

glasshaus
in the Grove



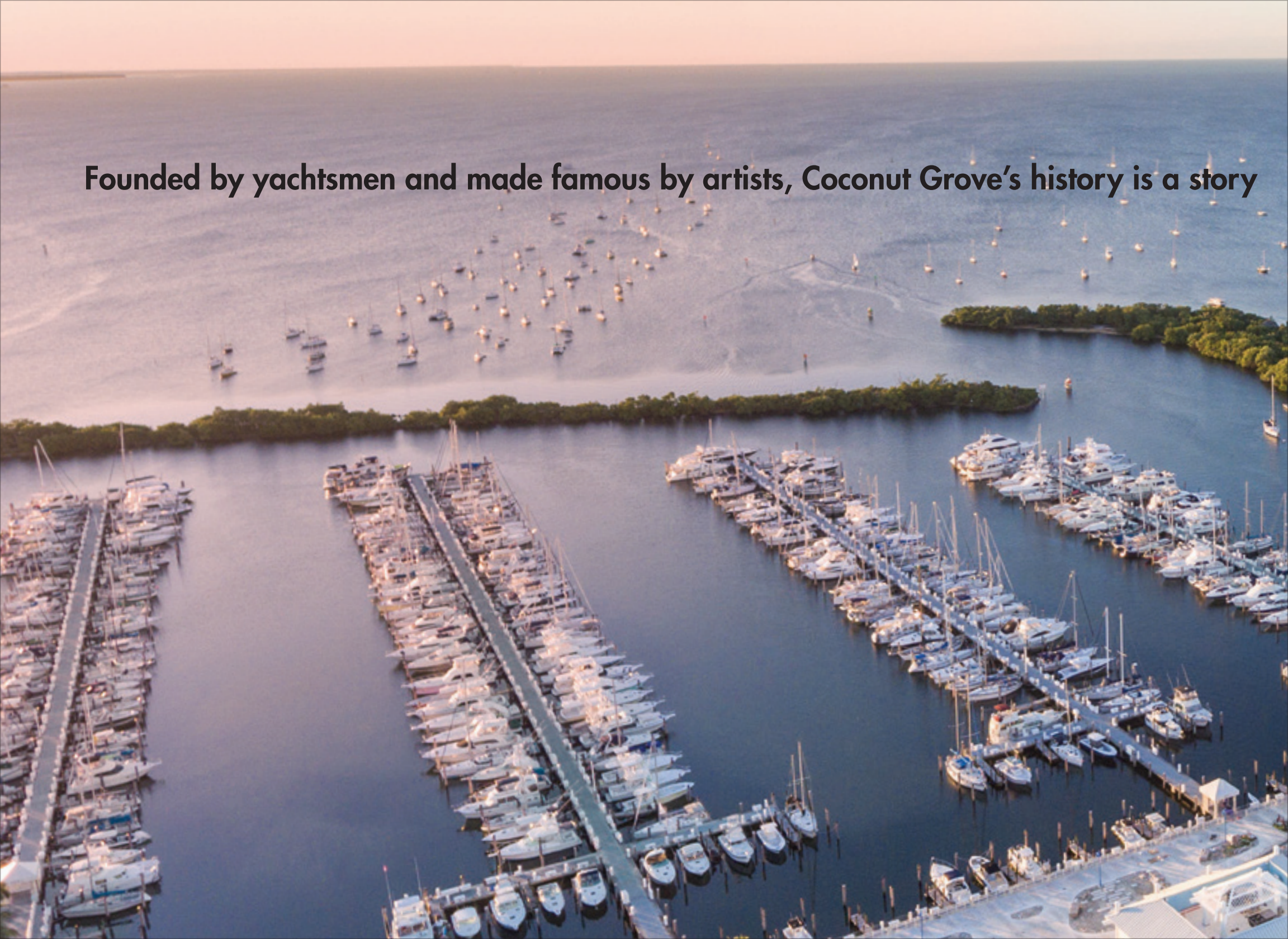
**A classic contemporary design
in Miami's legendary bayshore village.**





glasshaus

Founded by yachtsmen and made famous by artists, Coconut Grove's history is a story



of free spirits, casual wealth and an unyielding preservation of natural beauty...





At the gateway to The Grove and the new **Millionaire's Row**.

Coconut Grove — so often featured in movies and songs — sits on the shore of Biscayne Bay just south of downtown Miami.

