



GRANPARAISO

— ON THE BAY —

BY PIERO LISSONI

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EXTRAORDINARY WORKS OF ART BY

PABLO ATCHUGARRY

FRANK STELLA

DAVID HAYES

VIK MUNIZ

ALEX KATZ

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.



Soaring high above Biscayne Bay,
Paraiso's final and most magnificent luxury condominium tower.

The ultimate country club lifestyle with views beyond
your imagination.



“IMAGINE THE BEST IN
CONTEMPORARY EUROPEAN
DESIGN, A CURATED ART
COLLECTION, AND
SPECTACULAR AMENITIES
IN A LUSHLY LANDSCAPED
BAYFRONT LOCATION...
THIS IS THE VISION WE
HAVE BROUGHT TO LIFE AT
GRANPARAISO”

JORGE M. PÉREZ

ARTIST'S CONCEPTUAL RENDERING

SEE LEGAL DISCLAIMERS ON BACK COVER



DEVELOPMENT BY THE RELATED GROUP



CREATORS OF GREAT NEIGHBORHOODS

Founded in 1979 by Jorge M. Pérez, The Related Group is the nation's leading developer of multifamily residences and is one of the largest Hispanic-owned businesses in the United States. Under his direction, as well as the leadership of Carlos Rosso, President of the Condominium Development Division, The Related Group and its affiliates have redefined the South Florida landscape and catalyzed the transformation of some of its most captivating neighborhoods. Following on its success with the reinvention of South of Fifth in South Beach, Brickell and Downtown Miami, The Related Group is now bringing its signature vision for the creation of lifestyle-driven communities to Edgewater.



01



02



03



04

01. Icon Brickell, 2009
475 Brickell Ave. Miami, FL 33131
Tower 1: 57 Stories, 713 Units
Tower 2: 57 Stories, 561 Units
Tower 3 Viceroy Hotel: 50 Stories, 520 Units

02. Murano Grande, 2003
400 Alton Rd. Miami Beach, FL 33139
37 Stories, 270 Units

03. Apogee, 2007
800 South Pointe Dr, Miami Beach, FL 33139
22 Stories, 67 Units

04. Icon Bay, May 2015
460 NE 28th St. Miami, FL 33137
43 Stories, 299 Units

The Related Group's developments are often distinguished by groundbreaking partnerships with world-renowned architects, interior designers, and artists, resulting in residential properties that are recognized as urban landmarks. The company's most recent distinctive properties in South Florida include One Ocean and Marea in South Beach, SLS Brickell Hotel & Residences, SLS Lux, Brickell Heights and Millecento in Brickell, and IconBay in Edgewater. Related and its leadership are committed to creating developments that energize cities, celebrate innovative architecture, and foster vibrant new ways to live in the most dynamic emerging and undiscovered neighborhoods.

RESIDENTIAL INTERIORS & AMENITY SPACES BY PIERO LISSONI



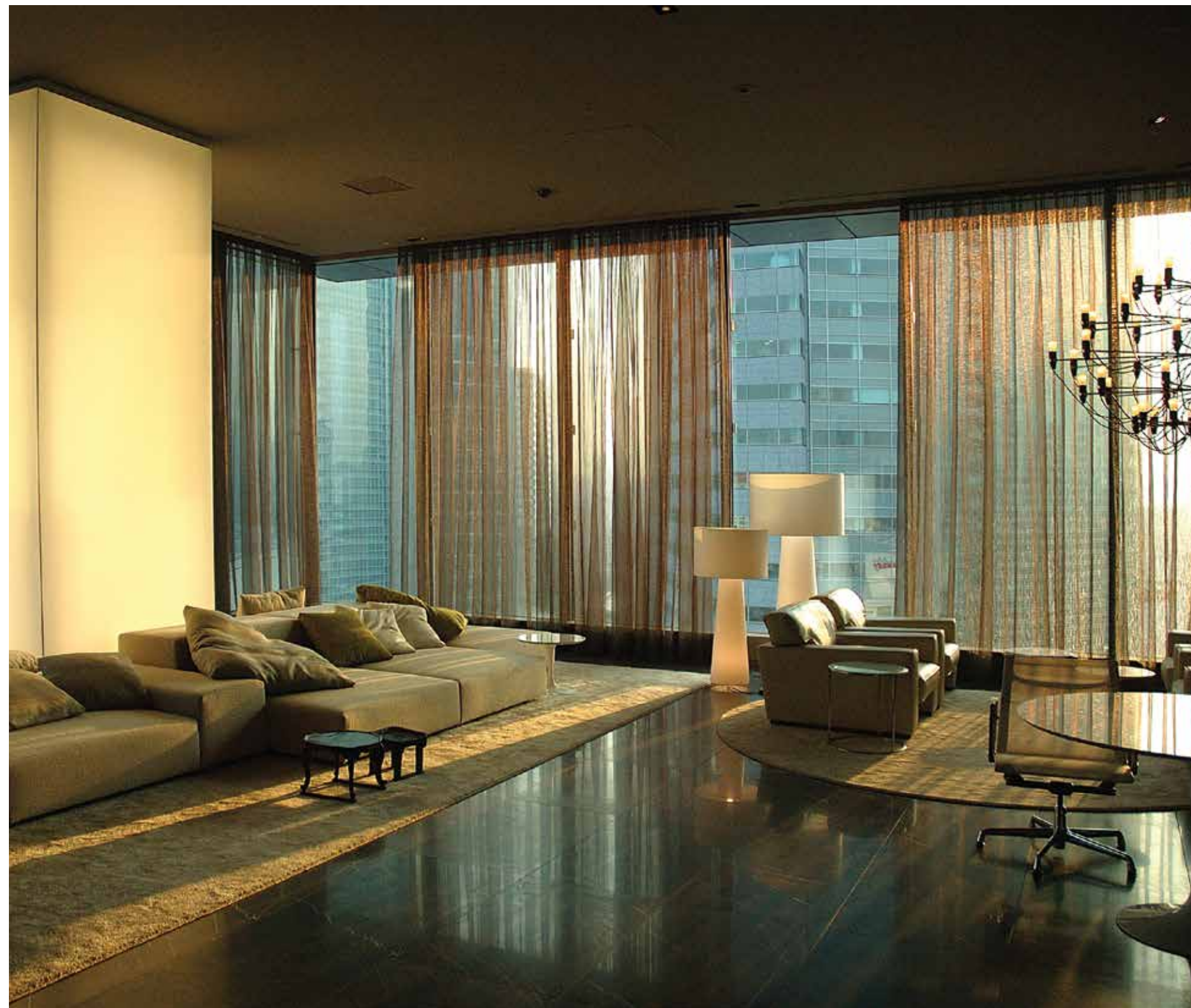
Italian designer and architect Piero Lissoni is internationally renowned for the design of hotels, residential complexes, corporate headquarters, yachts, and lifestyle products. Lissoni, whose work is sophisticated and elegant, precise in every detail, never overwhelming, and always versatile, likes to integrate the many different layers of life. Lissoni has collaborated with the most notable furniture and design companies in the world. His clients include Alessi, Boffi, Cappellini, Cassina, Flos, Fritz Hansen, Glas Italia, Kartell, Lema, Living Divani, Matteograssi, Poltrona Frau, and Tecno.

