

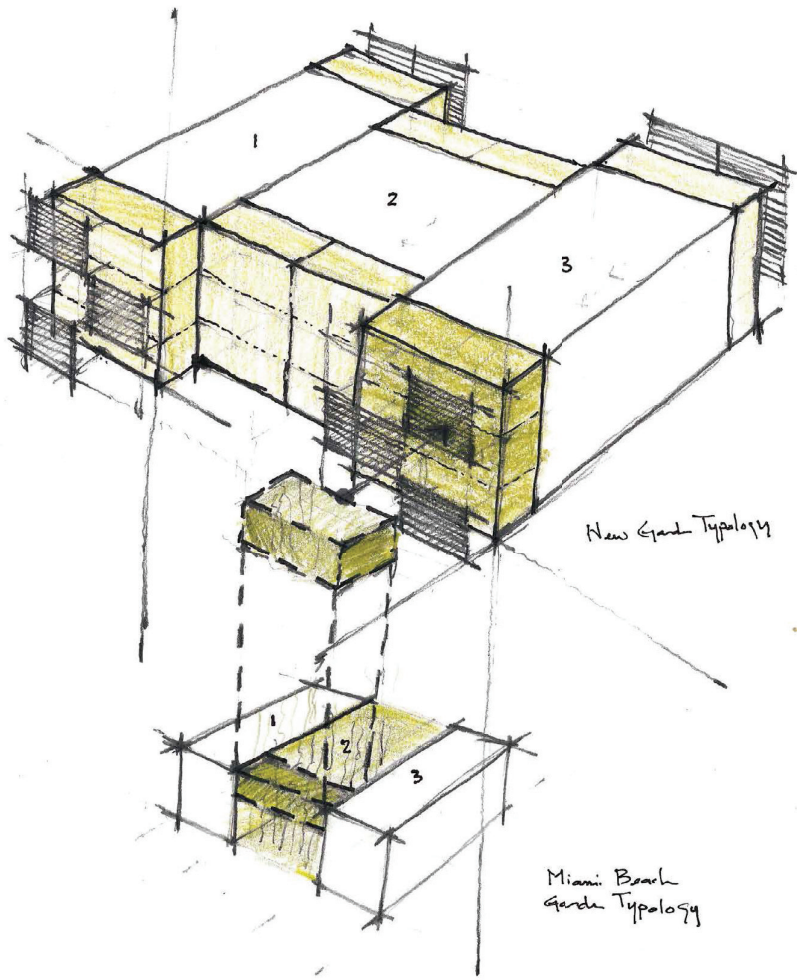
LOUVER
HOUSE

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



"DESIGNED TO BE A PART OF ITS ENVIRONMENT, LOUVER HOUSE EMBRACES THE TROPICAL QUALITIES
OF THE SOUTH OF FIFTH NEIGHBORHOOD AND REINTERPRETS THEM FOR CONTEMPORARY LIVING."

– RENE GONZALEZ, ARCHITECT



New Garden Typology

Miami Beach
Garden Typology

WITHIN THIS BOUTIQUE PROPERTY, 12 SPACIOUS RESIDENCES THAT ARE ACCESSED BY PRIVATE ELEVATORS
FEATURE THE FINEST INTERIOR DESIGN WITH OVERSIZED PRIVATE TERRACES AND LUSH GARDENS
EXTENDING THE LIVING SPACE OF EVERY RESIDENCE TO THE OUTDOORS.

Airy and contemporary, yet beautifully private, Louver House captures the spirit of South of Fifth.
The neighborhood's characteristic tree-lined streets and lush gardens are reimagined here
in generously sized private terraces and gardens as well as a landscaped rooftop pool
terrace and dining areas.

SEE LEGAL DISCLAIMERS ON BACK COVER



ARTIST'S CONCEPTUAL RENDERING



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FROM THE LOBBY'S ORIGINAL WORKS OF CONTEMPORARY ART TO
THE FINEST FINISHES AND HIGHEST QUALITY CRAFTSMANSHIP OF THE RESIDENCES,
LOUVER HOUSE OFFERS A TRULY SOPHISTICATED AMBIANCE.

