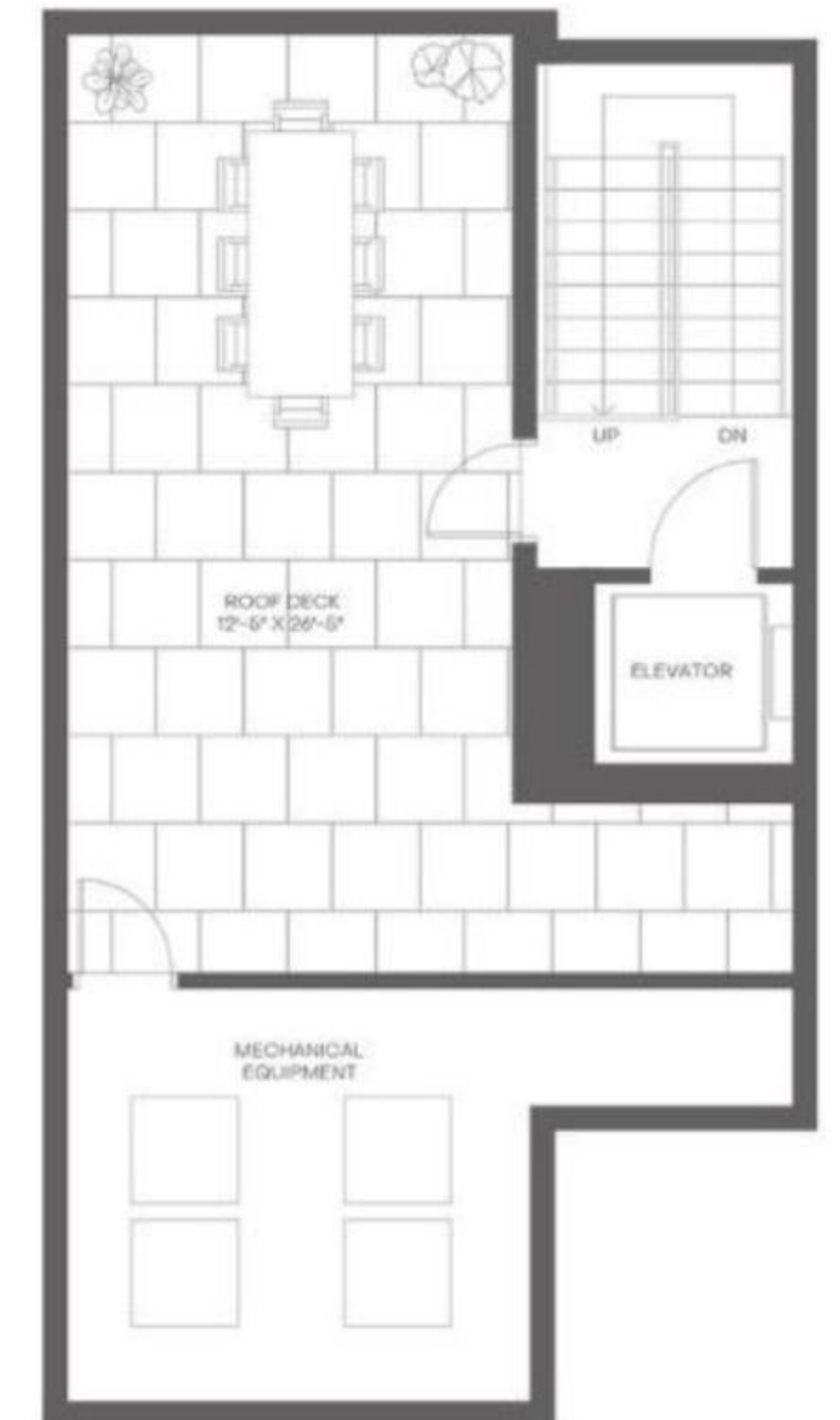
Level 3



Level 4



Level 5



Villa A

4 Bedrooms
4 Bathrooms
Powder Room

Interior: 3,438 sq. ft. | 319 sq. m.
Exterior: 1,028 sq. ft. | 96 sq. m.
Total: 4,466 sq. ft. | 415 sq. m.