“LIFE DEFINES THE SPACE;
AND LIFE MEANS YOUR
CULTURE, YOUR SOUL,
YOUR NOISE, YOUR SILENCE”

PIERO LISSONI

In 1986, together with Nicoletta Canesi, Piero Lissoni opened the Lissoni Associati studio, initiating a lifelong collaboration with some of the finest Italian and international furniture manufacturers. The studio's many high-profile architectural projects include the Conservatorium Hotel in the Museum Square area in Amsterdam; the Mamilla Hotel in Jerusalem; the Monaco & Grand Canal Hotel in Venice; the Bentley Design Hotel in Istanbul; the Mitsui Garden Hotel in

Tokyo; the Studio M Hotel in Singapore; and the Taj Palace Hotel in Mumbai. In addition to showrooms for Boffi, Cassina, Porro, and Tecno, Lissoni completed the headquarters of Living Divani in Anzano del Parco, the headquarters for Glas Italia and Matteograssi near Milan, and an eight-story edifice for Benetton in Istanbul. He also renovated the historic Teatro Nazionale in Milan for the Dutch group Stage Entertainment.





ARCHITECTURE BY ARQUITECTÓNICA

Arquitectónica is a Miami-based architecture, interior design, and planning firm led by principals Bernardo Fort-Brescia and Laurinda Spear. Working from multiple offices across North America, Latin America, Europe, Asia and the Middle East, the firm designs mixed-use developments, resorts, hotels, luxury condominiums, schools, universities, and museums. The firm's work has been featured in more than 5,000 national and international publications, including Time, Newsweek, Life, Fortune, and Businessweek, as well as numerous professional journals such as Architectural Record, Progressive Architecture, Architectural Design, Domus, Global Architecture, L'Architecture D'aujourd'hui, Abitare, and Häuser.



01. Atlantis, 1982
2025 Brickell Ave. Miami, FL 33129
20 stories, 96 units

02. The Palace, 1981
1541 Brickell Ave. Miami, FL 33129
41 stories, 254 units

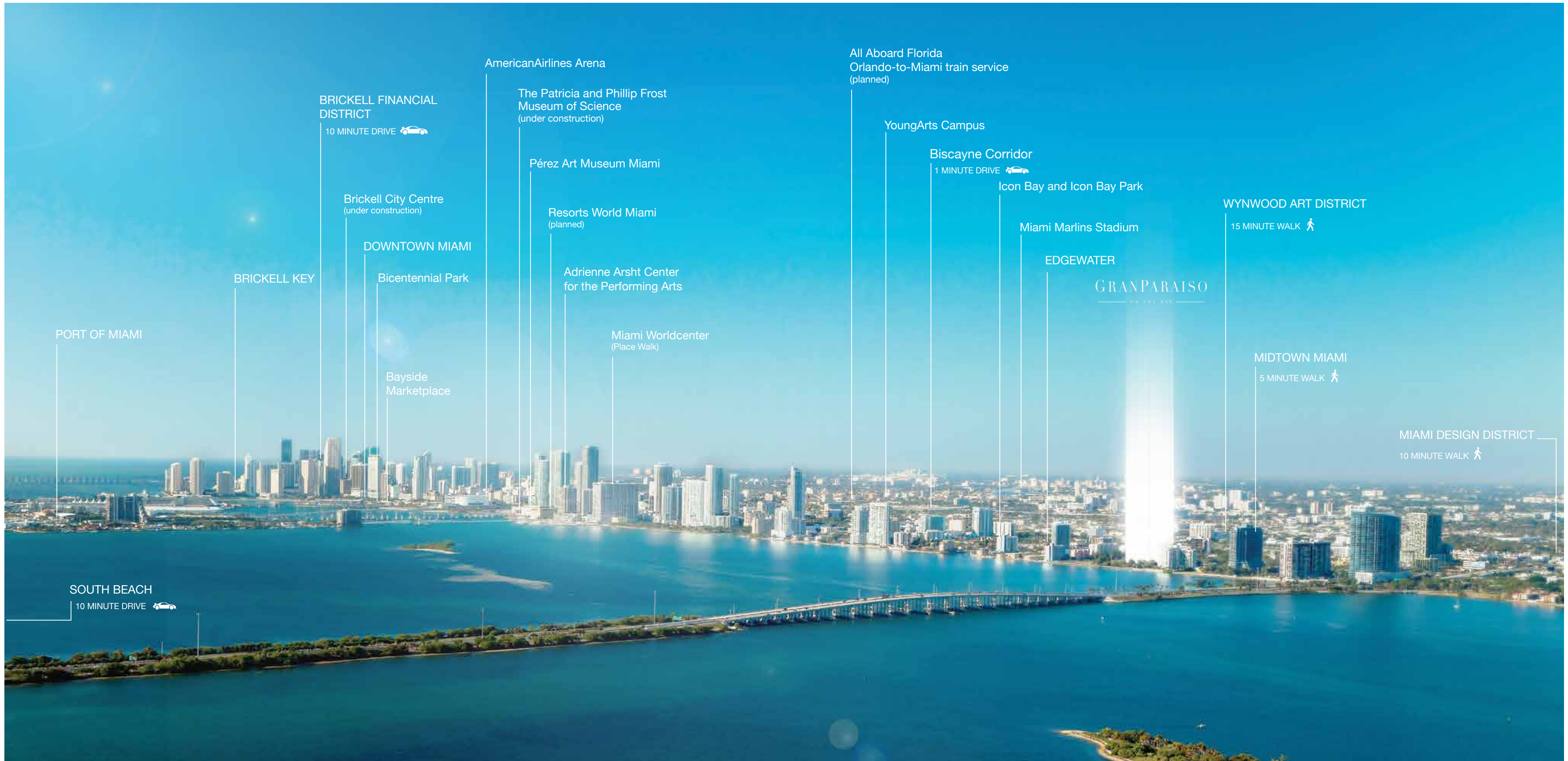
03. AmericanAirlines Arena, 1999
601 Biscayne Blvd. Miami, FL 33132
782,400 SF multipurpose public assembly building
A 20,000-seat indoor arena for basketball, adaptable
for other sports and music events.

