Palm Tree

RESIDENCES MIAMI

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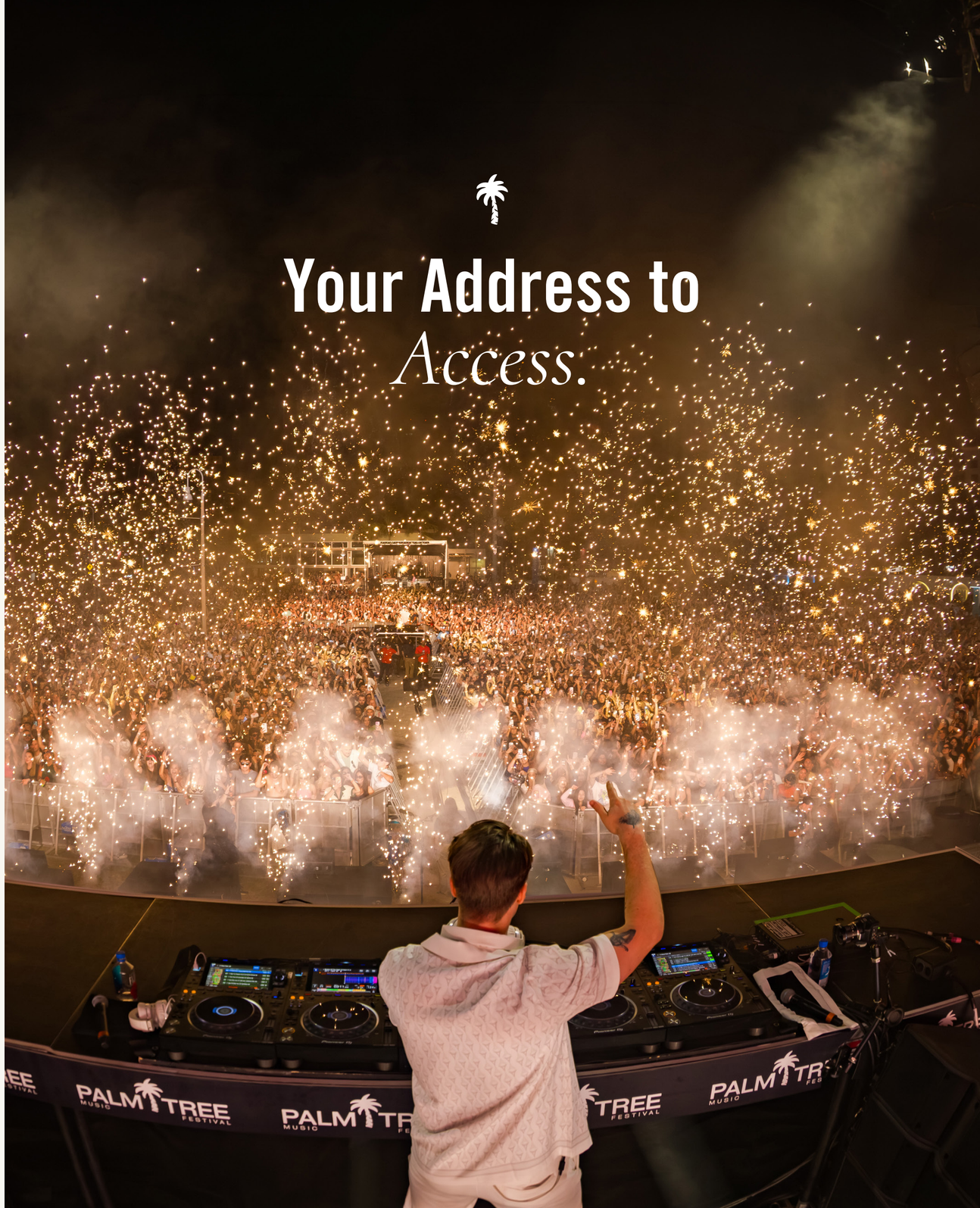

“Palm Tree Residences Miami isn’t just a place to live — it’s the natural evolution of everything we’ve built with Palm Tree Crew. From the beginning, Kygo and I set out to create a world where music, travel, and culture collide. Now, for the first time, we’re bringing that world home.”