Where the picturesque streets of The Grove begin and tree-lined 27th Avenue runs down to the Bay, **glasshaus** stands as an iconic, elegant counterpart to the gleaming high-rise towers now lining the waterfront.

Grovenor

Grove Hill

Grove Grand Bay

Ritz Carlton

Park Grove

glasshaus





Treetops, not towers.

The soaring towers of Brickell Avenue and Bayshore Drive are just a few minutes away, but here at [glasshaus](#) your world unfolds at a different scale. With open panoramas of sunrise and sunset from your balcony. Soft breezes and fragrant flowers outside your windows. Every room is filled with fresh air and light. And all of your senses connected to your environment.



A private village sanctuary for less than two dozen owners. Two blocks from Biscayne Bay.

The private entrance to **glasshaus** is tucked away on Center Street, a shady lane in the heart of the Grove. From here you walk to your favorite restaurants and cafes, theaters and art galleries. A few blocks away you can dock your boat at famous Dinner Key Marina or the Coconut Grove Sailing Club — where every **glasshaus** owner is a welcomed member.



3161 CENTER STREET

glasshaus

Bauhaus design meets Grove chic.

Modern minimalist design today owes its inspiration to Europe's famous Bauhaus design school, and [glasshaus](#) architecture follows the clean elegant style that invites natural light in.

The visitor entrance and lobby — created in textured stone, polished wood, burnished steel and panoramic glass — forms a natural complement to the lush greenery of its Grove setting.





A garden enclave in the trees. And the indoor-outdoor living that brings the world to us.

Walk out your lobby and enjoy a serene private garden and fountained sanctuary. Walk into the adjacent glass-walled fitness center.

Year-round indoor-outdoor living is something residents here take for granted, and these are just two of the private spaces you will treasure.









Escape to a rooftop resort.

Panoramic, 360-degree unobstructed views make the private rooftop an ideal escape for sun-drenched days and moonlit nights.

With an intimate setting reminiscent of a posh boutique hotel, [glasshaus](#) invites its small family of owners to enjoy their private pool and sundeck.

