PALMA

MIAMI BEACH RESIDENCES

PALMA is immediately an architectural icon in this area of Miami Beach. Exclusive and prestigious, it is designed to be a love letter for those looking for a boutique residence created for a privileged few. From the moment you enter you will experience glamor and romantic interiors by award-winning Studio Ramirez. In your home, you will awaken to the perfection of **PALMA** floorplans that were created to be your Mediterranean sanctuary and place for celebrating life.




OCEAN
BAY
Water everywhere the eye can see.

PALMA

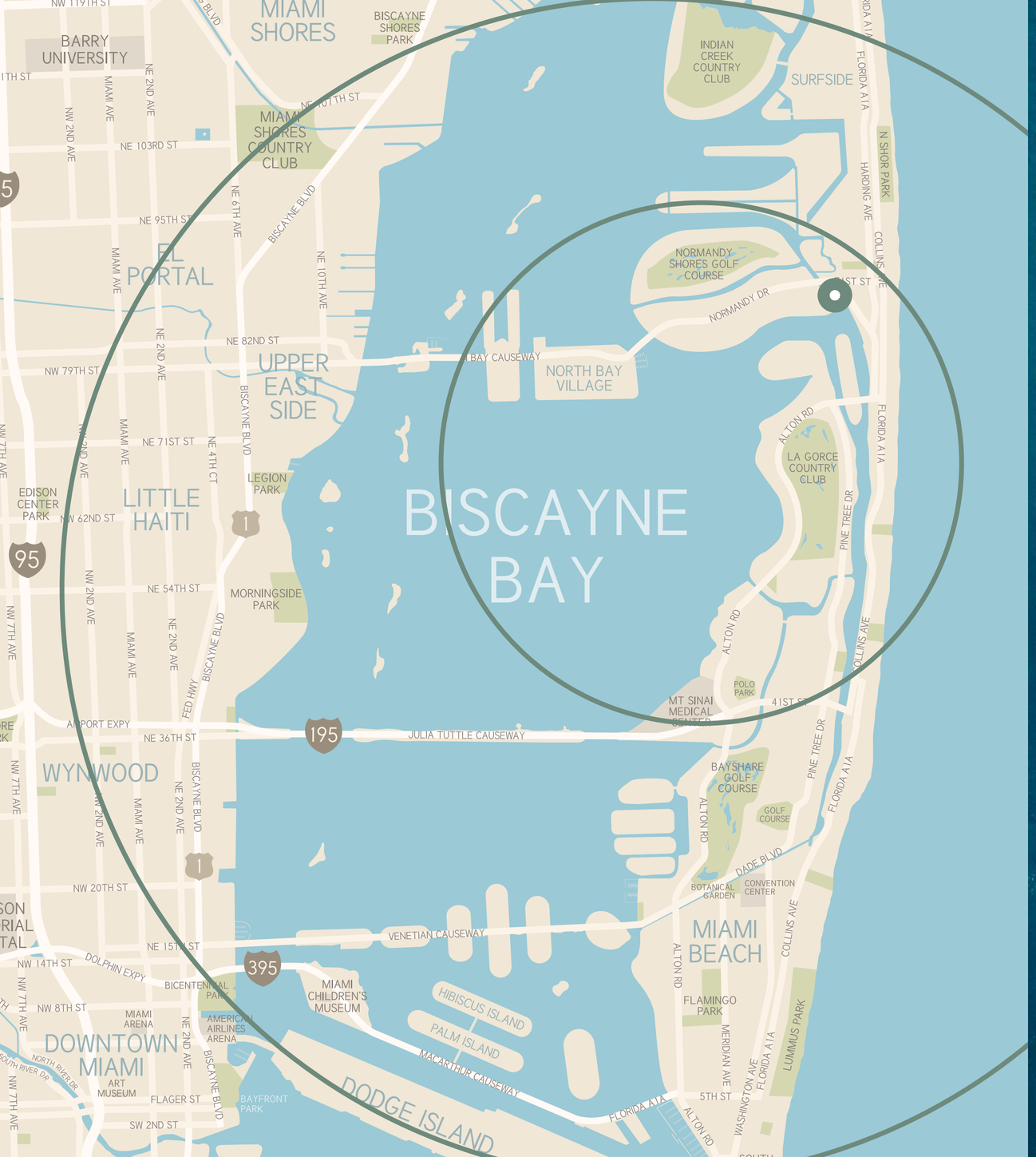
MIAMI BEACH RESIDENCES



PALMA

MIAMI BEACH RESIDENCES





the luxury of island life

PALMA

FALL IN LOVE
WITH THE MOMENT









AND THE SETTING

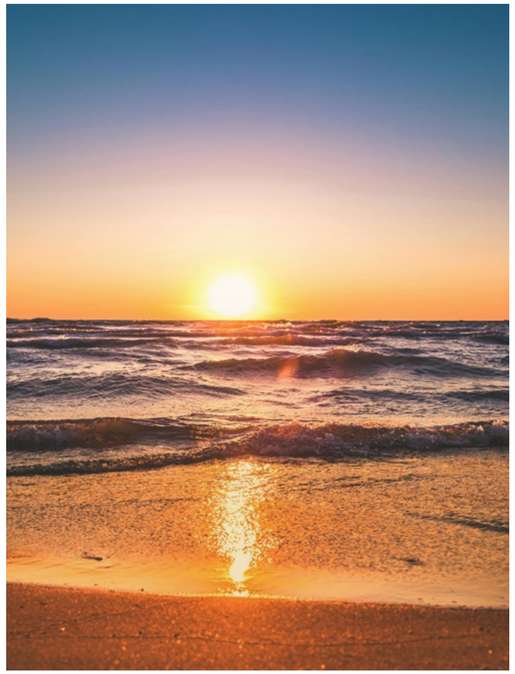
A beautiful island

story in your life,

and you are

the muse.





A CELEBRATION OF YOUR LIFE







FROM SUNRISE TO SUNSET





BAL HARBOUR SHOPS

Indulge in unparalleled luxury shopping at Bal Harbour Shops, the epitome of sophistication in Miami Beach. A curated collection of world-renowned designer boutiques, exclusive brands, and exquisite dining options are minutes from your home. From high-end fashion to fine jewelry, discover the pinnacle of style and elegance in one of the most prestigious shopping destinations in the world. Here, luxury knows no bounds.



AN ACTIVE LIFE IN YOUR NEIGHBORHOOD

Live an active and vibrant lifestyle at PALMA in Miami Beach. From coastal strolls, beach relaxation, and thrilling water sports like jet skiing and paddle boarding you'll have a world of natural fitness always at your door. The, add the neighboring tennis, golf, and beach volleyball and your every day is an adventure.





TENNIS
KAYAKING
JET SKIS
SUNBATHING
GOLF
PADDLE BOARDING
BASKETBALL
RUNNING
CYCLING
SWIMMING

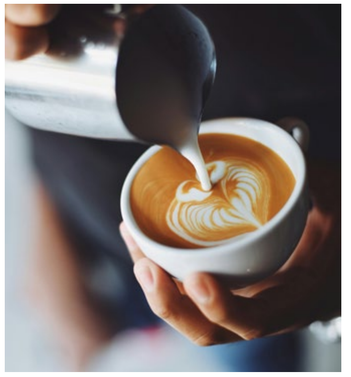




ONE OF THE NATIONS BEST SPAS

The epitome of indulgence nestled right next door to your home is where you can step into a world of tranquility and rejuvenation. The Carillon Miami Wellness Resort offers an array of luxurious treatments and was named one of the best by Condé Nast Traveller. From soothing massages to invigorating facials, all can be tailored to restore your body and mind.