MYLES SHEAR

CEO & Co-Founder, Palm Tree Crew

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Palm Tree Crew is the global lifestyle platform founded by Kygo and Myles Shear, built at the intersection of music, travel, and culture.

Over the years, it has grown into one of the world's most recognized experiential brands, producing the Palm Tree Music Festival across global destinations, while securing its place at the center of the world's most coveted cultural moments: F1 Miami, Art Basel, the Masters, the Super Bowl, the World Cup Finals, and St. Barths New Year's Eve.



Miami • New York • Aspen
Los Angeles • Las Vegas • Napa Valley
The Hamptons • Hawaii • Montecito
St. Barths • St. Tropez • Sardinia
Singapore • Melbourne Sydney
Croatia • Ibiza • Muskoka

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Welcome to Palm Tree Crew

Palm Tree Residences Miami is the natural evolution of Palm Tree Crew. As the brand's first-ever residential offering, it brings the same spirit of laid-back luxury, cultural connection, and global access to a collection of bespoke residences in the heart of Miami — offering owners a more connected way to live, with exclusive access to the destinations, experiences, and front-row moments that define the brand.

Ownership isn't just an address. It's an entry point into one of the most exciting lifestyle ecosystems on earth.

23+
Markets

6
Continents

50+
Events and Experiences around the World

Millions
of Fans Engaged Across the Globe

Palm Tree Owner Benefits

PALM TREE CLUB EVENTS & VENUES

- Priority access to Palm Tree Festivals, including preferred ticketing and table opportunities
- Dedicated, expedited entry for residents at Palm Tree Club venues
- Preferred pricing on tickets across select venues
- Weekday dining privileges at Palm Tree Club Miami
- Access to exclusive members-only tables, lounges, and premium viewing decks

PALM TREE RESIDENCES

- A dedicated concierge service tailored to support residents' needs across the entire Palm Tree Crew ecosystem
- Curated in-residence programming, ranging from wellness activations to exclusive resident and guest events
- Signature merchandise offerings
- Access to exclusive, residents-only online pricing

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Move into Your *Element.*

OVERVIEW

Introducing Palm Tree Residences Miami, the first-ever residential offering from global lifestyle and hospitality brand Palm Tree Crew. Designed by renowned Miami architect Kobi Karp, the 35-story tower introduces fully furnished residences and over 57,000 square feet of curated amenities to the heart of Downtown Miami.

Ownership extends beyond the residence, unlocking the Palm Tree lifestyle with the signature Palm Tree Club on the ground level, a rooftop infinity pool with panoramic skyline views, dedicated wellness, fitness, and recreation spaces, and exclusive access to the experiences, events, and destinations that define the brand.

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Building Overview

- 35-story tower designed for modern living, with sweeping views of the Miami skyline
- Located in the heart of Miami's thriving entertainment district, where nightlife, culture, and exceptional dining are just moments away
- Ownership unlocks exclusive access to the Palm Tree Crew ecosystem, including priority entry, curated experiences, and resident-only privileges
- Short term rental flexibility
- Private office suites available with select residences, offering a space for productivity, reflection, or creativity. Each is fully furnished and includes access to conference rooms and content creation studios
- Over 57,000 square feet of curated amenities spanning over three levels:
  - Signature Palm Tree Club venue at ground level
  - Palm Tree rooftop experience with resort-style infinity pool, Palm Tree bar and lounge with lush garden-style terrace, and private member's lounge
  - Outdoor padel court
- Palm Tree golf simulator
- Dedicated wellness facilities with thermal circuit and state-of-the-art fitness center
- State-of-the-art fitness and wellness facilities
- Palm Tree house cruiser bikes
- Valet parking services



ARTIST CONCEPTUAL RENDERING

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Amenities that Move *You.*

Spanning over 57,000 square feet, a collection of amenities unfolds in rhythm with your day, elevating every moment. Signature Palm Tree experiences bring music and lifestyle within moments of home, from the ground-level Palm Tree Club venue to the rooftop pool with panoramic views overlooking downtown Miami. Spaces for wellness and play are thoughtfully designed, from a state-of-the-art fitness center and yoga studio to a full-service wellness suite and outdoor padel court with lounge spaces for both play and connection.

