
OCEAN TERRACE
RESIDENCES

A WORLD OF VISIONARY DESIGN, WHERE EVERY HOME HAS CINEMATIC OCEAN VISTAS.

Emerging from five verdant acres of tropical parkland, Ocean Terrace Residences span two sculptural glass towers facing 350 feet of ocean frontage. This rare orientation grants every one of the 52 boutique residences and 24 resort residences cinematic views of the Atlantic, lush parkland, wild dunes, and bay scenery.

From park to penthouse, every inch of this world-class property has been painstakingly curated by iconic developer Witkoff in close partnership with Ocean Terrace Holdings. Classically inspired interiors by RAMSA (Robert A.M. Stern Architects) flow out to modernist exteriors by Revuelta Architecture International, while cultivated gardens by Enzo Enea shade the grounds, and a sprawling new park by Raymond Jungles forms a botanical gateway to the ocean. Just upcoast, a mile of uninterrupted parkline frames enchanting views of the city and beyond.

Home to a boutique hotel, private club, and curated retail, Ocean Terrace invites residences to occupy an exclusive world that perfectly balances discretion and connection.



PROPERTY OVERVIEW & DESIGN

- Comprising an entire oceanfront block with infinite views over the Atlantic Ocean, tropical park, wild dunes, and Biscayne Bay
- Property features:
    - 20-floor tower (250') featuring 52 condominium residences
    - Separate tower featuring 24 resort residences
    - Layouts and Interiors by RAMSA (Robert A.M. Stern Architects)
- A 42-key luxury hotel
- Ocean Terrace Park designed by Raymond Jungles
- Over 18,000 square feet of richly appointed, RAMSA-designed interior amenities
- Approximately 50,000 square feet of exterior amenities ensconced within lush landscaping by Enzo Enea
- Approximately 15,000 square feet of curated street-level retail

RESORT RESIDENCE FEATURES

- 24 resort residences are available fully turn-key with a custom RAMSA-designed furniture package for purchase
- Resort residence owners will have the option to participate in a hotel rental program inclusive of residence management
- Floor-to-ceiling high-performance windows and sliding glass doors
- All residences feature signature terraces designed to optimize outdoor living
- Ceiling heights ranging from approximately 10' to 10'6"
- Signature 5"-wide plank white oak flooring
- Custom RAMSA-designed solid core entry doors
- 6.5" base molding detail with custom RAMSA profile
- Conduit provided for pocketed window treatments
- Concierge-serviced storage cages

KITCHEN SPECIFICATIONS

- Custom RAMSA-designed white oak cabinetry with nickel-framed upper cabinets featuring ribbed glass and mirrored backing
- Honed white marble island and countertop; island features signature custom curved paneling
- Top-of-the-line fully-integrated appliance package
- Polished nickel fixtures and fittings

PRIMARY BATHROOM SPECIFICATIONS

- Ribbed glass shower and WC enclosures
- Vintage Brass fittings and accent trim
- Honed vein-cut and filled natural stone walls and floors with signature bordered inset radial vein floor detail
- Enclosed shower and rain head with honed vein-cut and filled white travertine floors and walls
- Custom RAMSA-designed double vanity with natural stone top, recessed decorative Vintage Brass hardware, and backlit full-bleed mirror
- Private water closet with Toto commode

LOCKOUT SUITE BATHROOM SPECIFICATIONS

- White marble tile flooring and walls
- Custom sycamore vanity with white marble top and Vintage Brass fittings and accent trim
- Brass-framed, backlit, full-bleed mirror
- Floor-to-ceiling glass-enclosed shower with Vintage Brass fittings
- Toto commode

SECONDARY BATH SPECIFICATIONS

- Limestone colored porcelain tile flooring and wall
- Custom ribbed light ash vanity with high-honed white marble top and backlit full-bleed mirror
- Floor-to-ceiling glass-enclosed shower with polished nickel fittings
- Toto commode

POWDER ROOM SPECIFICATIONS

- Honed natural stone floor and feature wall featuring a backlit mirror
- Custom RAMSA-designed white marble vanity with polished nickel frame and base
- Polished nickel fittings
- Toto commode

EXCLUSIVE RESIDENTIAL AMENITIES

Available to Boutique Residence and Resort Residence Owners Only

Ground Floor

- Grand, lushly landscaped porte-cochère arrival experience with discreet cobblestone driveway and triple-height, covered motor court
- Art Deco-inspired, high-luxury, signature RAMSA-designed hotel lobby with distinct entry for Resort Residence owners and guests, featuring wood paneling, custom terrazzo flooring, and a sculptural reception desk and concierge
- 24-hour reception and concierge

Third Floor

- Outdoor meditation garden designed by Enea

Fourth Floor

- Residential Fitness Center with floor-to-ceiling glass overlooking the ocean and garden featuring white-oak clad walls with oil-rubbed bronze accents; a honed natural stone service station; floor-to-ceiling wall mirrors; contemporary high design fitness equipment; and a separate movement studio
- Curated fitness terrace with outdoor equipment

Fifth Floor

- 50,000-SF podium deck connecting the full Ocean Terrace property
    - Sunset hotel pool with cold plunge, hot tub, and pool deck with cabanas and food & beverage service
    - 75-foot private residential sunrise lap pool with hot tub and private sunrise pool deck and bar
    - Private residents-only entertaining suite including a landscaped terrace, private residents' lounge, media room with catering kitchen, and children's playroom
    - Sunrise lawn with garden cabanas and hammock coves
    - Outdoor dining area with chef's caliber barbecue grills
    - World-class food and beverage services offered at all pools
    - Private members' club lounge, restaurant, and oceanfront terrace



"OUR INTERIORS INTERPRET ART DECO AND MIAMI MODERN THROUGH A LENS OF MID-CENTURY TROPICAL DESIGN, RESPONDING TO THE LUSH GARDENS OF OCEAN TERRACE AND CREATING A FRESH VISION FOR 21ST CENTURY MIAMI BEACH."