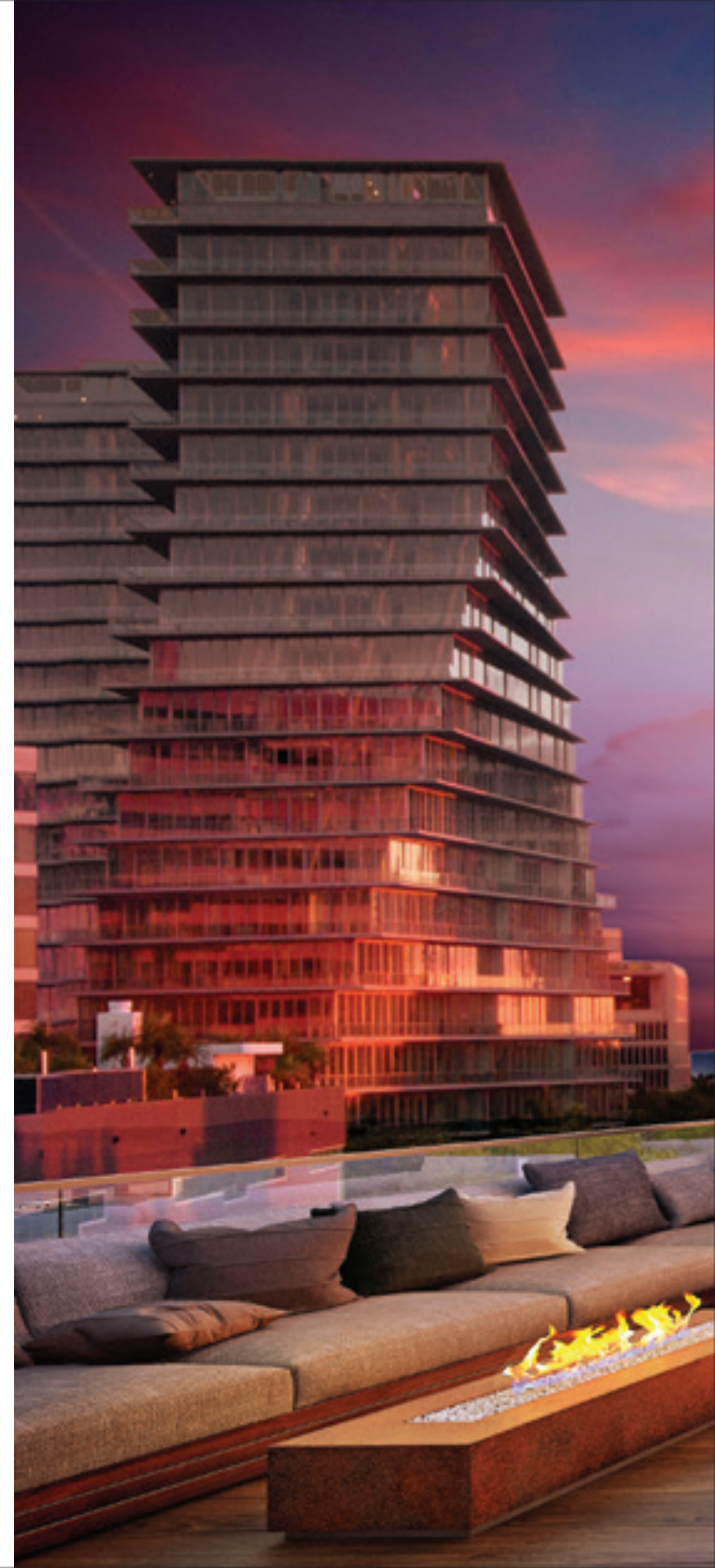




Entertain under the stars.

For weekend cook-outs and intimate private dinner parties, the fully-equipped summer kitchen is where you will join friends and family for special occasions and memorable evenings under the stars.

Together with the adjacent pool and sundeck, [glasshaus](#) residents enjoy an open-air sanctuary well-matched to the gardens and fitness center below.









An elegant canvas for your own decorating style.

From your skyline-view balcony to the elegantly-designed kitchen, the Great Room of your home is your showcase. The typical 40-foot expanse is where you'll create, dine, entertain and just kick-back, ensconced in your personal expression of perfection.

Tastefully appointed with all of these built-in features:

Each residence is delivered with fully-equipped Italkraft® kitchen and finished kitchen and baths, as well as your choice of flooring. Ready to be customized for your style and desires, your **glasshaus** home will be as unique as you are.

BUILDING

- Boutique building nestled in the heart of Coconut Grove offering twenty-three residences
- Bauhaus inspired design by award-winning European architects and interior designers, Varabyeu Partners
- Views of Biscayne Bay, Coconut Grove and Miami skyline
- Reception lobby features 14' ceilings and a "living garden" wall
- Art installation by local artist
- Key fob controlled access security to building and shared areas with video system monitoring
- Covered, secured underground parking with assigned spaces, plus dedicated, electric car charging stations

AMENITIES & SERVICES

- Front desk lobby with attendant
- Rooftop pool with sundeck & cabanas
- Poolside cabanas for residents' unlimited use
- Glass-walled Fitness center adjacent to Zen garden
- Electric bicycles shared by residents
- Rooftop al fresco dining room with summer kitchen

RESIDENCES

- 1–3 bedroom residences ranging from 1,080 to 2,953 total square feet, including balconies/terraces.
- Spacious apartments with 11' finished ceilings and floor-to-ceiling glass windows
- Italkraft® designed Kitchens with custom imported cabinetry and stone counters
- Bosch® kitchen appliance package, including refrigerator, wall oven, cooktop, microwave and dishwasher
- Duravit® bathroom fixtures
- Bosch® Energy Star stacking washer and dryer
- Master suites with separate "his" and "her" closets
- Fiber optic wiring
- Glass rail balconies and terraces
- Choice of porcelain wood or tile flooring throughout