Since its founding in 1977, Arquitectónica has won more than 200 awards for its iconic designs as well as numerous American Institute of Architects and Progressive Architecture Design Awards. Fort-Brescia received the 1996 AIA Florida Honor for Design Award, the 1998 AIA Silver Medal for Design Excellence, was honored as a Fellow of the American Institute of Architects in 1992 and was inducted into the Interior Design Hall of Fame in 1999. He is designing prominent buildings in New York, Chicago, Atlanta, Miami, Las Vegas, Los Angeles, San Francisco, Paris, Madrid, Milan, Dubai, Abu Dhabi, Singapore, Hong Kong, Shanghai, New Delhi, and Buenos Aires.



EDGEWATER

Set along the sparkling expanse of the Biscayne Bay waterfront, just minutes from Miami's internationally acclaimed destinations for culture and entertainment, Edgewater is poised to become one of the most coveted residential communities in South Florida.



THE BEST OF MIAMI

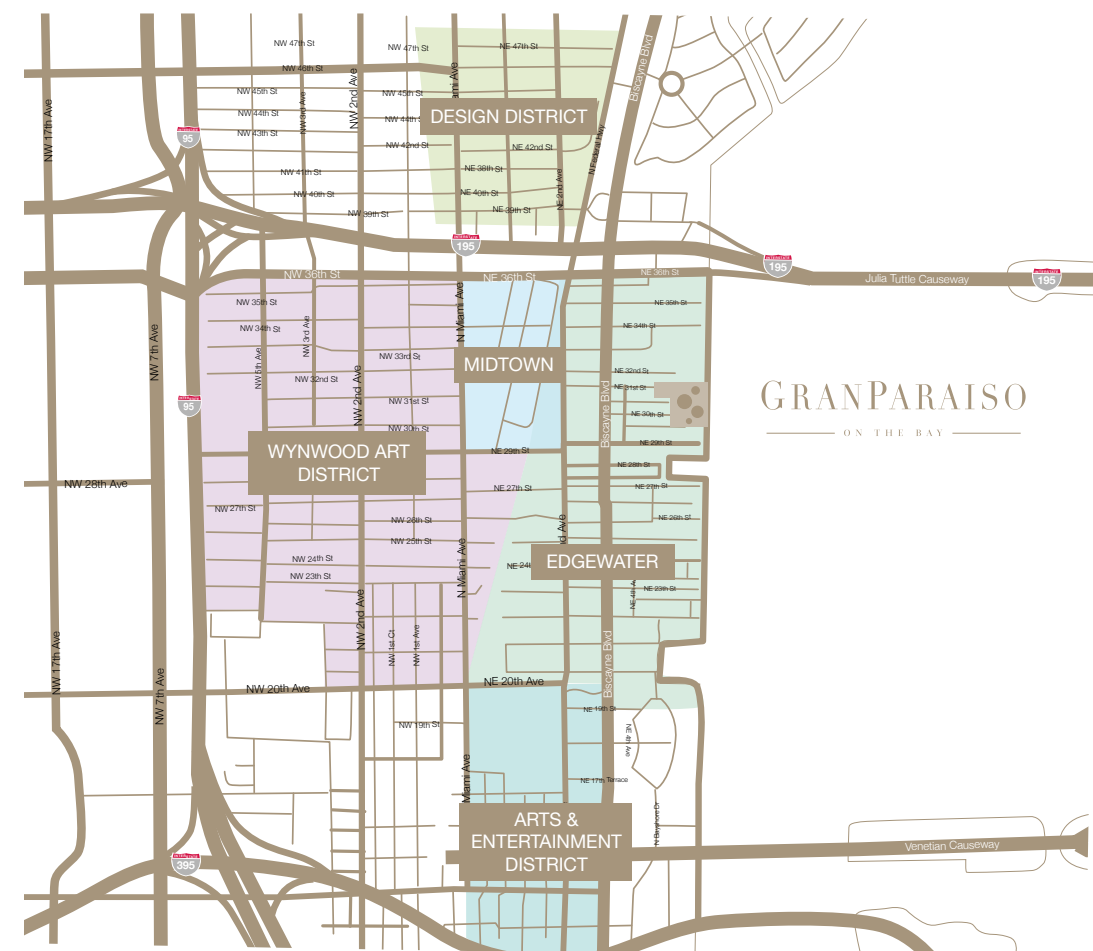
Globally renowned for culture, cuisine, art, entertainment, and design, Miami has emerged as the ultimate destination for a glamorous tropical lifestyle. Residents of GranParaiso will enjoy exceptional access to the best the Magic City has to offer, from prestigious museums and performing arts centers to world-class dining and premier shopping districts for fashion and design.



EXPLORE NEARBY WYNWOOD ART DISTRICT AND THE DESIGN DISTRICT FOR THE BEST OF HIGH FASHION, PROVOCATIVE ART, GLOBAL CUISINE, AND CUTTING-EDGE DESIGN

MIAMI'S HIPPEST NEIGHBORHOODS FOR SHOPPING & DINING

Throughout nearby Wynwood and the Design District, a dynamic mix of luxury retailers, art galleries, cafés, and restaurants cater to those seeking completely unique shopping destinations. From global brands to independent boutiques, the eclectic array of choices offers something for every taste and style.



UNPARALLELED ACCESS TO ALL OF MIAMI

With its extraordinary waterfront location and unparalleled access to Miami's hottest entertainment destinations and most influential business districts, Edgewater is poised to become one of the city's most desired residential neighborhoods. It is just minutes away from Downtown and Brickell, the cultural, financial, and commercial center of South Florida, where the city's top museums, parks, and shopping centers are located, including the Pérez Art Museum Miami (PAMM) in Museum Park, the Adrienne Arsht Center for the Performing Arts, and Brickell City Centre. It is also minutes from the sun-infused splendor of Miami Beach and South Beach, as well as the creative-industry attractions of the Design District and Wynwood. And all of it within ten minutes of the Miami International Airport for supreme ease of traveling to other domestic or international locations.