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Amenities

SIGNATURE PALM TREE CLUB AND VENUE

- Located at ground level within Miami's entertainment district
- Offering an unparalleled culinary and entertainment experience
- Meticulously curated sounds by some of music's biggest names

PALM TREE ROOFTOP EXPERIENCE

- Panoramic views of Downtown Miami
- Resort-style infinity pool
- Palm Tree bar and lounge with lush garden terrace
- Owner's lounge

OUTDOOR PADEL COURT

- Lounge seating
- Sweeping city views

WELLNESS

- Movement studio for yoga, stretching, or Pilates
- Dedicated wellness facilities designed to restore and revitalize
  - Steam, sauna, and cold plunge
  - Private treatment rooms
  - Private his and hers locker rooms with showers
- Revive juice bar

ADDITIONAL AMENITIES & SERVICES

- Palm Tree golf simulator
- Palm Tree house cruiser bikes
- Refined lobby with stylish reception lounge and 24-hour front desk concierge
- Valet parking services
- Secured Wi-Fi in common areas
- 24-hour security and access-controlled entry points throughout

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A Home in *Balance.*

RESIDENCES

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At Palm Tree Residences Miami, each home is thoughtfully designed with fully furnished interiors,modern finishes, and a refined, contemporary aesthetic throughout. Each residence reflects a considered approach to contemporary living, grounded in quality materials and intentional design. Private balconies extend the living experience outdoors, framing expansive views of the Miami skyline and surrounding cityscape. From thoughtfully designed junior suites to three-bedroom residences, each layout is tailored for ease, flexibility, and everyday comfort.

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Residence Features

- Fully furnished and finished residences ranging from junior suites to three-bedroom residences
- Private balconies with captivating views of Miami's skyline and vibrant sunsets
- Spacious dens equipped with custom murphy beds*
- Designer kitchens by Italkraft with fully integrated layouts featuring:
  - Curated appliance package featuring premium brands including Miele
  - Custom countertops and backsplashes
  - Contemporary under mount sinks
- Fully built out bedroom closets with shelving and drawers pre-installed for absolute convenience
- Modern spa-inspired bathrooms with
  - Contemporary fixtures by Waterworks and various distinguished brands
  - Custom countertops
  - Finished floors and walls in wet areas
- Built in washer and dryer

*In select residences

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VIEWS VARY DEPENDING ON LEVEL

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VIEWS VARY DEPENDING ON LEVEL



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Where Miami *Moves.*

Set at the heart of where Miami culture, entertainment, and nightlife converge, Palm Tree Residences is front and center in Downtown Miami. Waterfront parks, performance venues, world-class dining, and luxury shopping are all close at hand. With access to Miami's most sought-after destinations, the building is situated only minutes from Miami Beach, international airports, and several major highways. Access is abundant both inside and outside the residence's walls, becoming a way of life for all who call Palm Tree Residences Miami, home.

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Life within reach

Nearby attractions include:

1. Miami Worldcenter

   Featuring 300,000 SF of retail, food and beverage, and entertainment space.

   - Maple & Ash
   - El Vecino
   - Bowlero
   - ETTA
   - Brasserie Laurel
   - SEPHORA
   - Lucid Motors
   - Free People
   - Club Studio
   - Posman Books
   - Savage X Fenty
   - Lululemon
   - Ray-Ban
   - Club Studio
   - Earl's Kitchen & Bar
   - Apple Miami
   - Eight Bar