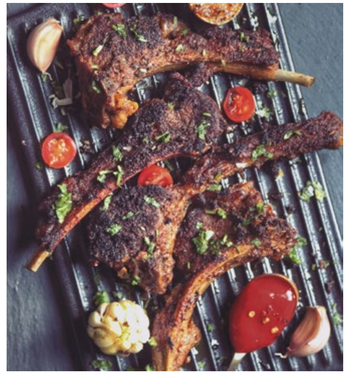




A CHARMING DINING SCENE MEDITERRANEAN STYLE.

From **PALMA** you can embark on a culinary journey through a vibrant Mediterranean-type neighborhood. Meander small streets lined with quaint cafes, bustling bistros, and cozy trattorias. Find fragrant seafood paella to mouthwatering kebabs, each offering there own flavor of living on an island and near the sea. Here, you can explore and discover deliciousness at every corner.







FAMOUS NEW YORK CHEF OPENS NEXT DOOR



POPULAR NYC PIZZERIA ROBERTA'S ANNOUNCES A PERMANENT MIAMI LOCATION
- EATER / MIAMI

ROBERTA'S WILL MAKE ITS LONG-AWAITED MIAMI COMEBACK
- TIMEOUT

ICONIC NEW YORK PIZZERIA ROBERTA'S SET TO RETURN TO MIAMI WITH PERMANENT LOCATION AT 72 PARK
- PROFILE MIAMI

ICONIC NEW YORK PIZZERIA ROBERTA'S SET TO ELEVATE MIAMI BEACH DINING EXPERIENCE AT 72 PARK
- FLORIDA YIMBY





NEW YORK MEETS MIAMI BEACH

REVITALIZATION HELPS MIAMI BEACH ENTER A NEW REALM OF POSSIBILITIES *BETTER THAN EVER BEFORE*

The North Miami Beach Oceanside Park is being referred to as the Central Park of this area. Voters have approved a new town center and this monumental transformation. A total of $53.8 million will be invested in a multipurpose facility located on a four acre site just blocks away from PALMA and feature a competition aquatic center, an innovation center, a library, a parking garage and added green spaces that are manicured and beautifying the area.



AQUATIC CENTER

REVITALIZATION










A Mediterranean experience
that begins in Miami Beach


PALMA
MIAMI BEACH RESIDENCES



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OUR TEAM

DEVELOPER
Lefferts

ARCHITECTURE
Built Form

INTERIOR DESIGN
Studio Ramirez

LANDSCAPE ARCHITECT
Keith

THE DETAILS

FULLY FURNISHED RESIDENCES & NO MINIMUM RENTAL RESTRICTIONS

RESIDENTIAL MIX

1 Bedroom
405-573 SF | 38 - 53 M²

2 Bedroom
620-889 SF | 58 - 83 M²

Penthouses
414-1342 SF | 38 - 125 M²

14
STORIES

126
RESIDENCES

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

THERE'S NO OTHER PLACE LIKE IT.

Welcome to **PALMA**, where coastal charm meets the excitement of Miami Beach. Discover a hidden gem along this coastline, bursting with attractions for the avid outdoor enthusiast. Picture yourself strolling along the stunning Miami Beach or soaking up the sun at North Beach Oceanside Park. Swing into action at the Miami Beach Tennis Center or tee off at the prestigious Normandy Shores Golf Club. Dive into adventure with beach volleyball, jet skis, paddle boards, and kayak rentals readily available. And don't miss the iconic Miami Beach Boardwalk, your gateway to a world of dining, cafes, bars, and parks, all nestled beneath the shade of swaying palm trees.

Imagine the magic of live music under the stars at the Miami Beach Bandshell, or exploring the vibrant energy of a farmer market surrounding the neighboring Normandy Fountain. With seamless access to Downtown Miami and the upscale shopping of Bal Harbour, every moment in **PALMA** is infused with possibility.

Life on the beach has never looked so enticing, and now,
with **PALMA**, it's yours to embrace.



BUILDING FEATURES

- 14-story landmark building designed by Built Form
- Prime Miami Beach location just steps from the beach
- Cutting-edge green building with SMART technology LEED Gold certification
- Curated retail tenants on ground level



LOBBY RECEPTION

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



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THE AMENITIES



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AMENITIES

- Double-height lobby with floor-to-ceiling windows
- Reception Desk
- 24-hour secure access to building, amenities, garage and private residential areas
- Resort-style pool with private daybeds and luxe cabanas
- Outdoor summer kitchen with bar and pool deck event area
- Resident lounge on pool level with indoor and outdoor seating for private resident events
- State-of-the-art fitness center fully-equipped with Technogym and view of resort pool area
- Wellness hot tub and arctic cold-plunge pools
- Advanced technology SMART building with high-speed fiber-optic internet access
- WiFi throughout all common areas

AQUA-LOUNGE OUTDOOR SEATING



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AQUA-LOUNGE



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

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FITNESS CENTER



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PALMA BEACH CLUB

Welcome to “luxury beach”, where indulgence meets relaxation in the heart of Miami Beach. Picture yourself lounging in our sumptuous beach chairs, where every detail is tailored to your comfort and enjoyment. Our attentive staff anticipates your every need, ensuring seamless service with a smile.

Craving Mediterranean flavors? Our on-demand food service brings the taste of the Mediterranean straight to your cabana. Finally a beach club that is curated to perfection.









THE RESIDENCES



RESIDENTIAL FEATURES

- Beach-luxe residences with modern open layouts
- All residences are fully finished and furnished by award-winning Studio Ramirez
- Panoramic ocean and bay views in select units residences
- Private balconies for outdoor enjoyment from your home
- Luxurious 9-10 ft ceilings giving space and light to the feeling of your residence
- Floor-to-ceiling sliding glass doors with impact-resistant glass
- Advanced technology Smart Building
- Residences are pre-wired for high-speed internet and Wi-Fi
- Energy efficient central air conditioning and heating system
- Conveniently stacked washer and dryer included
- Spacious closets for your beach-chic wardrobe

KITCHEN

- Imported European-cabinets with premium fittings
- Bosch appliance package with refrigerator, oven, cooktop, microwave, and dishwasher
- Premium stone countertops & backsplashes for the ultimate culinary experience
- Contemporary stainless steel under-mounted sink
- Elegant faucet with integrated spray handle

MASTER BATHROOM

- Imported European cabinets with premium hardware and drawer pulls
- Premium stone countertops and backsplashes
- Rectangular trough porcelain sinks with dual elegant faucets (in select residences)
- Custom-finished porcelain floors and walls in wet areas
- Glass shower enclosures
- Premium European-style fixtures and accessories



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YOUR “SOMETIMES” ISLAND HOME, WHERE FLEXIBILITY IS FREEDOM.

PALMA offers owners the ultimate flexibility in either creating a full-time residency or renting their homes full-time or part-time.

We believe the greatest ownership is one you can enjoy when visiting and otherwise enjoy revenue when away. Nothing could compare to the freedom you get in ownership at PALMA.