THE RESIDENCES AT GRANPARAISO

GranParaiso represents a singular opportunity to own a home in the finest and final building in the Paraiso master planned community. Rivaling its spectacular natural setting overlooking Biscayne Bay and Miami Beach over the horizon, GranParaiso is a unique creative accomplishment by some of the world's greatest architects: Bernardo Fort-Brescia, Piero Lissoni, and Enzo Enea.



DRAMATIC SENSE OF ARRIVAL AND BESPOKE INTERIORS BY PIERO LISSONI



Italian designer Piero Lissoni's signature talent for creating luxurious yet elegantly understated interiors touches every aspect of GranParaiso's lobby. From artful lighting to richly textured surfaces in subtle natural tones, it offers a memorable welcome.

White glove service elevates every arrival. The parking valet awaits residents in the porte cochère and the concierge greets them, available to cater to every whim.

PUSH YOUR LIMITS AND WIND DOWN IN AN EXPERTLY APPOINTED FITNESS CENTER AND SPA

The expansive, light-filled fitness center is outfitted with state-of-the-art cardio and weight lifting equipment and a top-of-the line spinning studio. Residents can make the most of South Florida's temperate weather with two dedicated outdoor spaces for yoga and Pilates. The juice bar provides healthy, refreshing treats before and after training sessions.



The spa at GranParaiso brings the best of the world's ancient healing therapies into a luxurious contemporary setting. Separate relaxation salons for men and women each feature a hamman and a hamman shower as well as comfortable chaise lounges and a landscaped garden retreat. A serene private treatment room is available for massage and beauty treatments; another offers a Zen-inspired Watsu pool for aquatic massage therapy.



Enjoy the ultimate indulgence of having a lush tropical yoga retreat at your front door. Surrounded by beautifully landscaped gardens with the soothing sound of the ocean waves in the background, GranParaiso's outdoor yoga studio puts you in touch with the harmony of nature.

A golf simulator offers golf enthusiasts the opportunity to sharpen their skills virtually and the outdoor putting green takes their short game into the fresh air.





GranParaiso brings casual fun to residents' fingertips with recreational venues including a private bowling alley with a lounge area for celebrating with friends. This nightclub-inspired amenity space features dramatic interactive lighting that responds to the action on the lanes, oversized LED screen displays, and a state-of-the-art sound system playing a mix of today's hottest lounge and club tunes. In a nod to Miami's legendary art scene, residents can throw a perfect game with custom designed bowling balls.



ARTIST'S CONCEPTUAL RENDERING

Contemporary architecture with floor-to-ceiling windows and expansive private terraces with glass railings ensure that all residents enjoy enviable views of Biscayne Bay, South Beach, and the ocean.

SEE LEGAL DISCLAIMERS ON BACK COVER



ARTIST'S CONCEPTUAL RENDERING

Residential interiors by Italian designer Piero Lissoni bring rich materials together with clean, modern lines to create homes of exquisitely understated elegance.

SEE LEGAL DISCLAIMERS ON BACK COVER



Spa-inspired master bathrooms feature custom cabinetry and deep soaking bathtubs. Refined details include designer lighting and premium fixtures.



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

SEE LEGAL DISCLAIMERS ON BACK COVER



EXCLUSIVE BAYHOMES

Offering a new twist on resort-style living, a limited collection of ultra-luxurious, four-story bayhomes with direct Biscayne Bay views feature exquisitely finished interiors with private elevators.



GRANPARAISO'S POOL TERRACE
IS THE HEART OF THIS
EXTRAORDINARY COMMUNITY.
IT IS A PLACE TO RELAX,
ENJOY THE COMPANY
OF FRIENDS AND NEIGHBORS,
AND REVEL IN THE BEAUTY
OF THE TROPICS

Designed by award-winning landscape architect Enzo Enea with lush tropical foliage, cool white stone, and dramatic lighting, the pool terrace exudes grandeur and tranquility.



THE SCULPTURE OF RENOWNED ARTIST PABLO ATCHUGARRY

Born in Montevideo, Uruguay, to parents of French Basque and Italian origin, Pablo Atchugarry is an internationally renowned sculptor whose works have been exhibited in more than 80 solo and collective exhibitions worldwide. His works will grace GranParaiso's gardens and plazas as part of its permanent collection, standing as immutable emblems of the community's strength and sophistication.

“I LEARNED TO LOVE MARBLE, TO LISTEN TO ITS VOICE ... I FELT THE PRESENCE OF GIANTS”

PABLO ATCHUGARRY

After experimenting with a variety of materials early in his career, Pablo Atchugarry adopted marble as his primary medium, variously using Italian Carrara, rose-colored marble from Portugal, and occasionally black marble from Belgium. Abstract and numinous, massive and delicately carved, his sculptures are reflections on the intervention of the spiritual in everyday life. Widely traveled, Atchugarry has taken inspiration from a variety of artists and traditions, including 20th century Latin American art, the Constructivist tradition founded by Joaquín Torres García, the Muralist school in Mexico, and modernists Constantin Brancusi and Henry Moore.