OPTIONAL UPGRADES

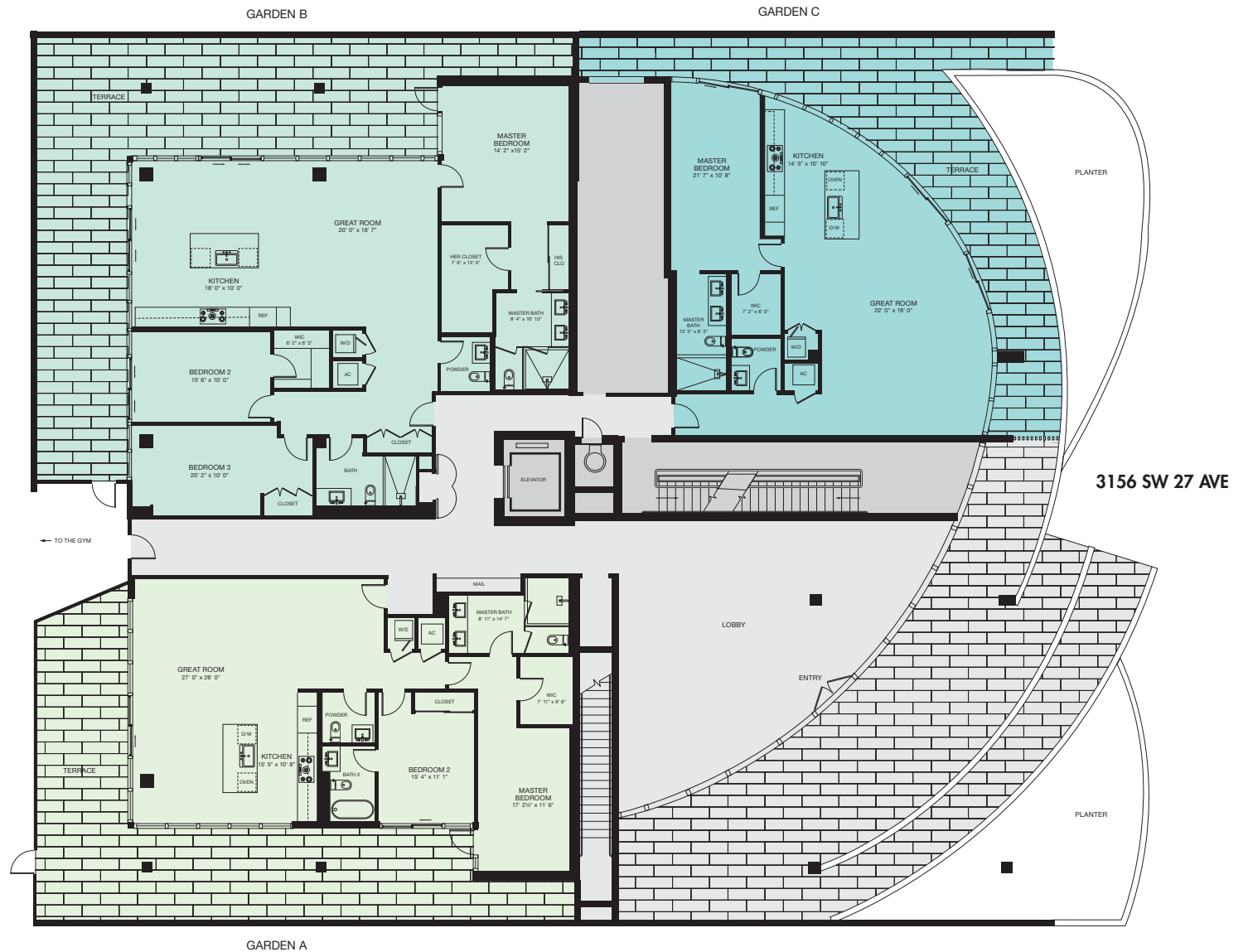
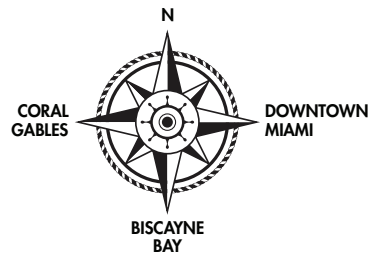
- Italkraft® master bedroom and secondary closet systems
- Automated and manual window roller shades for bedrooms and living areas
- Home atomization standard features upgrade
- Custom lighting
- In-home private security system with Smart Phone capabilities
- White lacquered kitchen with marble counters



Three unique ground level homes.

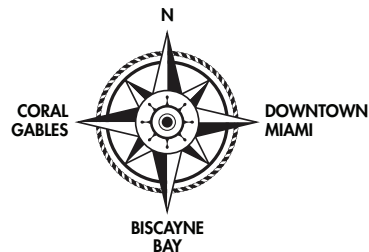
Unlike high-rise towers, [glasshaus](#) homes don't sit high above a parking garage. These three ground-level residences enjoy the ambiance of garden living with shade trees and immense outdoor terraces.

They range from 1,800 to 2,953 total square feet, including terraces. With 1, 2 or 3 bedrooms.



Only five homes per floor. Only four floors.

A typical floor shows two 3 Bedroom corner models, two 2 Bedroom corner models and 1 Bedroom interior model. They range in size from 1,080 to 2,380 total square feet, including balconies. There are slight variations in plans from floor to floor.