Amenities

- Gated entry
- Secured garage parking
- 24 hour security video surveillance
- State-of-the-art fitness center
- Outdoor yoga studio
- Rooftop garden infinity-edge pool deck
- Full time residential manager
- Wi-Fi/high speed Internet access in common areas
- Electric vehicle charging station in select locations

Residences

- Ornate kitchen cabinets with quartz countertops
- High end designer bathroom fixtures
- Sub-Zero and Wolf appliances
- Electrolux washer and dryer
- Elegant floating designer bathroom vanities
- Frameless, glass-enclosed showers
- 13 feet deep by 37 feet wide private terraces with glass railings on select residences (up to 531 square feet of outdoor living)
- Spacious, walk-in closets
- Smart-technology ready
- 8 foot solid core doors throughout
- Sound insulated walls throughout

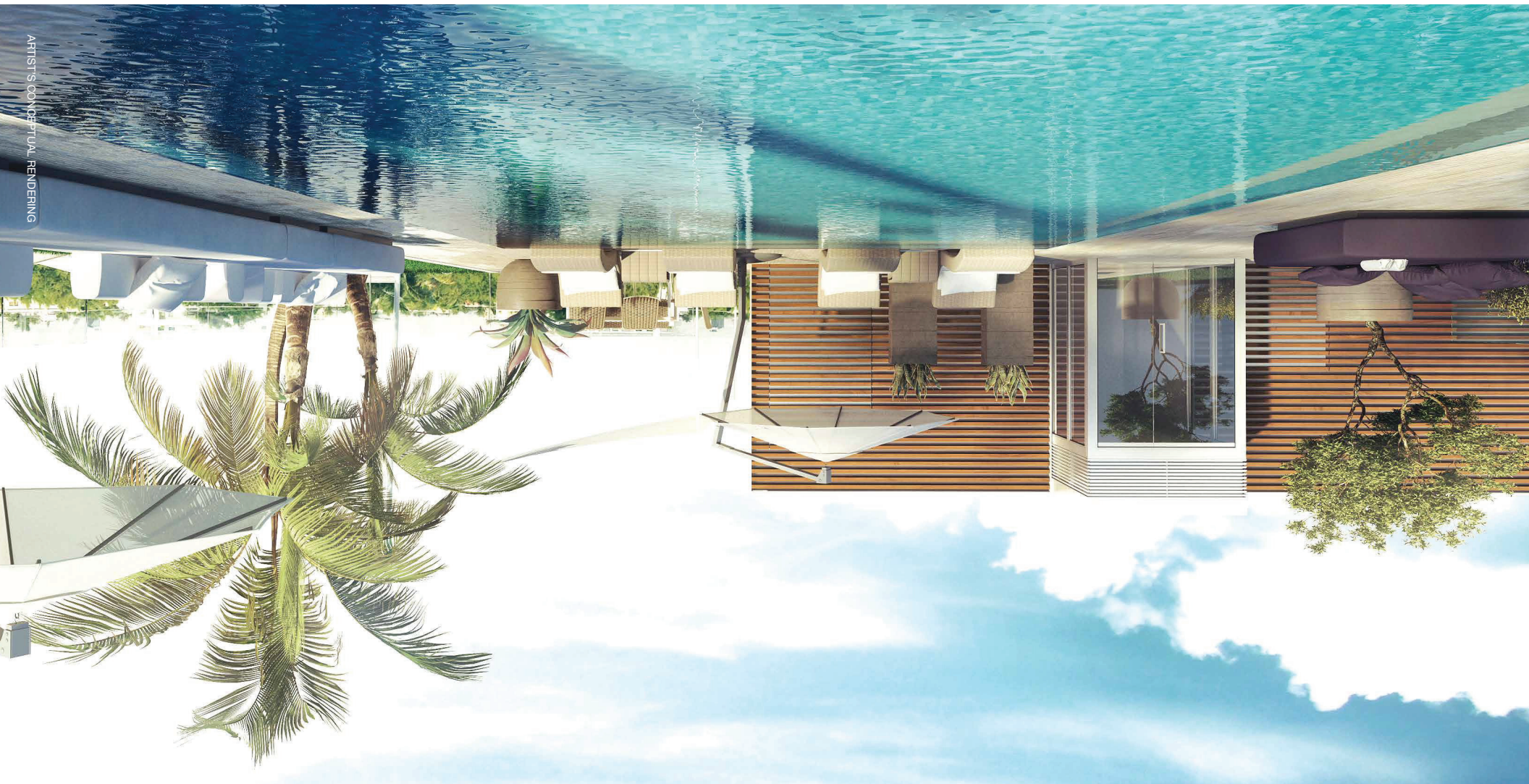
- Spacious, flow-through open floor plans with 10 foot ceilings
- Private rooftop terraces and spas for select penthouse residences
- Floor-to-ceiling energy efficient windows
- Private high-speed elevators
- Two covered parking spaces per residence
- Pet friendly building