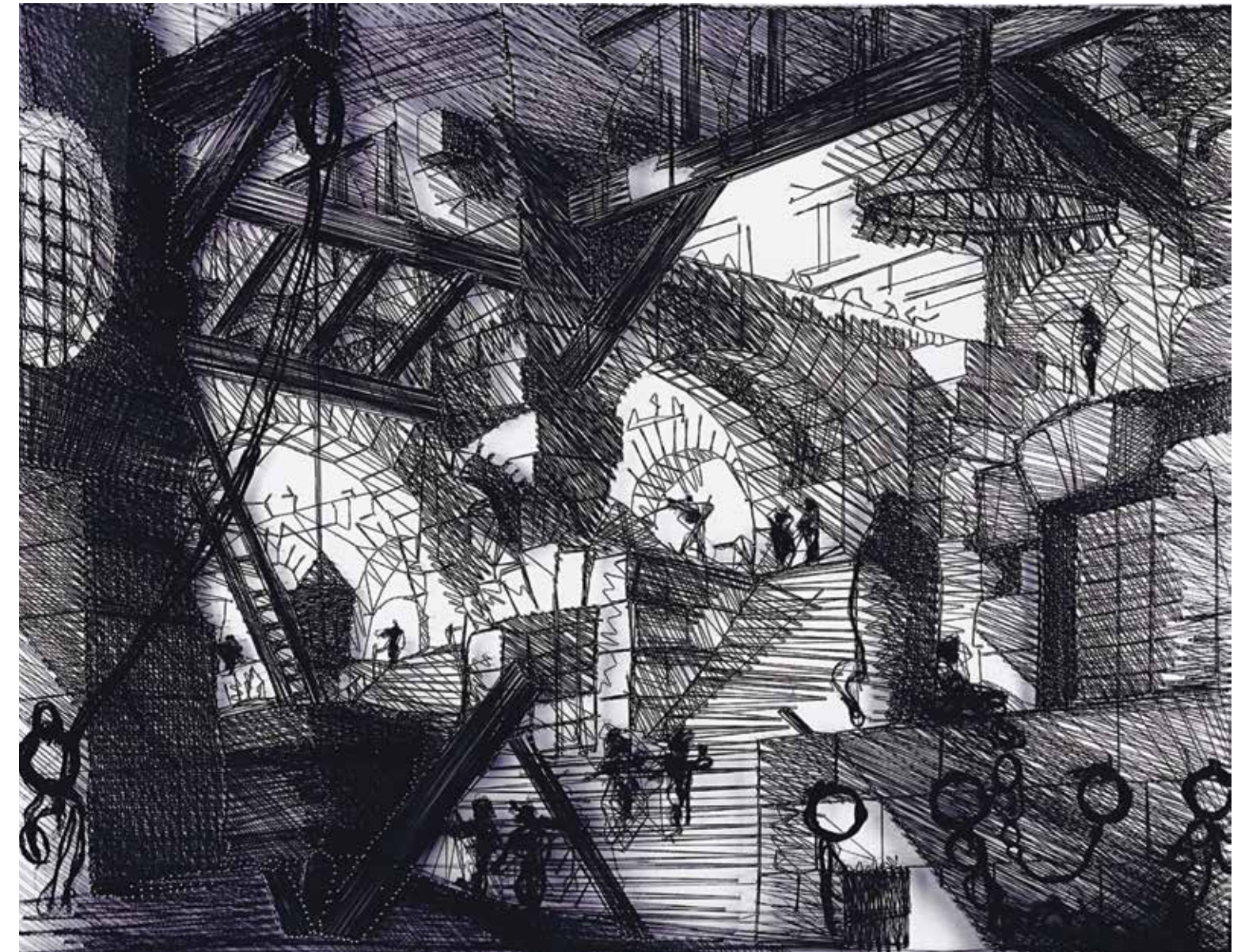
01

01. Pablo Atchugarry
Black marble sculpture

02. Vik Muniz
Carcere XIII, The Well

03. Alex Katz
White hat, 1990

04. Frank Stella
Drawing



02

Other great art pieces selected by Related's curators, from outstanding contemporary artists such as Frank Stella, Vik Muniz, David Hayes, and Alex Katz, will grace the property's common areas both indoors and outdoors.



03



04



GranParaiso's sumptuous array of outdoor amenities brings resort-style living to residents fingertips all year round. Lounge with friends on comfortable sofas under the contemporary pergola, spend evenings bathed in the soft glow of the fire pit, relax in a poolside cabana, or enjoy a game of tennis day or night.

FIVE ACRES OF LUSH GREEN SPACE IMPECCABLY DESIGNED BY VISIONARY LANDSCAPE ARCHITECT ENZO ENEA – AN ENCHANTING GARDEN OF EDEN AT THE WATER’S EDGE



Residents of GranParaiso will enjoy relaxing on emerald green lawns, strolling under the shade of leafy trees past colorful exotic flowers, and reveling in the natural beauty of their private park on Biscayne Bay. A rich array of amenities, including tennis courts, swimming pools, a putting green, and a children's playground, creates a country club atmosphere of pleasure and ease.





POOL TERRACE & GARDENS BY ENZO ENEA

A hallmark of Enzo Enea's work is the fusion of indoor and outdoor spaces, the creative intertwining of the soul of the house with its surroundings. The strength and philosophy of Enea is in the overall execution and implementation of challenging projects; his work can be found across the globe in residences, hotels, and public spaces. His firm, Enea GmbH, is one of the leading landscape architecture firms in the world. He is also a leading tree specialist and collector, validated by the opening of the Enea Tree Museum in Switzerland showcasing an incredibly varied selection of over 2,000 different species of trees, which he personally curated over the past 17 years.