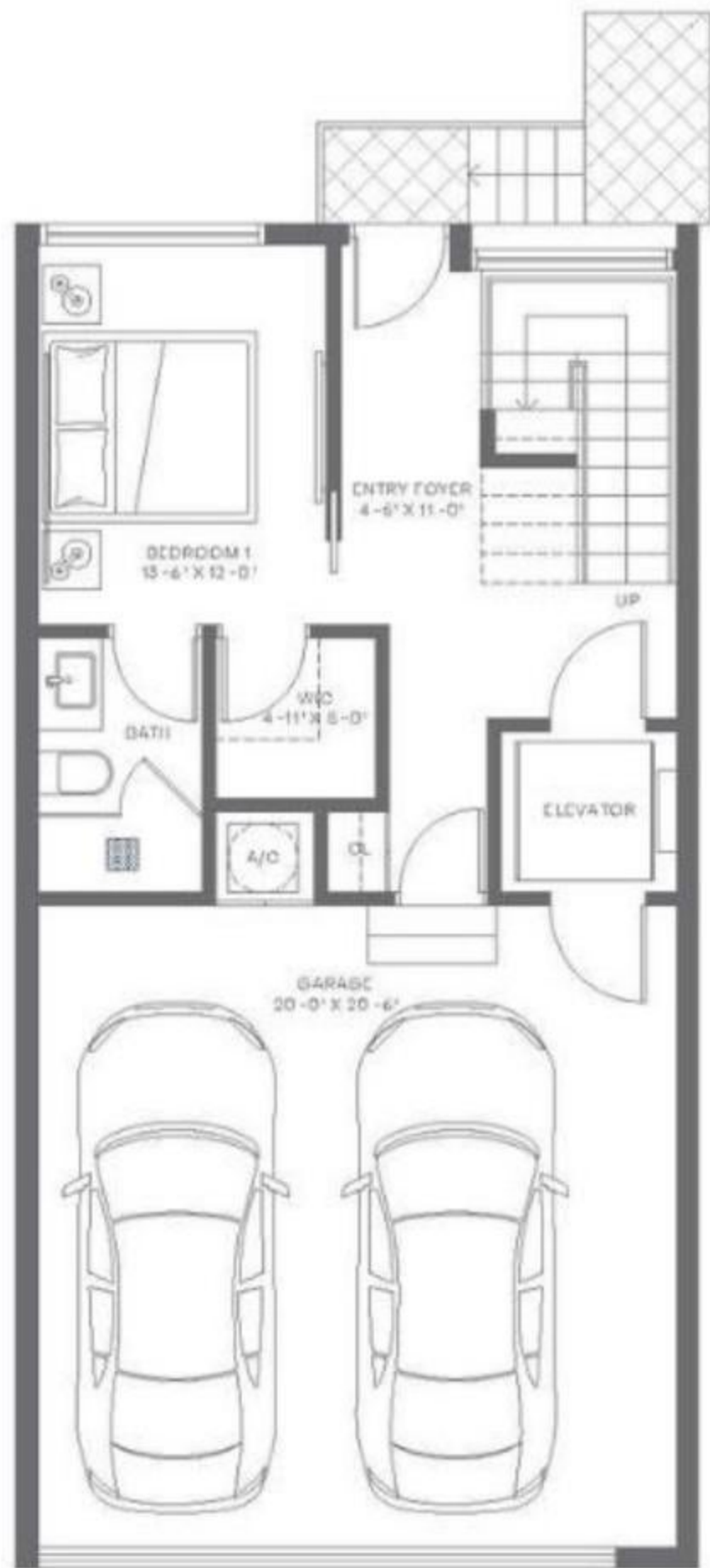
Elevator to All Levels
2-Car Garage
Balconies on Various Levels
Rooftop Deck

Walk-In Closets in All En-Suites
Walk-In Pantry
Laundry Room
Wet Bar in Primary Suite