REASONS FOR VISIT

73%	34%	15%
VACATION LEISURE	FRIENDS & FAMILY	BUSINESS

TOP AREAS FOR VISITORS:

- **44%** MIAMI BEACH
- **22%** DOWNTOWN/BRICKELL
- **9%** NORTH DADE
- **7%** SOUTH DADE
- **4%** SUNNY ISLES

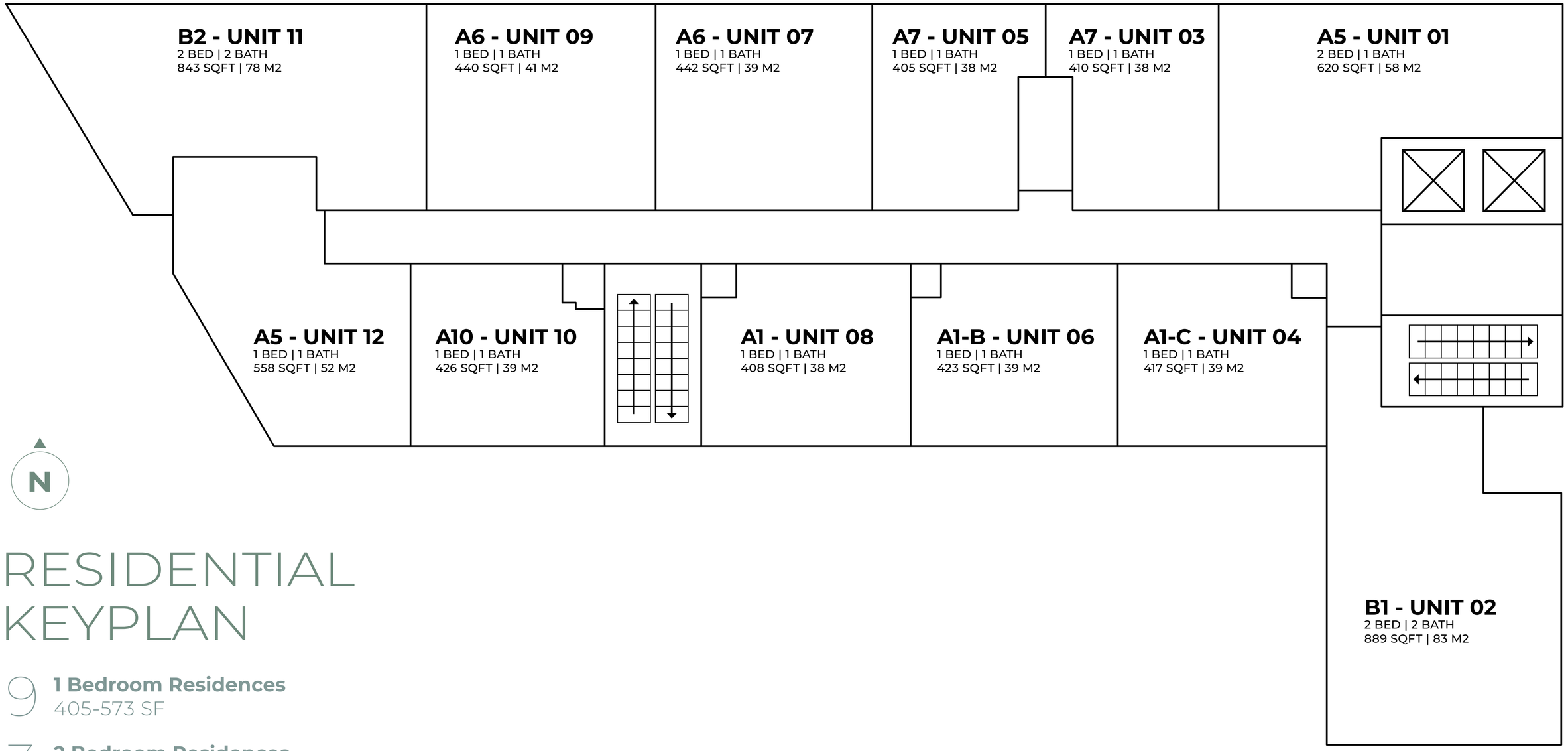
MIAMI BEACH VISITOR STATISTICS

10.9M	75%	$100K+
VISITORS	STAY IN HOTELS	INCOME OF 44%

STATISTICS ARE NOT THE OPINION OF THE DEVELOPER AND ONLY SERVE TO SHOW THIRD PARTY OPINIONS.
FOR YOUR OWN FORECASTING IT IS ALWAYS RECOMMEND YOU DO YOUR OWN RESEARCH AND DUE DILIGENCE.