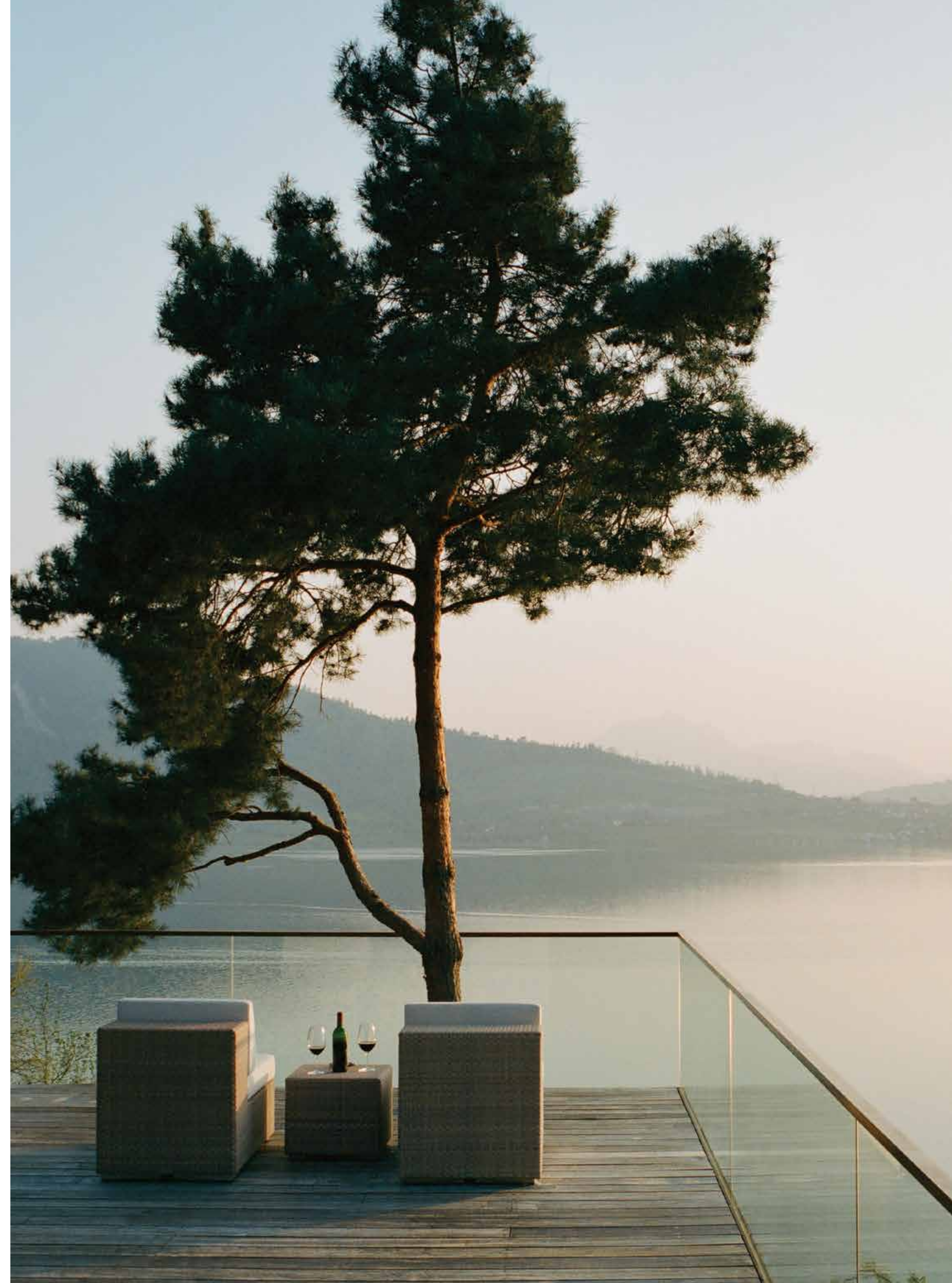
“LANDSCAPE
ARCHITECTURE IS
A WORK THAT HAS TO COME
FROM THE INSIDE ...IT’S A
PASSION FOR LIFE”

ENZO ENEA



Enea has received numerous gold and silver awards at the Giardina show in Basel and Zurich and the gold award of the renowned Chelsea Flower Show in London in 1998. Over the course of his career, Enea has designed more than 800 gardens – from the project draft to the realization of the tiniest of details. His style, intuition, and diligence have written the success story of his company. His creations are comprehensively documented in the book “Enea: Private Gardens.” Enea GmbH has 140 employees, with design studios in Zurich and Miami.

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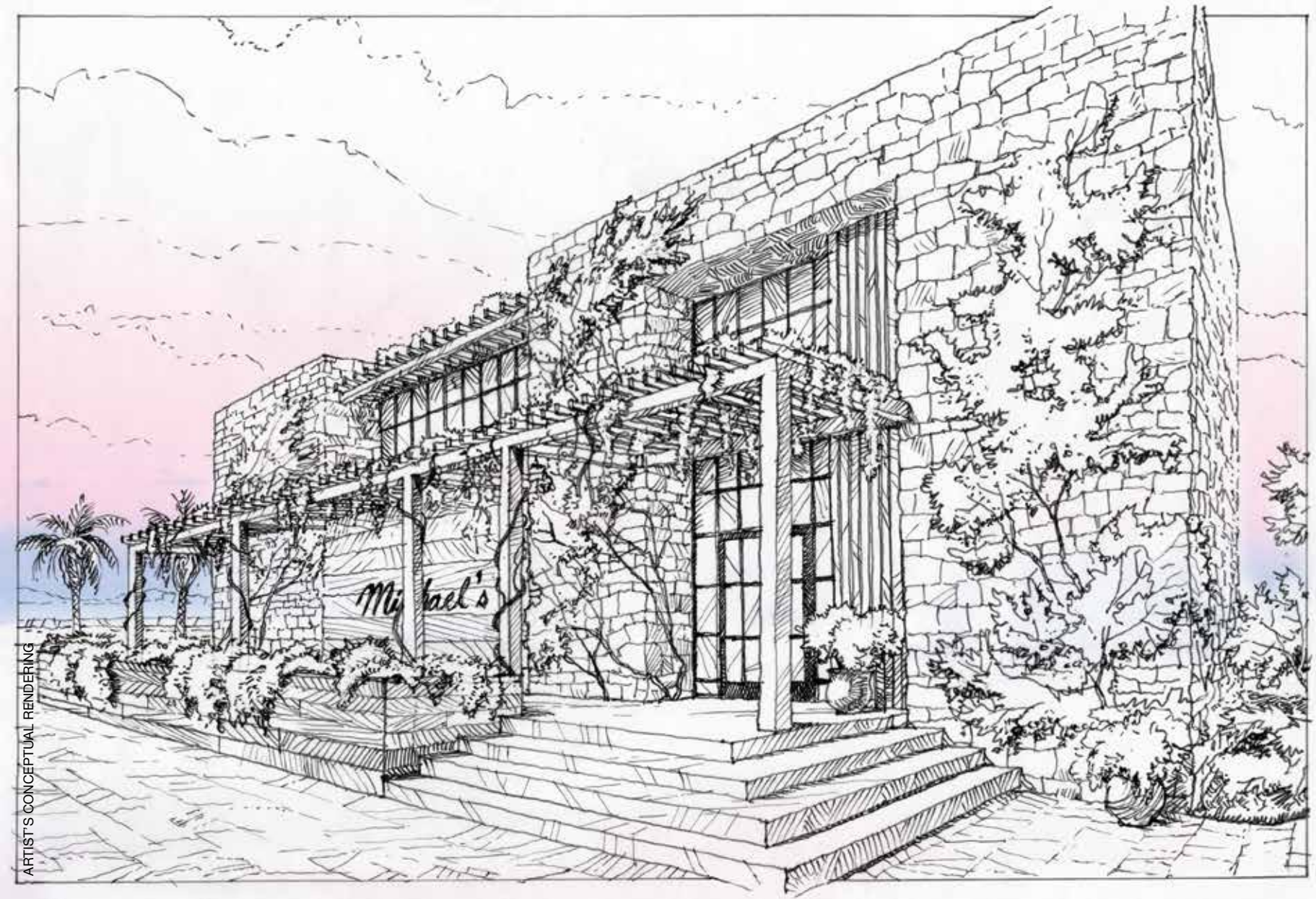
OUTDOOR LIVING
HAS NEVER BEEN
SO THOUGHTFULLY
CONSIDERED,
SO BEAUTIFULLY
CONNECTED



The Related Group – already known for the visionary transformation of some of Miami’s most desirable neighborhoods – is taking a leading role in the development of the Biscayne Line, a beautifully designed and landscaped pathway connecting Edgewater to Downtown Miami. This brilliantly conceived green space along the Biscayne Bay waterfront will enable residents of GranParaiso to step directly from the lush grounds and gardens of their private community into what promises to be Miami’s greatest waterfront park.