Villa17

MIAMI BEACH

Level 1



Level 2



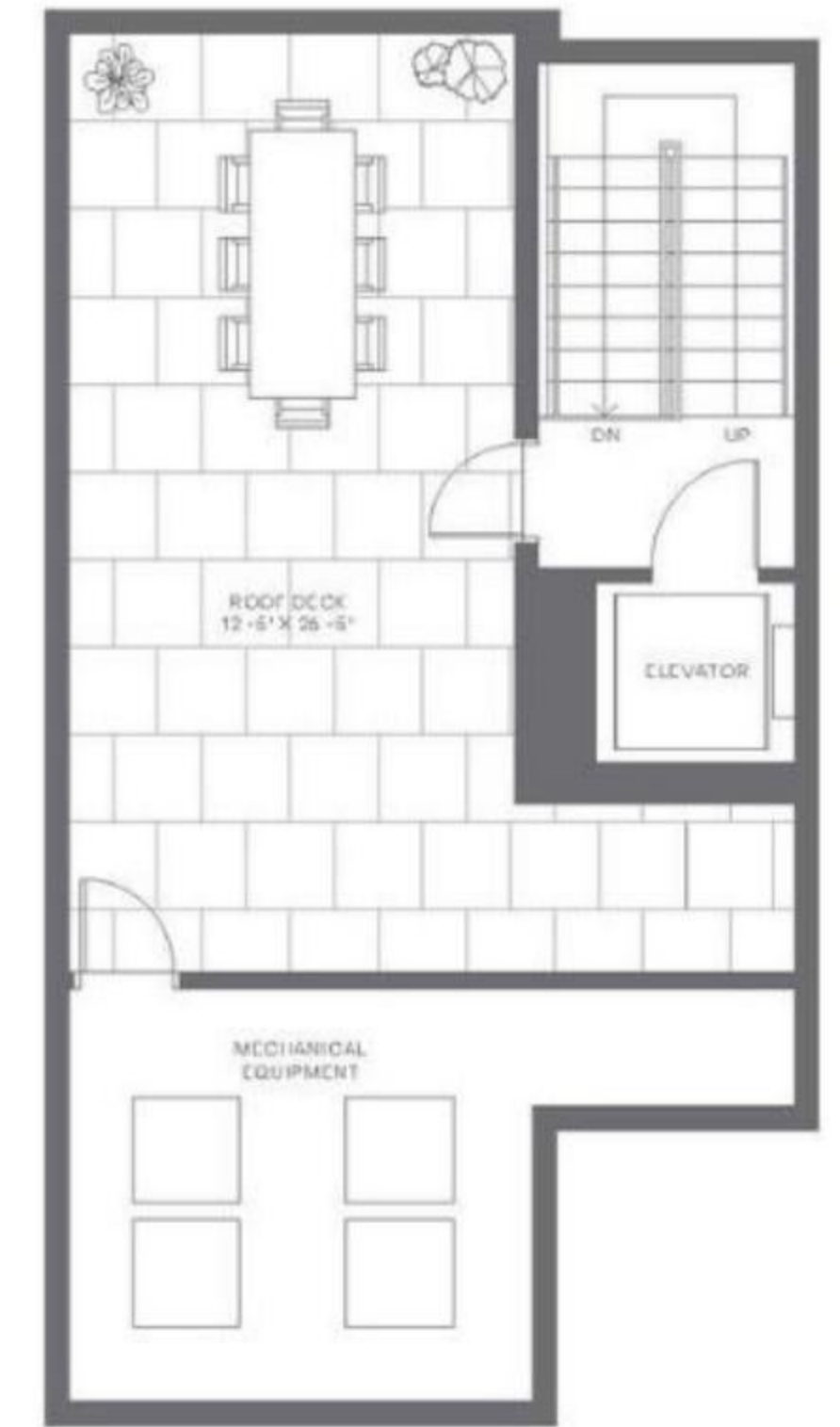
Level 3



Level 4



Level 5



Villa B

4 Bedrooms
4 Bathrooms
Powder Room

Interior: 3,391 sq. ft. | 315 sq. m.
Exterior: 912 sq. ft. | 85 sq. m.
Total: 4,303 sq. ft. | 400 sq. m.

Elevator to All Levels
2-Car Garage
Balconies on Various Levels
Rooftop Deck

Walk-In Closets in All En-Suites
Walk-In Pantry
Laundry Room
Wet Bar in Primary Suite



Four spacious bedrooms, three with en-suite bathrooms, offer ultimate comfort and privacy. The master suite features a grande glass-enclosed shower + soaking tub, a generous walk-in closet, and a private balcony.



















MEET THE TEAM



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Managing Partner & Vice President



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