2. E11EVEN® Club Hotel & Residences
3. E11EVEN® Club Residences Miami Beyond
4. E11EVEN® Miami
5. Adrienne Arsht Center for the Performing Arts
6. Pérez Art Museum Miami (PAMM)
7. Phillip & Patricia Frost Museum of Science
8. Museum Park
9. Kaseya Center
10. Freedom Tower at Miami Dade College
11. Port Miami
12. Bayside Marketplace
13. Miami Dade College - Wolfson Campus
14. Bayfront Park
15. Olympia Theater
16. MiamiCentral Station
17. Waldorf Astoria Residences Miami
18. Delano Residences & Hotel Miami
19. Powerhouse Gym Miami
20. Padel X Miami
21. The Elser Hotel

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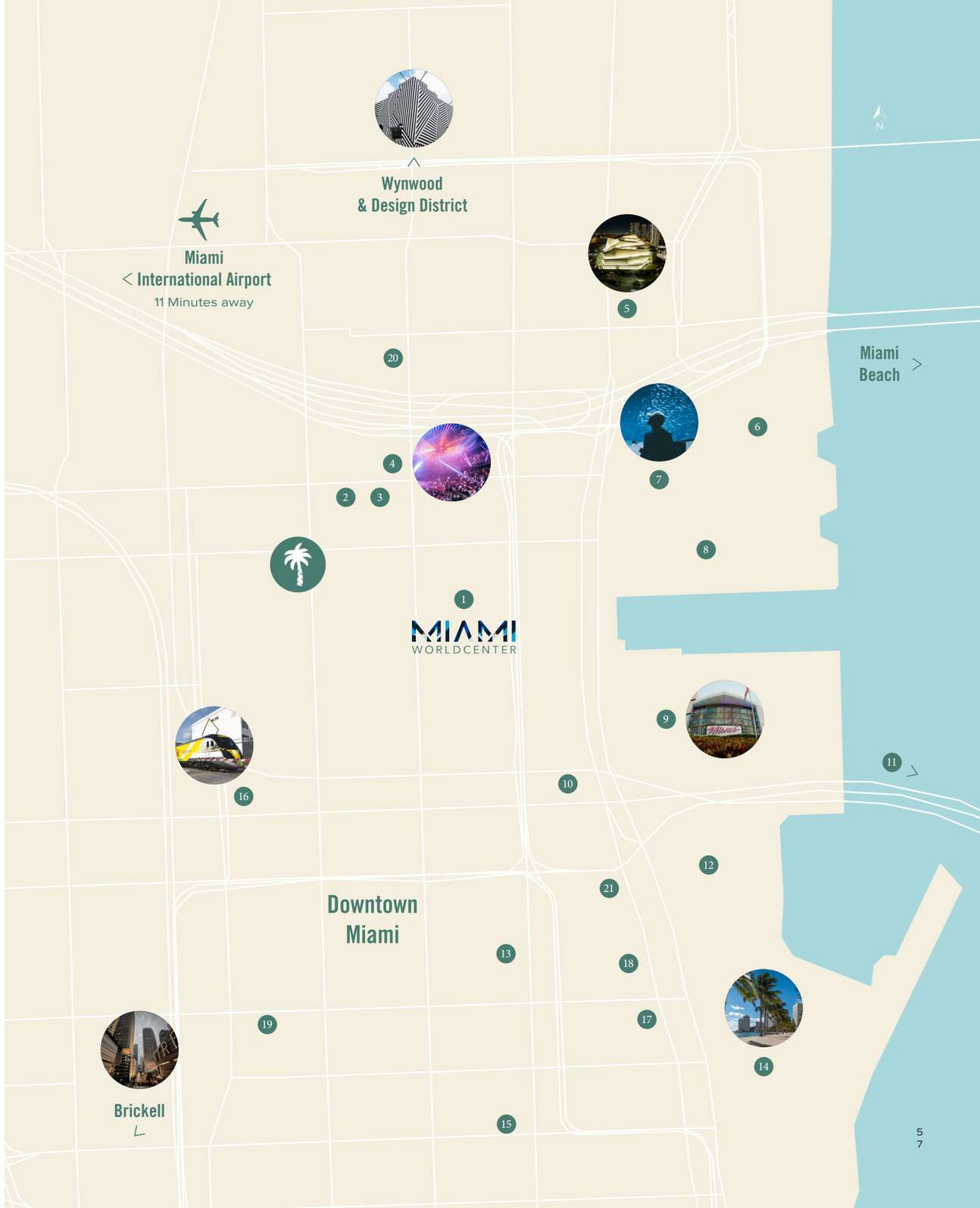