WATERFRONT DINING AT YOUR EXCLUSIVE BEACH CLUB

Paraiso's exclusive, full-service Beach Club on Biscayne Bay will feature waterfront dining with a lively, casual ambience.



At the Beach Club, a spacious, comfortably sophisticated lounge will feature interior design by Meyer Davis Studio. With water views and direct access to the bayfront park, it will offer the perfect setting for relaxation with friends and family or for private events.



“IN EVERY DETAIL, WE HAVE DESIGNED PARAISO’S BEACH CLUB AND RESTAURANT TO CAPTURE THE CONTEMPORARY SPIRIT AND INIMITABLE STYLE OF LIFE ON THE BISCAYNE BAY WATERFRONT”

WILL MEYER & GRAY DAVIS



Inspired by the tropical waterfront location, Meyer Davis Studio's design for Paraiso's Beach Club and Restaurant features a palette of soft natural tones, warm wood, and stone. Furnishings balance contemporary minimalism with comfort, creating a welcoming and elegant atmosphere.

Founded in 1999 by Will Meyer and Gray Davis, Meyer Davis Studio Inc. has established itself at the forefront of the nation's high end residential and commercial design. The designers consider each new project an opportunity to bring a unique and powerful story to life through space, form, texture, and light.



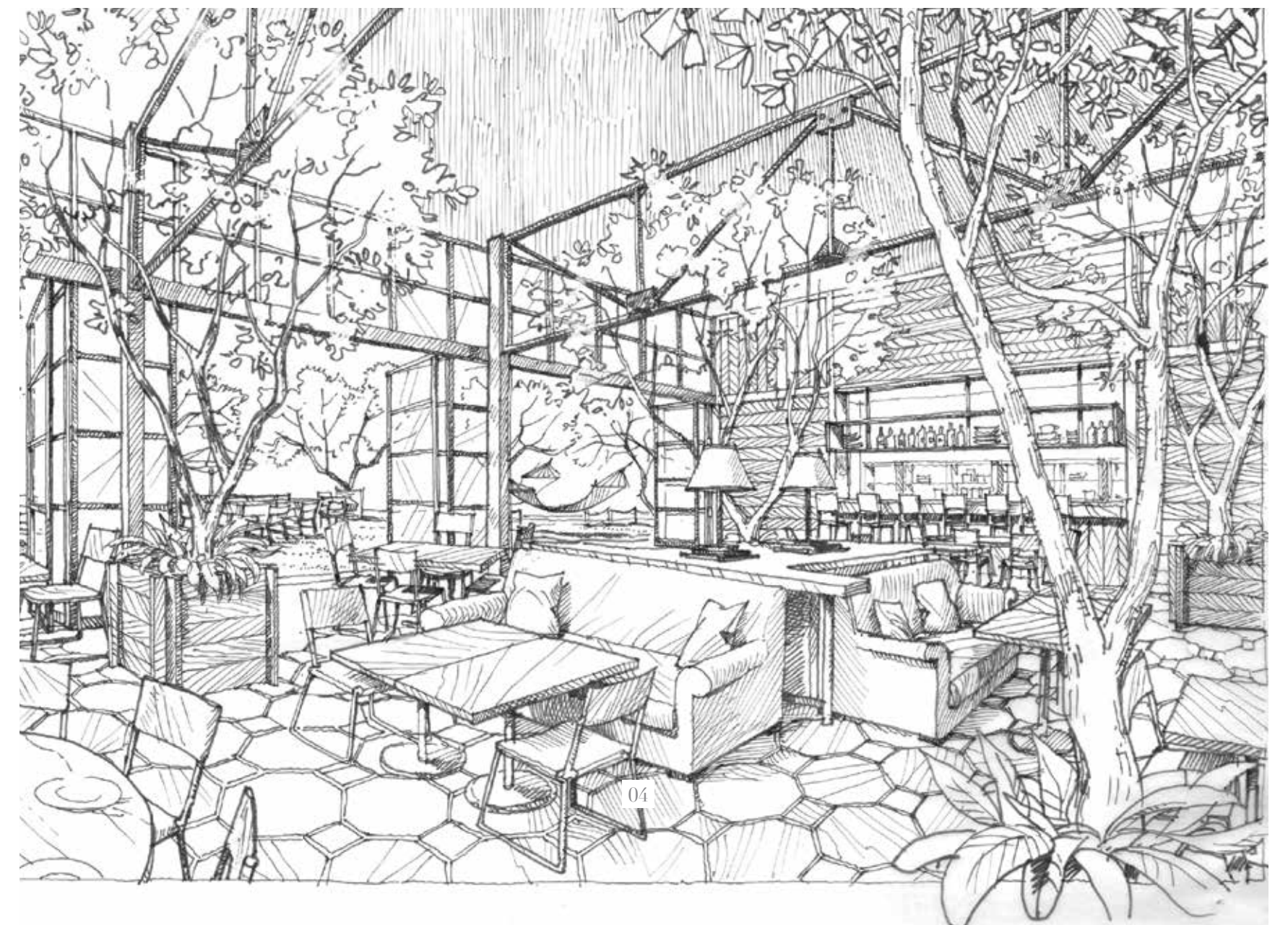


JAMES BEARD AWARD-WINNING CHEF MICHAEL SCHWARTZ

Chef and restaurateur Michael Schwartz is the founder of The Genuine Hospitality Group. Passionate about the art of what he calls "good food," he brings great attention to everything from the growing and harvesting of the finest produce to relationships with the most responsible fishermen and ranchers. The Genuine Hospitality Group's Miami-area restaurants include Michael's Genuine® Food & Drink, The Cypress Room, and Harry's Pizzeria in Miami's Design District. Recipes inspired by Schwartz's fresh, simple, pure philosophy are available in his cookbook, "Michael's Genuine Food: Down-to-Earth Cooking for People Who Love to Eat."