FLOORPLANS + KEYPLANS



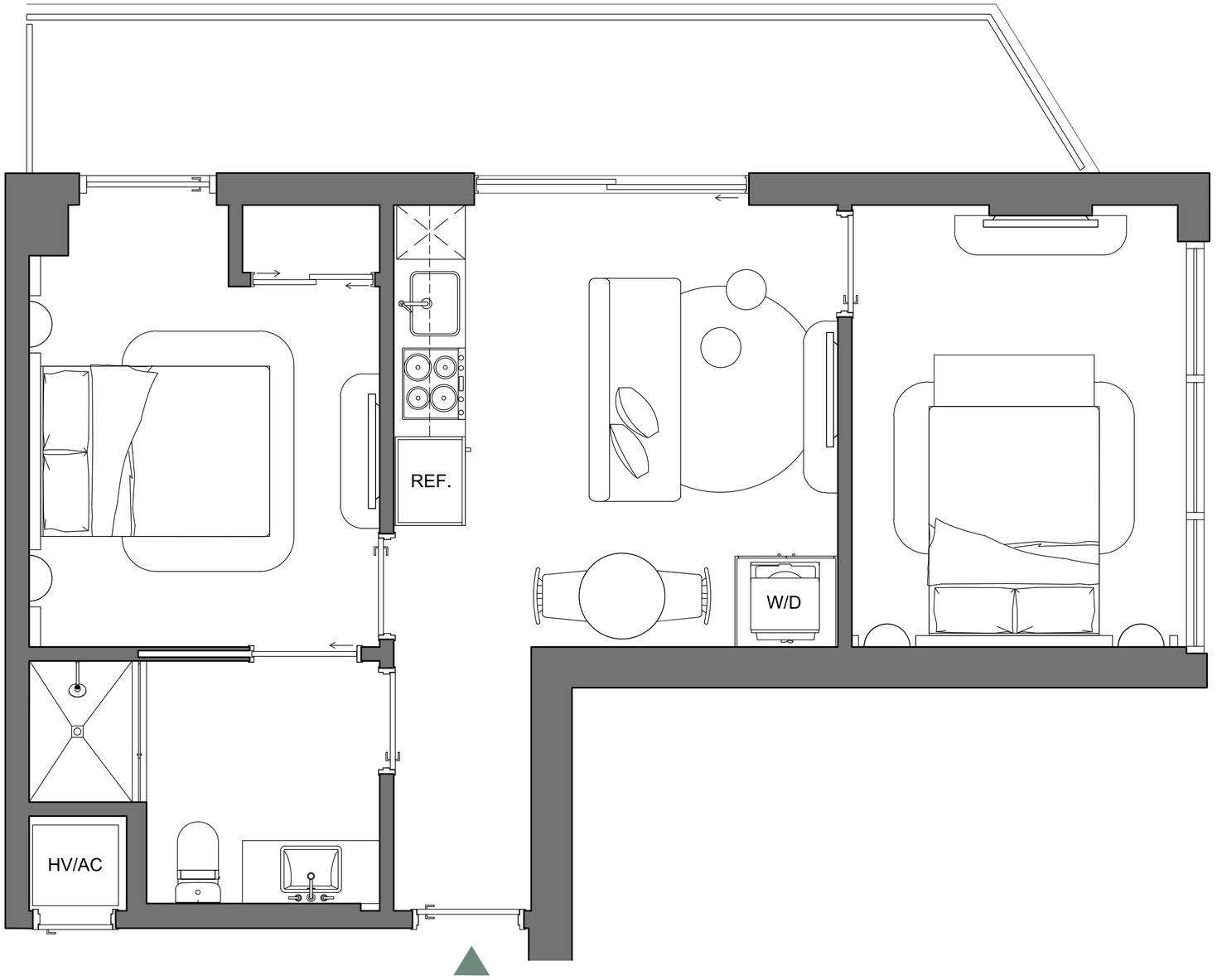
RESIDENTIAL KEYPLAN

9 **1 Bedroom Residences**
405-573 SF

3 **2 Bedroom Residences**
620-889 SF

PALMA

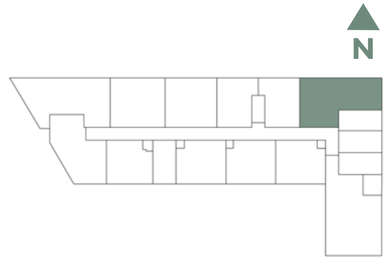
MIAMI BEACH RESIDENCES



A5/01

TWO BED / ONE BATH

INTERIOR	620 SQFT | 58 M2
EXTERIOR	149 SQFT | 14 M2
TOTAL	**769 SQFT | 71 M2**



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LEFFERTS

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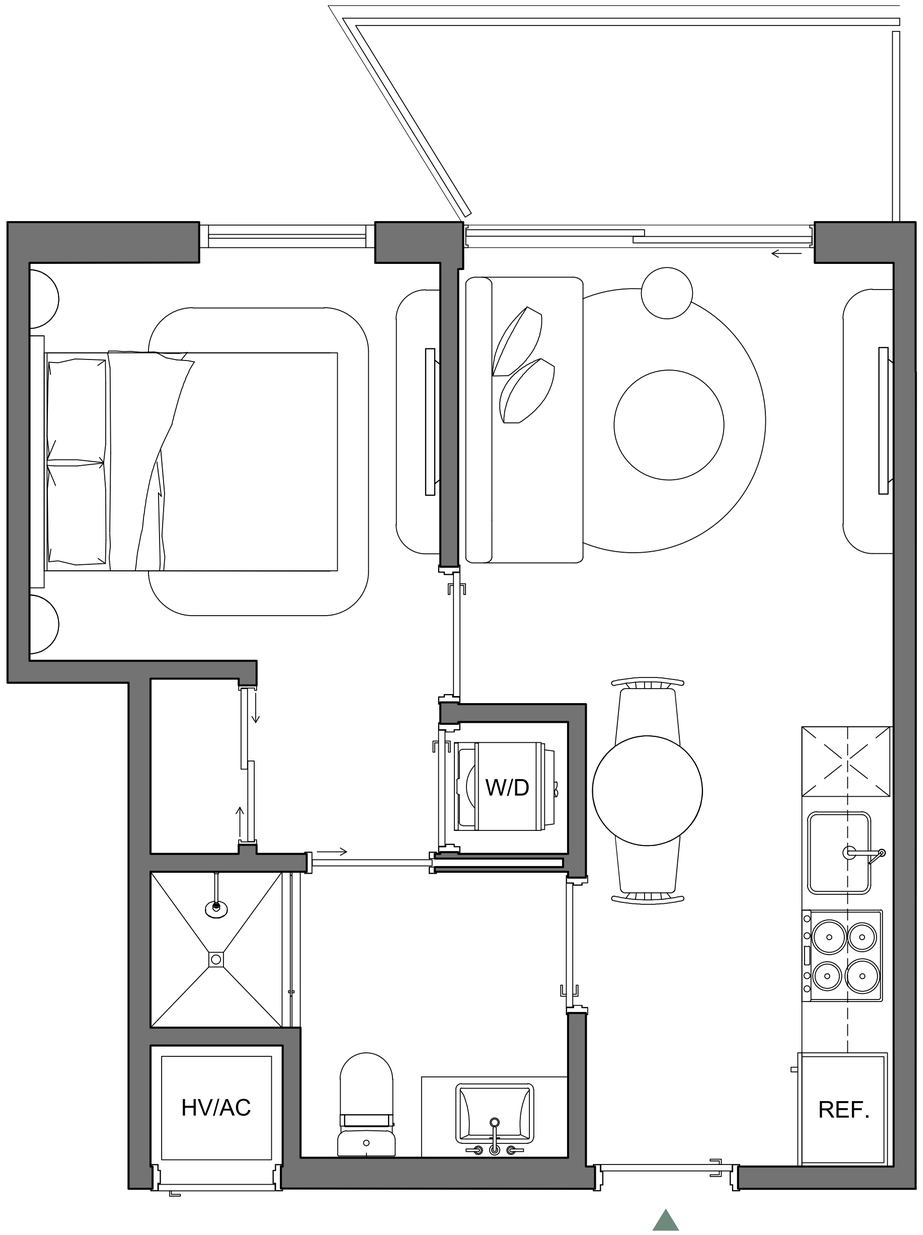
PALMA

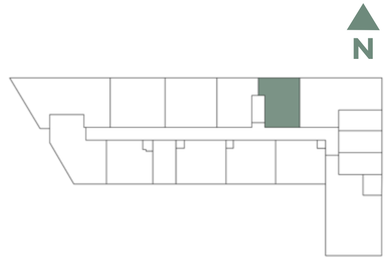
MIAMI BEACH RESIDENCES



A7/03

ONE BED / ONE BATH

INTERIOR	410 SQFT | 38 M2
EXTERIOR	58 SQFT | 5 M2
TOTAL	**468 SQFT | 43 M2**



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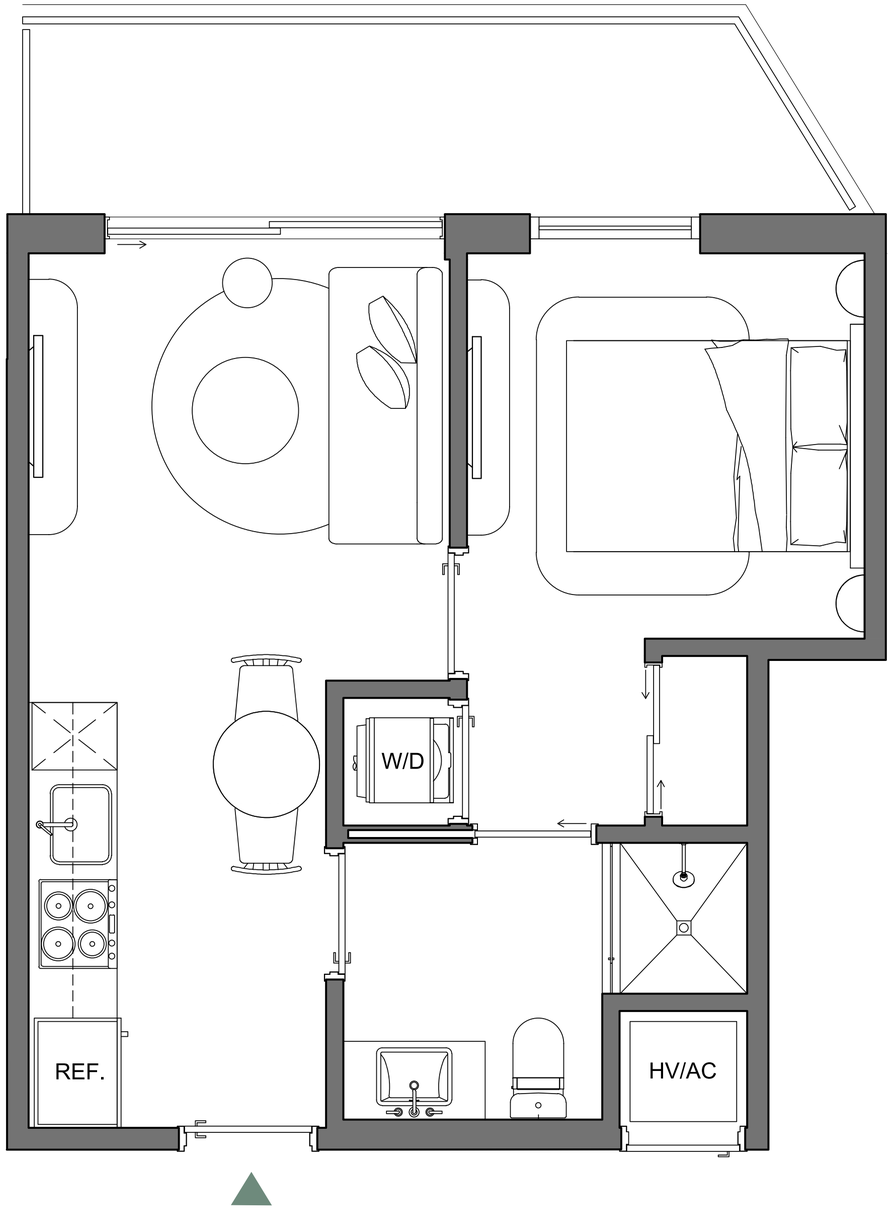