Behind the *Palm.*

LOCATION

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Palm Tree Residences Miami is brought to life by a team with deep expertise across development, architecture, and interiors, united by a shared vision for a more connected way of living.
The architecture and interiors draw from Miami's modern energy and coastal setting, expressed through a refined material palette, layered textures, and a subtle rhythm that carries throughout the design. The result is a residence that feels both elevated and expressive—grounded in design, shaped by its surroundings, and reflective of the way Miami lives today.

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PROPERTY MARKETS GROUP (PMG)

Developer

Founded in 1991 by Kevin Maloney and led by Managing Partners, Ryan Shear and Dan Kaplan, Property Markets Group (PMG) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate. A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its over 30-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in New York City, Miami and Chicago.

111 W 57th St • New York, NY

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LION DEVELOPMENT GROUP

Developer

Lion Development Group was founded by business leader Michael Simkins. The company specializes in world-class development and redevelopment projects in urban settings and emerging neighborhoods focused on the intersection of technology, culture, and the arts. Since launching the firm in 2009, Lion has successfully developed some of Miami's most notable destinations. As a champion of placemaking and revitalizing Miami neighborhoods, Lion Development Group is continuing to add to its track record of excellence in urban regeneration through projects like the Overtown Culture and Entertainment redevelopment and Park West in Downtown Miami. Additionally, Lion has been a pioneer in neighborhoods like Allapattah, Hialeah, Miami Beach, and Mimo District. Outside of Miami, Lion is active in Tampa and Orlando and remains focused on investing and developing throughout the state of Florida.

E11EVEN Club Residences Miami • Miami, FL

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EDEN RESIDENTIAL

Developer

Eden Residential is a residential development and investment firm specializing in boutique urban-infill projects and off-market opportunities across the Southeast United States. Founded in 2015 by real estate veterans Jay Massirman and Jay Jacobson, the firm brings more than 70 years of combined experience in identifying and delivering successful multifamily communities.

In 2022, Eden formed a strategic joint venture with Sterling Equities, a New York-based real estate and media investment company with a 70-year track record spanning thousands of multifamily units, millions of square feet of commercial and industrial assets, and investments in sports (New York Mets) and media ventures (SNY New York).

Eden through its regional offices in Tampa and Charlotte North Carolina focuses on creating thoughtfully designed residential communities in high-growth urban submarkets. The firm is currently developing more than 2,388 residential units across Central and South Florida, as well as in the Charlotte, North Carolina metropolitan area.

The Registry Las Olas, • Fort Lauderdale, FL



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STERLING EQUITIES

Developer

Sterling Equities is an investment firm with holdings in real estate, media and sports. Founded in 1973, Sterling is guided by the values of partnership and civic responsibility. Sterling's vertically integrated national real estate business encompasses direct ownership of a diverse portfolio including multifamily, industrial, self-storage, retail and office property, in addition to development, investment, lending, asset/property management, and construction management activities.

383 Madison Avenue • New York, NY



ARTIST CONCEPTUAL RENDERING

KOBI KARP ARCHITECTURE AND INTERIOR DESIGN

Architect of Record

Kobi Karp is the Founder and Principal of Kobi Karp Architecture and Interior Design, Inc (KKAID). A registered Architect since 1988, Karp hold licenses in 15 different states and founded the firm in 1996, where he serves as Principal-in-Charge of Design. KKAID is a full-service architectural and interior design firm providing a vast array of services, ranging from the design of large-scale, high-rise condominium and hospitality projects to intimate residential and commercial structures.

Arte Surfside • Surfside, FL



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EDEN RESIDENTIAL

LION DEVELOPMENT GROUP

STERLING EQUITIES

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