Chef Michael Schwartz builds flavor through thoughtfully sourced ingredients and simple cooking techniques centered around the flame. Fulfilling his life-long dream of building a waterfront eatery, Schwartz's passion for fresh, pure cuisine will come alive at the Paraiso Beach Club and Restaurant, perfectly paired with stunning Biscayne Bay views.



EVERY LUXURY OF LIFE ON THE
BAY AWAITS RESIDENTS OF
GRANPARAISO. FROM THE THRILL
OF COUNTLESS WATERSPORTS TO
THE TRANQUILITY OF FLOATING
CABANAS, THIS IS WATERFRONT
LIVING AT ITS BEST



With on-demand service for rental of Jet Skis and windsurfing, canoeing, kayaking, and paddleboarding gear, every day at GranParaiso holds the promise of sun-filled adventures in the most spectacular tropical setting.



Venture out at dawn and discover a new perspective on life atop the gentle swells of Biscayne Bay's cobalt blue waters, and get back in touch with the simple pleasures of your natural surroundings.





ARTIST'S CONCEPTUAL RENDERING

SEE LEGAL DISCLAIMERS ON BACK COVER



ARTIST'S CONCEPTUAL RENDERING

Paraiso's boat slips offer residents the ultimate pleasure and unparalleled convenience of having access to a variety of watercrafts just steps from their front door. Sleek speedboats and sailboats are available for lease at any time and water taxis provide swift access to nearby waterfront destinations. Upon request, the dock concierge can also arrange for chartered yachting expeditions and fishing adventures.



FEATURES & AMENITIES

GranParaiso – the final and most magnificent luxury condominium tower in the Paraiso community offers the lifestyle of unsurpassed indulgence you would expect to find only at the world's most exclusive destination resorts.

UNPARALLELED BUILDING AMENITIES & RESIDENCES FEATURES

Private gated complex on a nearly five-acre site with 500 feet of frontage on Biscayne Bay in Edgewater, Miami's hottest new neighborhood, within minutes of the Miami International Airport and all the thriving areas of Midtown, the Wynwood Arts District, the Miami Design District, the Downtown Arts and Entertainment District and across the bridge from South Beach

Iconic architectural design by Miami-based international firm Arquitectónica, preeminent designer of most of South Florida's distinctive high-rises (www.arquitectonica.com)

Bespoke interiors by Italian designer and architect Piero Lissoni, whose celebrated projects include Dellis Cay in Turks and Caicos, the Conservatorium Hotel in Amsterdam and the Mamilla Hotel in Jerusalem (www.lissoniassociati.com)

Extraordinary design of lush gardens and park by renowned Swiss landscape architect Enzo Enea of Zurich-based Enea Gardens (www.enea.ch)

Fifty-four story luxury high-rise condominium tower, featuring 319 flow-through residences, all directly facing Biscayne Bay

Stunning water feature entrance to the complex with individual arrival courts and elegant porte-cochère entrances to the Gran Paraiso and Paraiso Bay towers

Exquisitely appointed entrance lobby with grand high ceilings leading directly to private elevators to each residence

Over three-acre elevated amenities resort deck loaded with a dramatic circular zero-entry heated swimming pool, outdoor spa, pool-side cabanas, summer kitchen area, children's pool with interactive water playground, putting green, jogging circuit, outdoor yoga and Pilates room, meandering gardens, and beautifully landscaped sun terrace

Luxurious clubroom with billiards, catering kitchen, and multimedia facilities

State-of-the-art fully equipped fitness center with cardio theater overlooking the pool deck resort area and hammam spa with separate men's and women's steam and sauna facilities

Private screening room with cutting-edge audiovisual equipment and theater-style seating

Indoor sports facilities with bowling lanes and high-definition golf simulator

Wine cellar, tasting salon and cigar lounge with private humidors

Teen's game room with multimedia facilities

Tennis center with lighted tennis courts and multipurpose court

Permanent installation of curated art collection throughout the building's public spaces, including works by renowned Uruguayan artist Pablo Atchugaru

Highly attentive concierge staff and services with convenient mail and receiving desk

24-hour complimentary valet and optional self-parking in assigned spaces in covered and secured parking garage

High-speed internet access in all public areas

24-hour attended security services and controlled access

High-speed elevators

Beach club designed by Meyer Davis and featuring waterfront restaurant by award-winning chef Michael Schwartz with private pool for sunbathing under the palms and lounge area for private events

Exclusive boat slips with on-demand service for rental of speedboats and personal watercrafts for windsurfing, canoeing, and paddleboarding, fishing equipment storage, and children's fishing club room

Bayside public park with 250 feet of open frontage on Biscayne Bay featuring a sculpture garden, children's playground, and dog park

EXTRAORDINARY RESIDENCES

Open-concept, flow-through contemporary floor plans featuring choices of one, two, three, and four bedroom residences and penthouses, all offered decorator-ready for maximum flexibility in interior design

Private elevator access and entry foyers in all residences

Energy-efficient, tinted, impact-resistant floor-to-ceiling sliding glass doors and windows with breathtaking views of Biscayne Bay and Miami Beach from every residence

Expansive eight foot deep private terraces accessible from the living and master bedroom areas of every residence with glass railings for unobstructed panoramic views of the bay and the city

Ten foot deep terrace extensions on select floors as part of the design element of the tower, with wraparound five foot deep terraces in corner residences

Generous smooth-finish ten foot high ceilings in typical floors soaring to twelve feet in penthouse levels

Airy open kitchens to the living/dining great rooms with convenient kitchen islands with breakfast bar featuring Italian custom cabinetry with a selection of finishes and choices of countertops with optional full backsplashes

Top-quality appliances include Sub-Zero new-gen integrated refrigerator/freezer with optional internal chilled water dispenser and icemaker, Wolf new-gen transitional package with high-frequency drop-in radiant cooktop and dual convection oven, dishwasher with cabinetry integrated paneling, built-in microwave, and concealed variable-speed range hood

Open-concept master baths with optional designer privacy screens and imported marble flooring, base, and walls in wet areas featuring soaking tubs and frameless glass-enclosed showers, separate room with elongated water closet, premium Italian cabinetry, imported stone vanity tops with double under-mount lavatories and full-size mirrors

Spacious walk-in wardrobes in every residence

Individually controlled, energy-efficient central air conditioning and heating systems

Sprinkler fire protection system

Advanced technology "smart building" pre-wired for Wi-Fi high-speed internet, data/voice, and cable TV

ON SITE SALES GALLERY

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