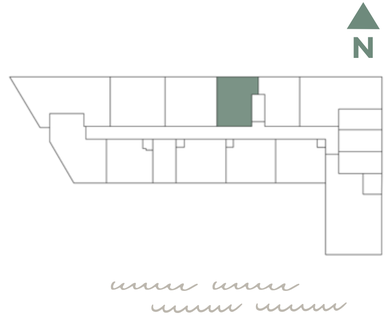
PALMA

MIAMI BEACH RESIDENCES

A7/05

ONE BED / ONE BATH

INTERIOR	405 SQFT | 38 M2
EXTERIOR	90 SQFT | 8 M2
TOTAL	**495 SQFT | 46 M2**



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EQUAL HOUSING OPPORTUNITY

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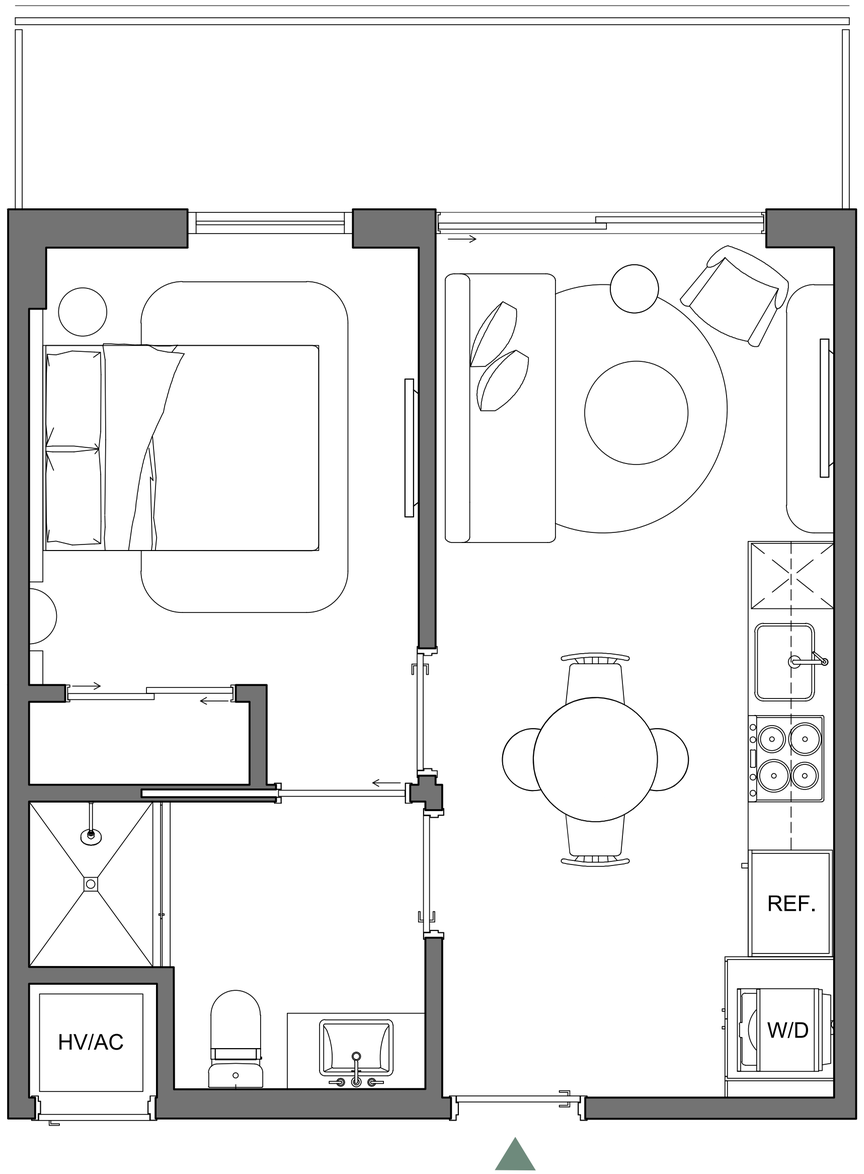
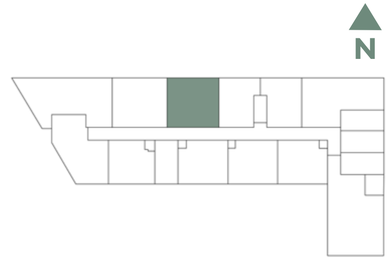


A6/07

ONE BED / ONE BATH

INTERIOR	442 SQFT | 41 M2
EXTERIOR	99 SQFT | 9 M2
TOTAL	**541 SQFT | 50 M2**



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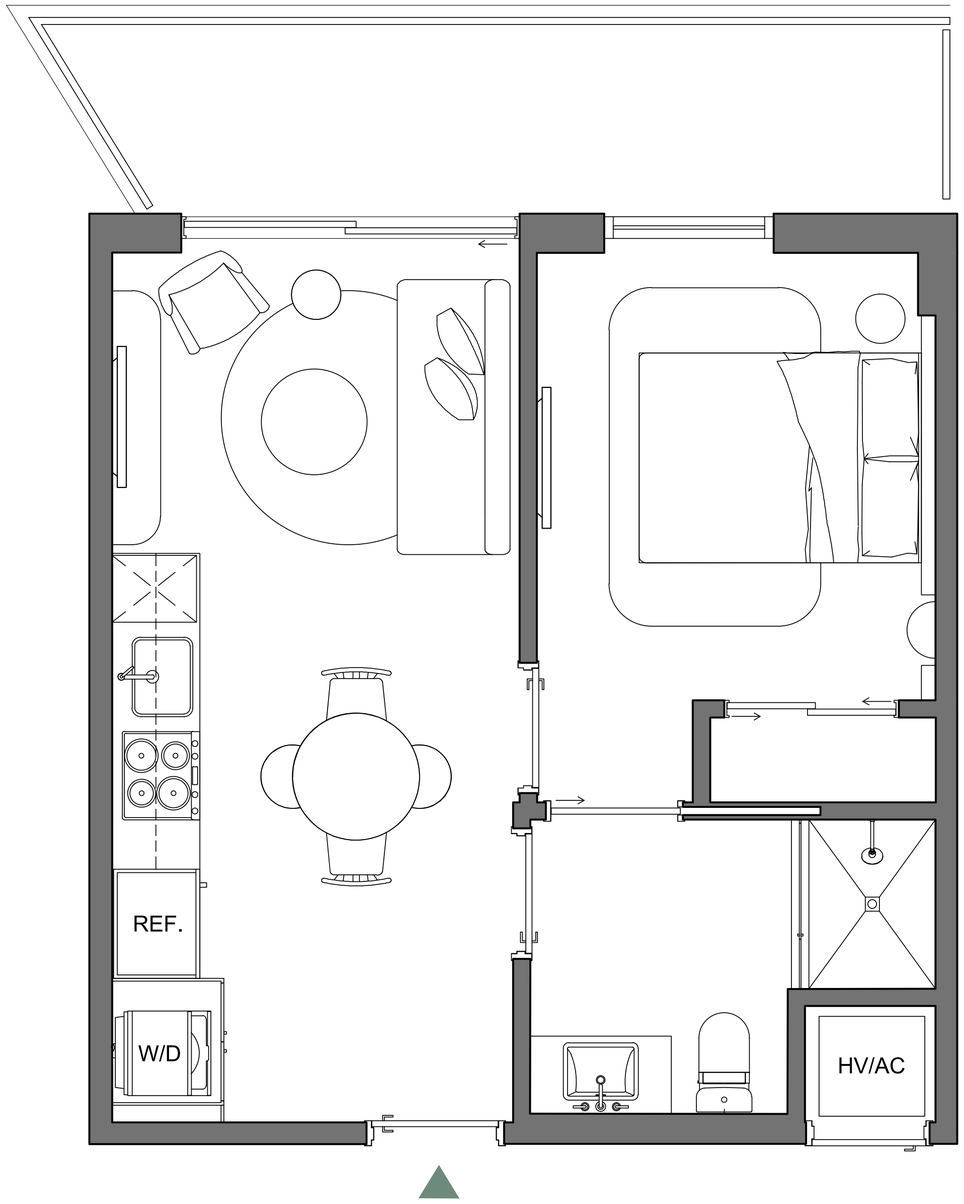