Location

- Exclusive South of Fifth location
- Steps from the beach
- Steps from the most exclusive restaurants in Miami Beach

ON THE LUSHLY LANDSCAPED ROOFTOP TERRACE, RESIDENTS ENJOY A CONTEMPORARY
INFINITY-EDGE POOL AND RELAXING LOUNGE AREAS OVERLOOKING THE TREE-LINED STREETS OF SOUTH OF FIFTH.

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ARTIST'S CONCEPTUAL RENDERING

Louver House is just minutes away from Miami Beach's premier marinas, providing residents with the luxurious convenience of keeping their private vessels nearby or chartering yachts or sailboats for a day of leisure with friends and family on the Atlantic Ocean. The marinas also offer jet skis, arrange sport-fishing adventures, and provide water taxi service to the excitement of Downtown Miami.

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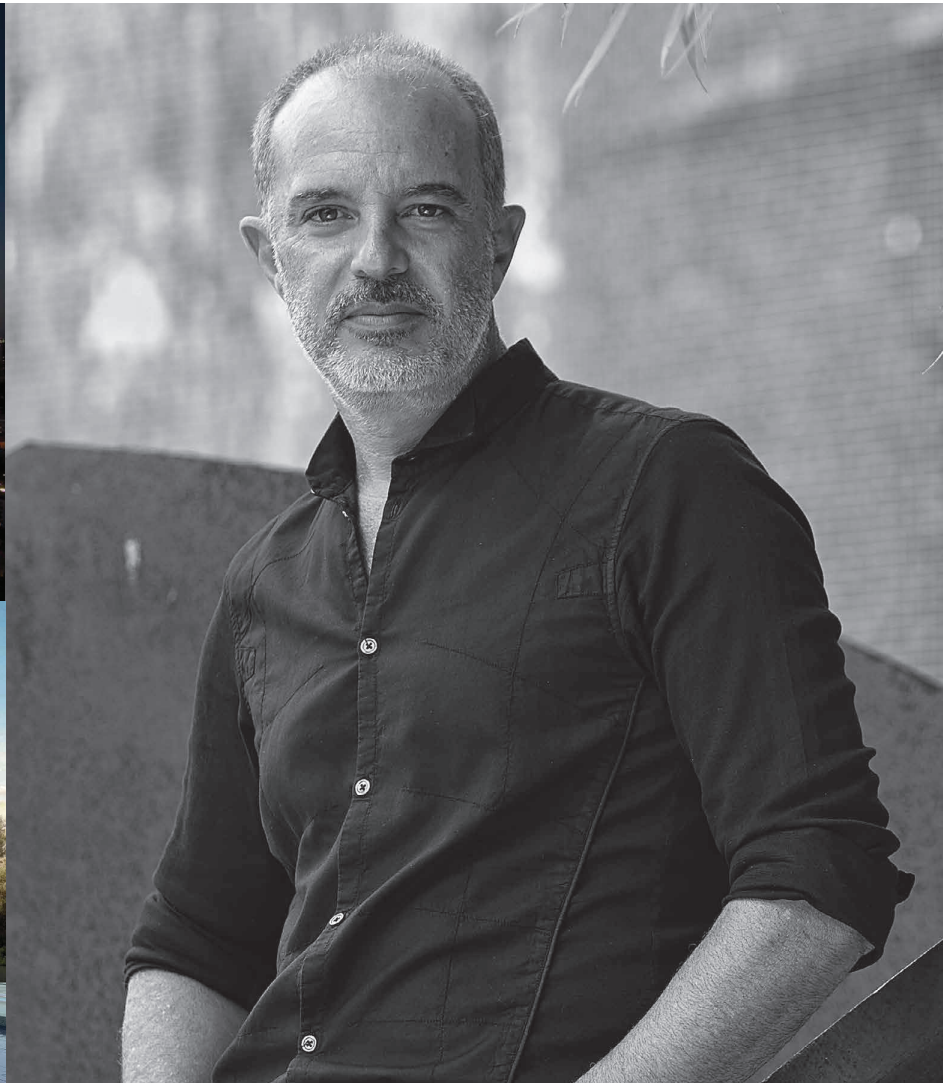
South Beach's South of Fifth neighborhood offers elegant restaurants and shops, the natural beauty of South Pointe Park, and the luxurious convenience of private marinas. Just minutes away, residents have access to the best of Miami, including internationally renowned arts, culture, and entertainment venues providing endless enjoyment all year-round.