Places you walk to:

18+ RESTAURANTS

Bombay Darbar Indian Restaurant
Harry's Pizzeria
Glass and Vine
Greenstreet Café
George's in The Grove
Jaguar Ceviche Spoon Bar and Latin Grill
Le Bouchon du Grove French Restaurant
Lokal Burgers and Beer
Lulu in the Grove
Monty's Raw Bar and Restaurant
Panther Coffee
Peacock Garden Café
Strada in the Grove Italian Restaurant
Taurus Bar in Coconut Grove
Sapere di Mare
Atchana's East West Kitchen
Farinelli 1937
Panorama Restaurant and Sky Lounge

7+ PARKS

Alice Wainwright Park
Bayside Park
Dinner Key Picnic Islands Park
Peacock Park
The Barnacle Historic State Park
The Kampong National Tropical Botanical Garden
West Islands Park

7+ MARINA/SAILING CLUBS

Biscayne Bay Yacht Club
Coconut Grove Sailing Club
Coral Reef Yacht Club
Dinner Key Marina
Grove Harbour Marina
Shake-A-Leg Miami
US Sailing Center

SHOPPING/ENTERTAINMENT

Cocowalk
Commodore Plaza
The Fresh Market
Movie Theater
4+ Hotels
Mayfair Hotel & Spa
The Ritz-Carlton Coconut Grove
The Mutiny Hotel & Condos
The Sonesta Hotel

7+ PRIVATE SCHOOLS

Carrollton School of the Sacred Heart
La Salle High School
Plymouth Preschool
Ransom Everglades Middle School
Ransom Everglades Upper Campus
St. Hugh Catholic School
St. Stephen's Episcopal Day School

PLACES OF WORSHIP

Chabad of South Dade
Plymouth Congregational Church
St. Hugh Catholic Church

MUSEUMS

Vizcaya Museum & Gardens
Woman's Club





Downtown Miami

Brickell Avenue

Grove Isle

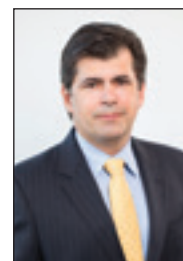
South Beach

Key Biscayne

Miami City Hall



An internationally-acclaimed developer with a hand-picked local team.



Daniel Ribeiro is the chairman of G.D8, a 28-year old Brazilian development and construction

firm headquartered in São Paulo. Known for their innovative designs and emphasis on ultra-luxury residential projects, G.D8 was honored at the 2013 FIABCI International Real Estate Federation with the prestigious Prix d'Excellence for their seaside community



West Whales (as featured in magazines shown at left).

Javier Lluch is the Chairman of Element Development LLC, a Miami-based developer with 20 years of experience in the industry, with multiple projects under his belt from Miami to Chicago. Formerly an investment executive with Citi Group and Morgan Stanley, Mr. Lluch lead several successful real estate investment firms.

Architecture & Interior Design.

Varabyeu Partners, an international firm with offices in the US and Europe. In addition to luxury properties throughout South Florida, Mexico, and all over Europe, the group has designed landmark projects across Europe.

Construction Management

The Morex Group, a local construction consulting and general contractor firm with over 30 years of construction experience, headed by Emilio Mascano and Rene Diaz de Villegas, which has built multiple projects on Miami's Brickell Avenue (Skyline), South Beach (Bentley South Beach), and Coconut Grove (Grove Gardens), amongst others.

Exclusive Sales/Broker

Fortune International Development, Miami's leading luxury condominium sales firm, with offices in Miami and throughout South America. Development Sales EVP James Cohen has successfully marketed some of the highest profile condominiums in South Florida, including Four Seasons, Ritz Carlton, and St. Regis Bal Harbour.

Exclusive Marketing/Advertising

Barrow + Dugow, the high-profile Design District firm led by Rick Barrow, which has created the brand and campaigns for South Florida's leading developers and condominiums.



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in the Grove

MIAMI FLORIDA

We are pledged to the letter and spirit of the U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. Oral representation cannot be relied upon as correctly stating representations of the developer. For correct representations make reference to the documents required by section 718.503, Florida Statutes, to be furnished by a developer to a buyer. Obtain the property report required by federal law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. All features, dimensions, drawings, graphic material, pictures, conceptual renderings, plans and specifications are not necessarily an accurate depiction and are subject to change without notice, and Developer expressly reserves the right to make modifications. All prices are subject to change without notice. All improvements, design, and construction are subject to first obtaining appropriate permits and approvals. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such cannot be made.