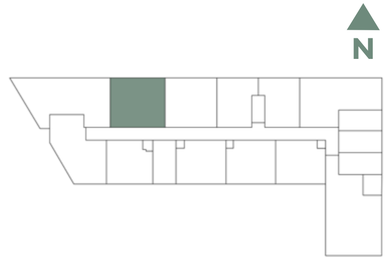
PALMA

MIAMI BEACH RESIDENCES

A6/09

ONE BED / ONE BATH

INTERIOR	440 SQFT | 41 M2
EXTERIOR	102 SQFT | 9 M2
TOTAL	**542 SQFT | 50 M2**



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LEFFERTS

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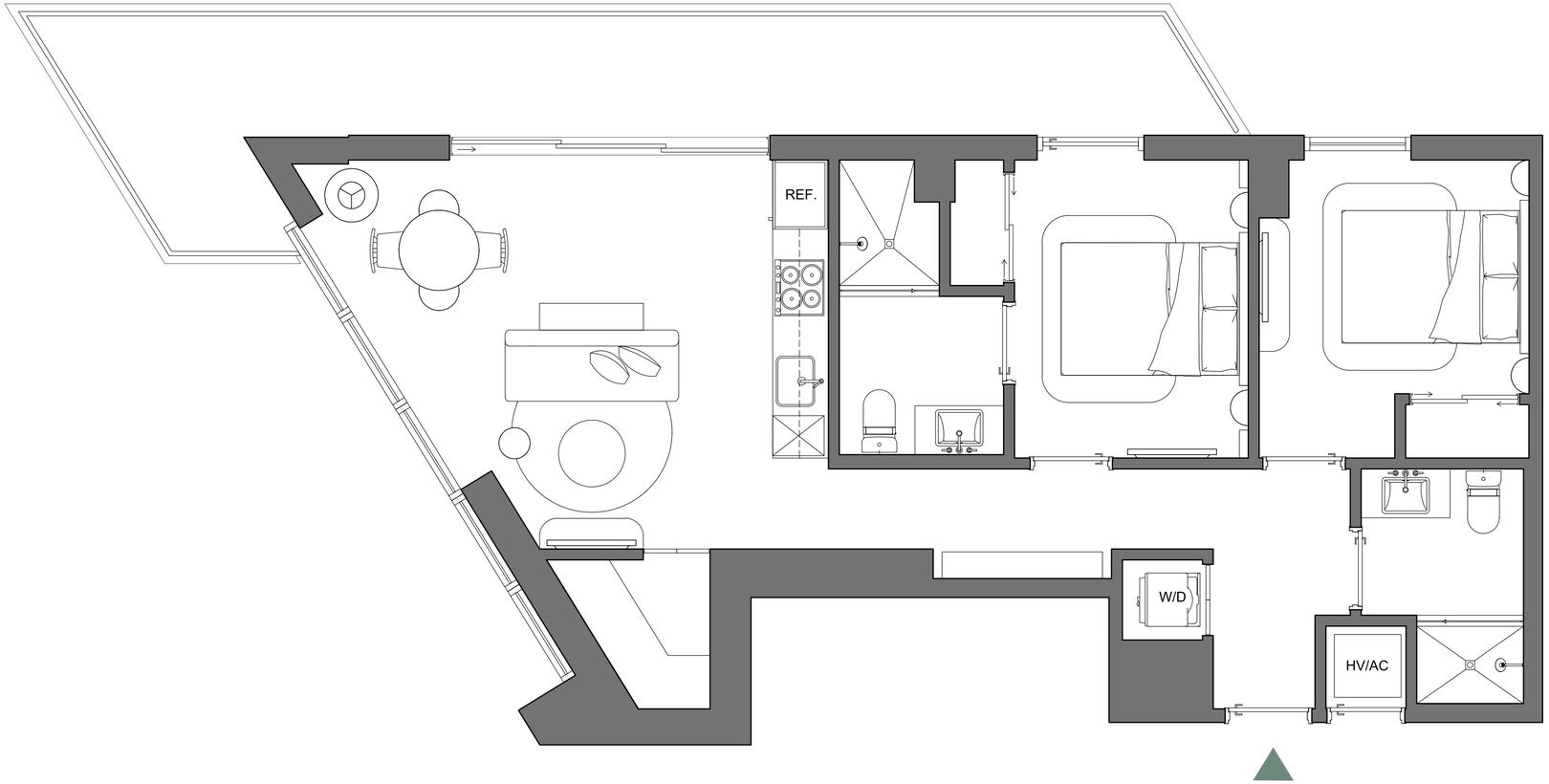
PALMA