RENE GONZALEZ ARCHITECT CREATES WORK THAT IS INFLUENCED BY EXTERNAL FACTORS INCLUDING SKY, WATER,
AND VEGETATION TO DESIGN BUILDINGS THAT ARE INEXORABLY LINKED TO THE CULTURAL AND NATURAL
ENVIRONMENT BEYOND THEIR PHYSICAL BOUNDARIES.

RGA has been featured in more than 200 national and international publications.
Rene is the only architect in the last 50 years to be honored twice by the National AIA
for projects in Miami. Additionally, AIA Miami recently presented him with its
Silver Medal for Design and named the office as Firm of the Year.

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INTERNATIONALLY ACCLAIMED ARTIST MICHELE OKA DONER IS RENOWNED FOR NUMEROUS
PUBLIC ART INSTALLATIONS, INCLUDING A NEARLY MILE-LONG BRONZE AND MOTHER OF
PEARL INLAID CONCOURSE AT MIAMI INTERNATIONAL AIRPORT.

Michele Oka Doner's art is fueled by a lifelong study and appreciation of the natural world.
Her work has been acquired by major museums and private collections including the Metropolitan
Museum of Art; the Art Institute of Chicago; La Musée des Artes Décoratifs at the Louvre;
the Wolfsonian-FIU in Miami Beach; and the Perez Art Museum Miami.

"I WANTED TO DEVELOP A LUXURY RESIDENTIAL BUILDING THAT IS ELEGANT, WARM, AND FORWARD THINKING.
A DESIGN WITHOUT COMPROMISE THAT REFLECTS THE VIBRANCE AND CHARM OF MIAMI'S
EXCLUSIVE SOUTH OF FIFTH NEIGHBORHOOD."

– CAMILO MIGUEL JR.

MAST CAPITAL

Mast Capital, led by CEO Camilo Miguel Jr., is a Miami Beach-based real estate development and investment firm that looks to acquire, enhance, and develop properties across various asset classes. Mast has established itself as a leading investor and developer of high-end residential, hospitality, office, and retail projects, with a particular focus in high barrier to entry markets. Mast employs a sophisticated team with distinctive talents and abilities that enables the company to execute its singular vision of delivering excellence in its investments and projects.

SAVINO & MILLER DESIGN STUDIO

Savino & Miller Design Studio provides professional consulting services in landscape architecture, architecture, urban design, and planning. The studio's strength lies in its multidisciplinary experience and collaborative approach to spatial design. Its work includes projects in urban design; streetscape design; site and community planning; residential, commercial, hotel/resort design; and park design. With a strong belief that the purpose of design is to improve the quality of life, its work is based on the creative exploration of ideas, merging function with the kinetic and potential essence of site. It brings projects to fruition with imagination, ecological sensitivity, and a clear understanding of the pragmatic.

BERMELLO AJAMIL & PARTNERS

Founded as an architectural practice in 1939, Bermello Ajamil & Partners (B&A) grew through successive partnerships that broadened its range of services. Under the leadership of principals Willy Bermello, AIA and Luis Ajamil, PE, B&A has become a leading A/E firm, recognized internationally for outstanding design and exceptional performance in project management. From project inception through completion, the principal-in-charge and project manager guide each project, assuring accountability and continuity in communication, management and design. We work together with our clients to set realistic goals and plan efficient, flexible work programs to meet project needs.