PAUL WHALEN
PARTNER AT RAMSA (ROBERT A.M. STERN ARCHITECTS)

HOTEL AMENITIES

- Dedicated hotel porte-cochère
- Signature restaurant with outdoor oceanfront dining terrace and vibrant bar, designed by RAMSA in a contemporary play on Brazilian Modernism
- Boutique hotel gym designed by The Wright Fit
- Wellness center designed in collaboration with Design for Leisure
- Private dining and meeting rooms with a dedicated oceanfront terrace
- Rooftop relaxation terrace and herb garden

LUXURY RESORT SERVICES

Property Services

- Luxury resort concierge and director of residences
- Doorman and bellman services
- Valet parking
- EV charging
- Maintenance services

À La Carte Services

- Pantry stocking
- Housekeeping
- Dog walking and grooming
- Laundry and dry cleaning services
- Personalized fitness and wellness services
- In-residence dining and catering
- In-residence sommelier service
- In-residence spa treatments
- Airport transfers
- Car service

PRIVATE MEMBERS' CLUB

- Dedicated private arrival area separate from hotel porte-cochère
- Sunset lounge
- Signature restaurant
- Rooftop bar
- Ground floor bar
- Dedicated spa level with reception, pre-treatment room, relaxed energy space, double and single treatment rooms, sauna and steam rooms, experience shower, cold plunges, and dedicated men's and women's locker rooms
- Full-floor, oceanfront fitness center with dedicated lobby upon arrival

PARK, GARDENS, & BEACH

- Beach club access; approximately 350 linear feet of exclusive beachfront
- Raymond Jungles-designed 3,000-square-foot oceanfront Pavilion Café and Bar with a signature specimen tree centerpiece
- 5-acre Raymond Jungles master-planned Ocean Terrace Park featuring "Reflection," a privately commissioned sculpture installation by renowned French artist Prune Nourry

WITKOFF

As creator of the finest landmark luxury residential and hospitality destinations, Witkoff distinguishes itself as part developer, part investor and part landscape-changer. Witkoff has become the leading player in the luxury market, having developed many iconic hotels, such as the Times Square EDITION, West Hollywood EDITION, PUBLIC Hotel and Park Lane Hotel. Headquartered in Miami, the privately held, global real estate development and investment firm was founded by Steven Witkoff in 1997.

OCEAN TERRACE HOLDINGS

As leaders in navigating the complex land use process in South Florida and specifically in Miami Beach, Ocean Terrace Holdings, LLC, has led to the repositioning and development efforts for several South Florida projects including: the Standard Hotel, the Raleigh Hotel, Costa d' Este Hotel in Vero Beach, the redevelopment of the Sovereign Hotel into Soho Beach House, the Faena Hotel & Residences, the Shelborne Hotel, and the Delano Hotel. Led by co-founders Alex Blavatnik and Sandor Scher, who bring extensive experience in real estate development and investment, OTH, is a venture formed for the purpose of realizing the vision of redeveloping the North Beach oceanfront, which is one of the last undeveloped areas of Miami Beach.

ROBERT A.M. STERN ARCHITECTS

Robert A.M. Stern Architects, LLP, is a 200-person firm of architects, interior designers and supporting staff. Over its 50-year history, the firm has established an international reputation as a leading design firm with wide experience in residential, commercial and institutional work. As the firm's practice has diversified, its geographical scope has widened to include projects in Europe, Asia, South America and throughout the United States. The firm maintains an attention to detail and commitment to design quality that have earned international recognition and numerous awards.

REVUELTA ARCHITECTURE INTERNATIONAL

Revuelta Architecture International has an extensive portfolio in South Florida comprising commercial, hospitality, and residential projects, including highly regarded high-rise condominiums such as Bristol Tower and the Santa Maria. Principal Luis Revuelta began his career in 1972 and has been collaborating with Ugo Colombo's CMC Group, among other established developers, for more than three decades. He founded his eponymous studio with a commitment to provide clients with quality designs balanced with sustainable solutions delivered within stringent time schedules.

ENEA LANDSCAPE ARCHITECTURE

The Swiss-based founder of Enea Landscape Architecture creates integrated lush environments that add presence to the most important hotel and residential developments throughout Southern Florida. His celebrated outdoor spaces enhance high-value developments in Coconut Grove, Fisher Island, and Miami Beach. At Ocean Terrace, Enzo Enea is creating one of the largest landscaped amenity decks with 360-degree unobstructed views. His vision will create a signature environment for the hotel and its guests.

RAYMOND JUNGLES, INC.

Since 1985, Raymond Jungles, Inc. (RJI), has developed a dynamic practice inspired by the ethic of stewardship of the land under the leadership of Raymond Jungles. The firm's work is innovative yet timeless, proposing design solutions that respond to surrounding natural systems while restoring nature's balance and harmony on a micro-scale. Simple, clean and well-detailed hardscape elements are the quintessential bones of a garden. Planting volumes vary and bold colors and textures are used with intent. The firm is guided by Raymond's personal and design principles: integrity, relevance and nature's honor.

DOUGLAS ELLIMAN DEVELOPMENT MARKETING

Douglas Elliman Development Marketing, a division of Douglas Elliman Real Estate, offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York City, Long Island, Westchester, New Jersey, Florida, California, Massachusetts, and Texas. The company's new development hybrid platform matches highly experienced new development experts with skilled brokerage professionals who provide unparalleled expertise and real time market intelligence to its clients. Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales.

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