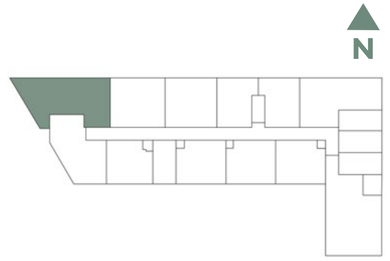
MIAMI BEACH RESIDENCES



B2/11

TWO BED / TWO BATH

INTERIOR	843 SQFT | 78 M2
EXTERIOR	243 SQFT | 23 M2
TOTAL	**1,086 SQFT | 101 M2**



EQUAL HOUSING OPPORTUNITY

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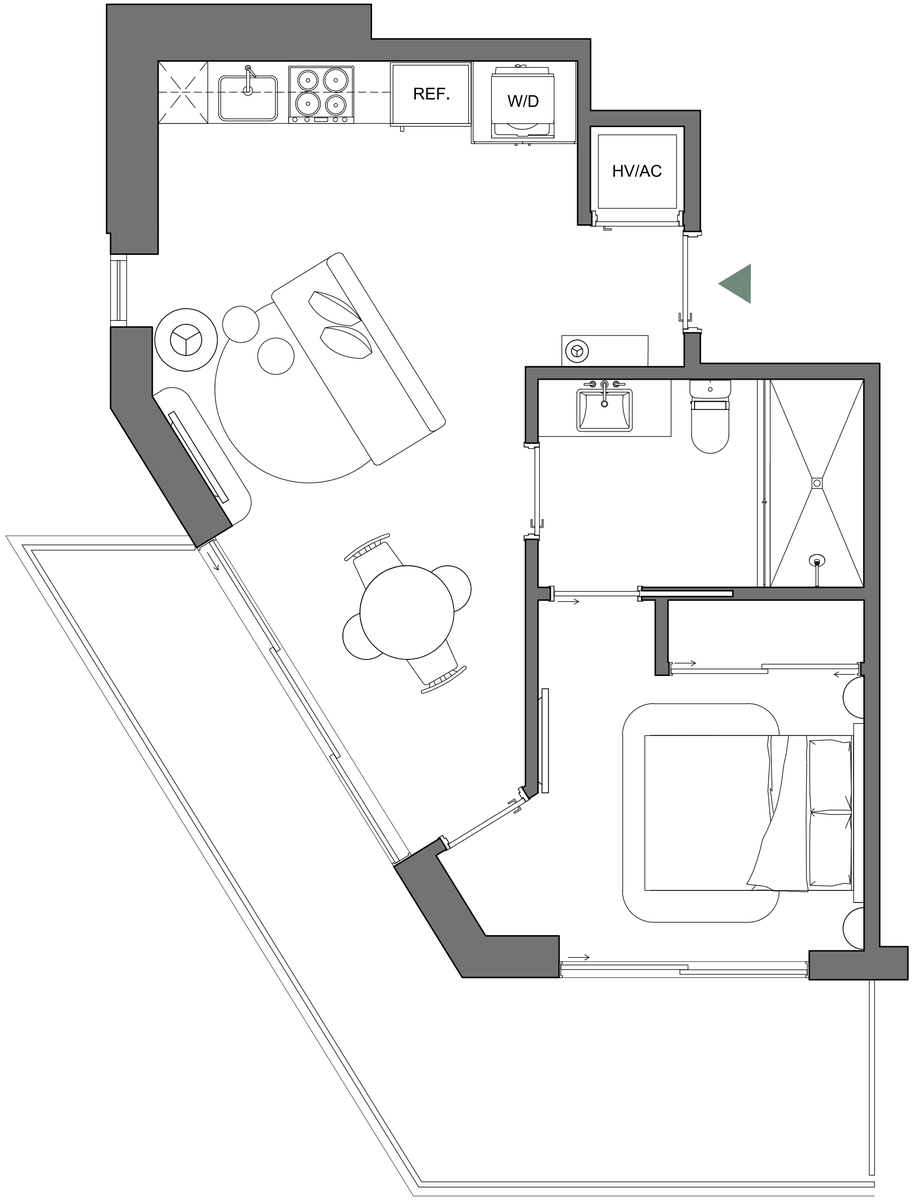


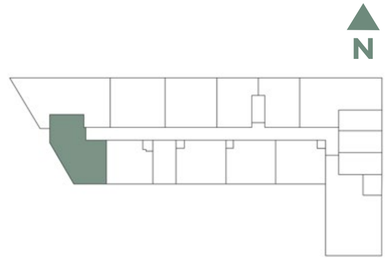
PALMA

MIAMI BEACH RESIDENCES

A4/12

ONE BED / ONE BATH

INTERIOR	558 SQFT | 52 M2
EXTERIOR	201 SQFT | 19 M2
TOTAL	**759 SQFT | 71 M2**



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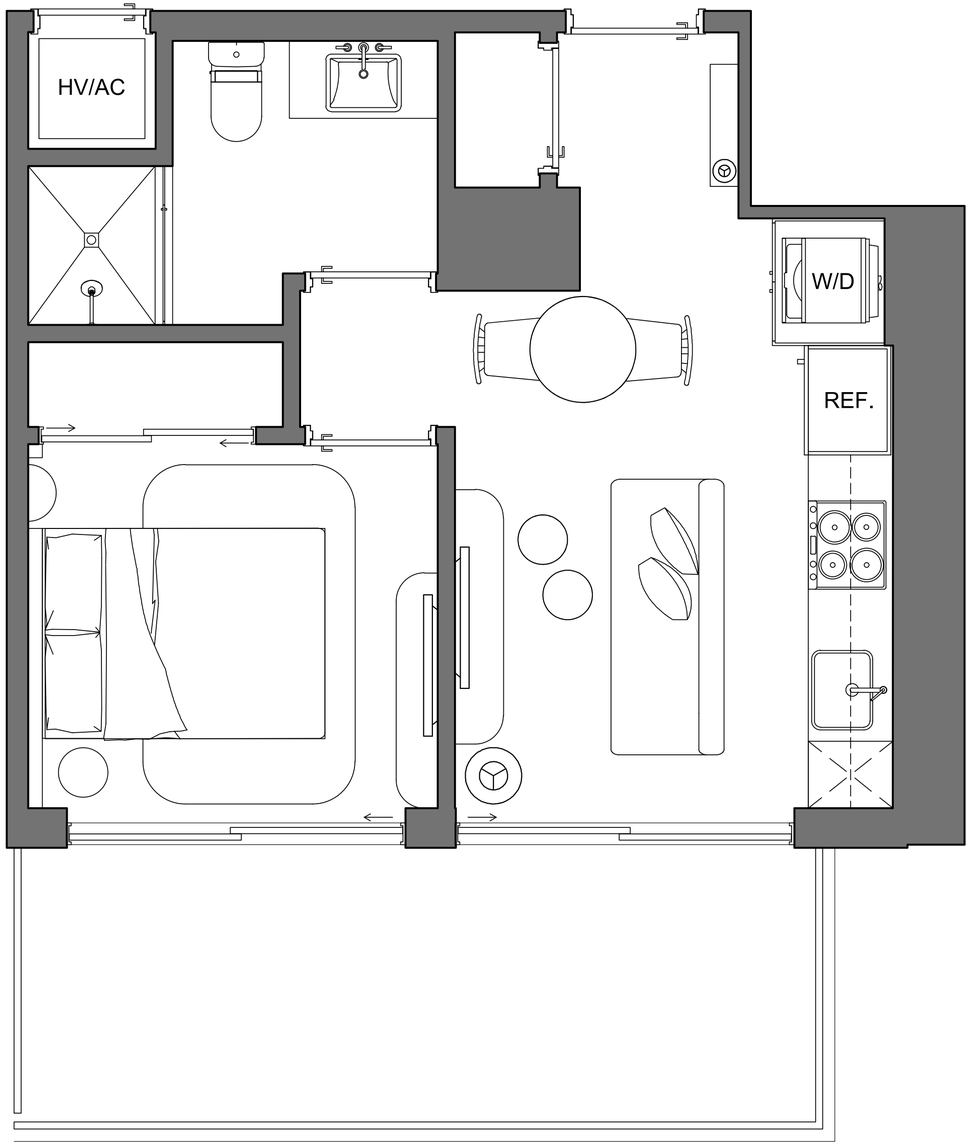


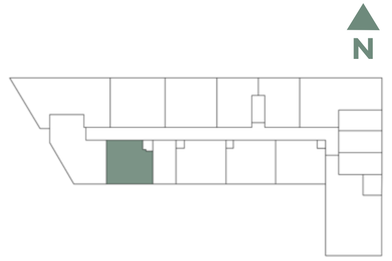
PALMA

MIAMI BEACH RESIDENCES

A10/10

ONE BED / ONE BATH

INTERIOR	426 SQFT	40 M2
EXTERIOR	135 SQFT	12 M2
TOTAL	**561 SQFT**	**52 M2**



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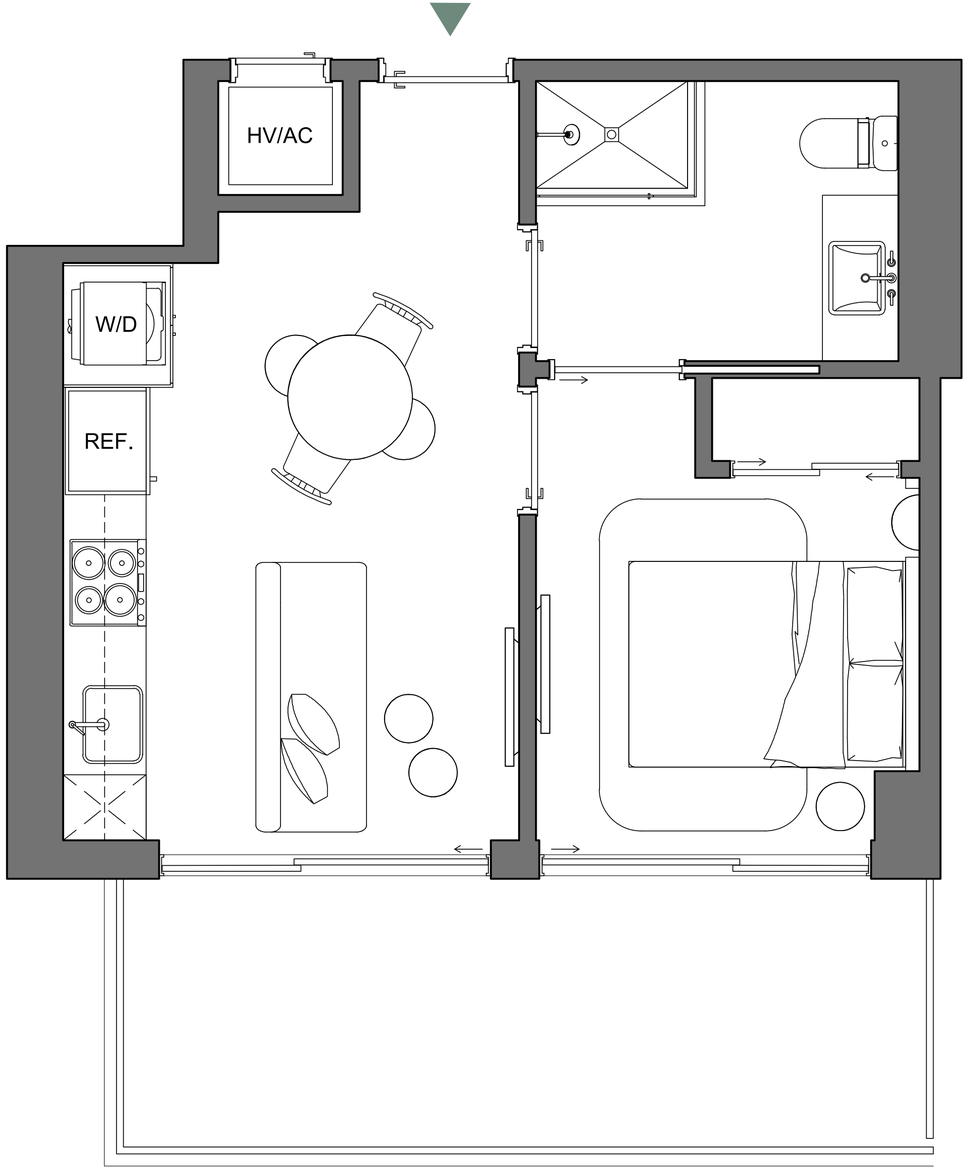


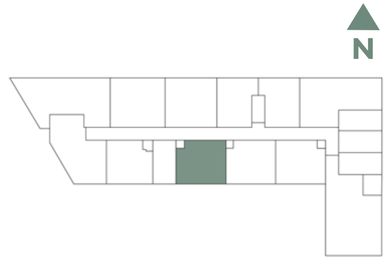
PALMA

MIAMI BEACH RESIDENCES

A1/08

ONE BED / ONE BATH

INTERIOR	408 SQFT | 38 M2
EXTERIOR	140 SQFT | 13 M2
TOTAL	**548 SQFT | 51 M2**



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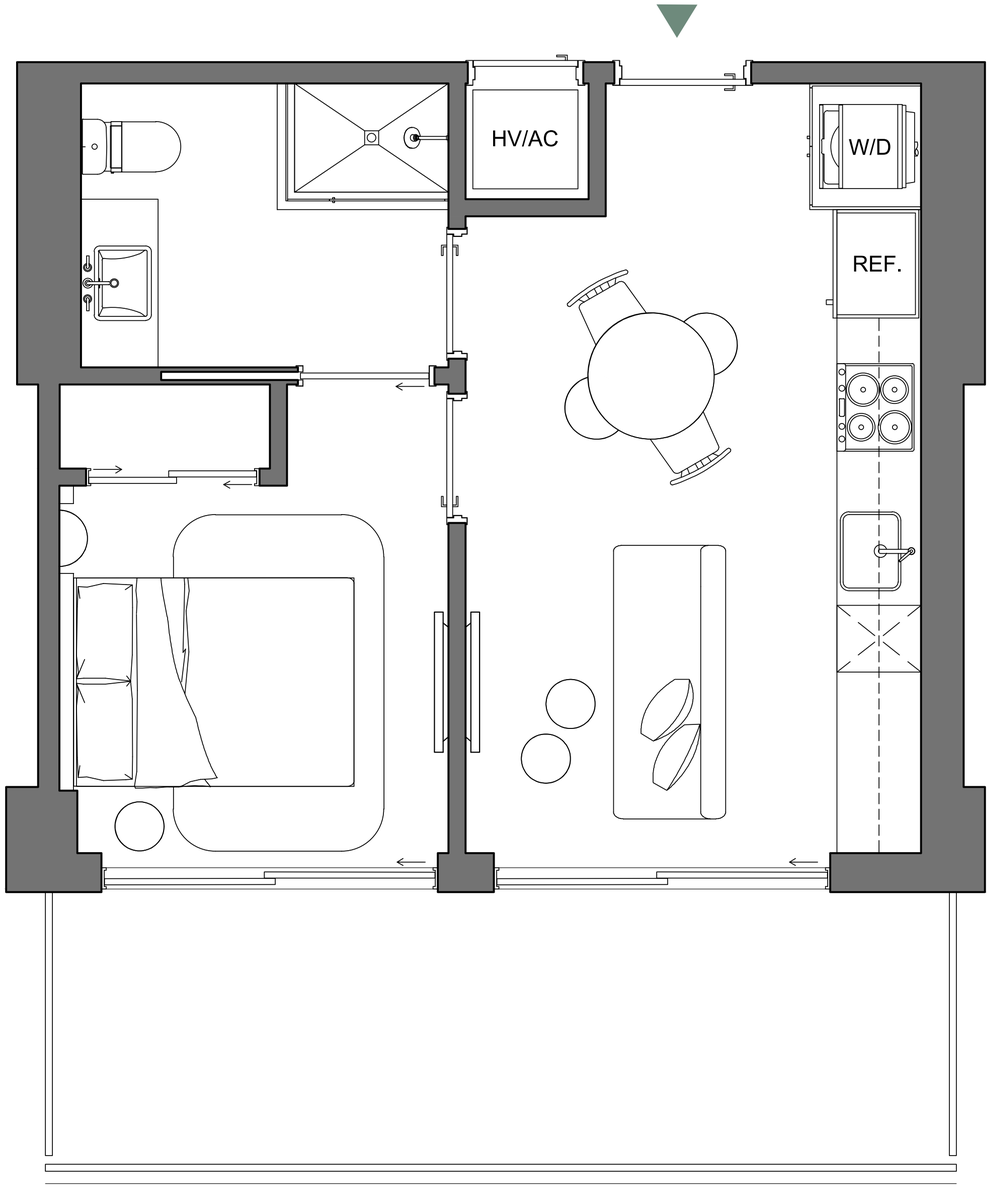


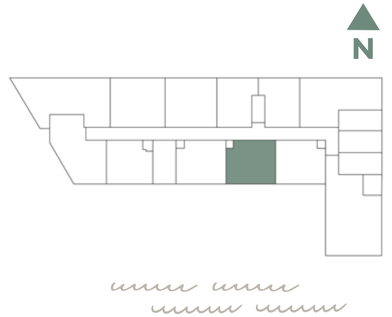
PALMA

MIAMI BEACH RESIDENCES

A1B/06

ONE BED / ONE BATH

INTERIOR	423 SQFT | 39 M2
EXTERIOR	151 SQFT | 14 M2
TOTAL	**574 SQFT | 53 M2**



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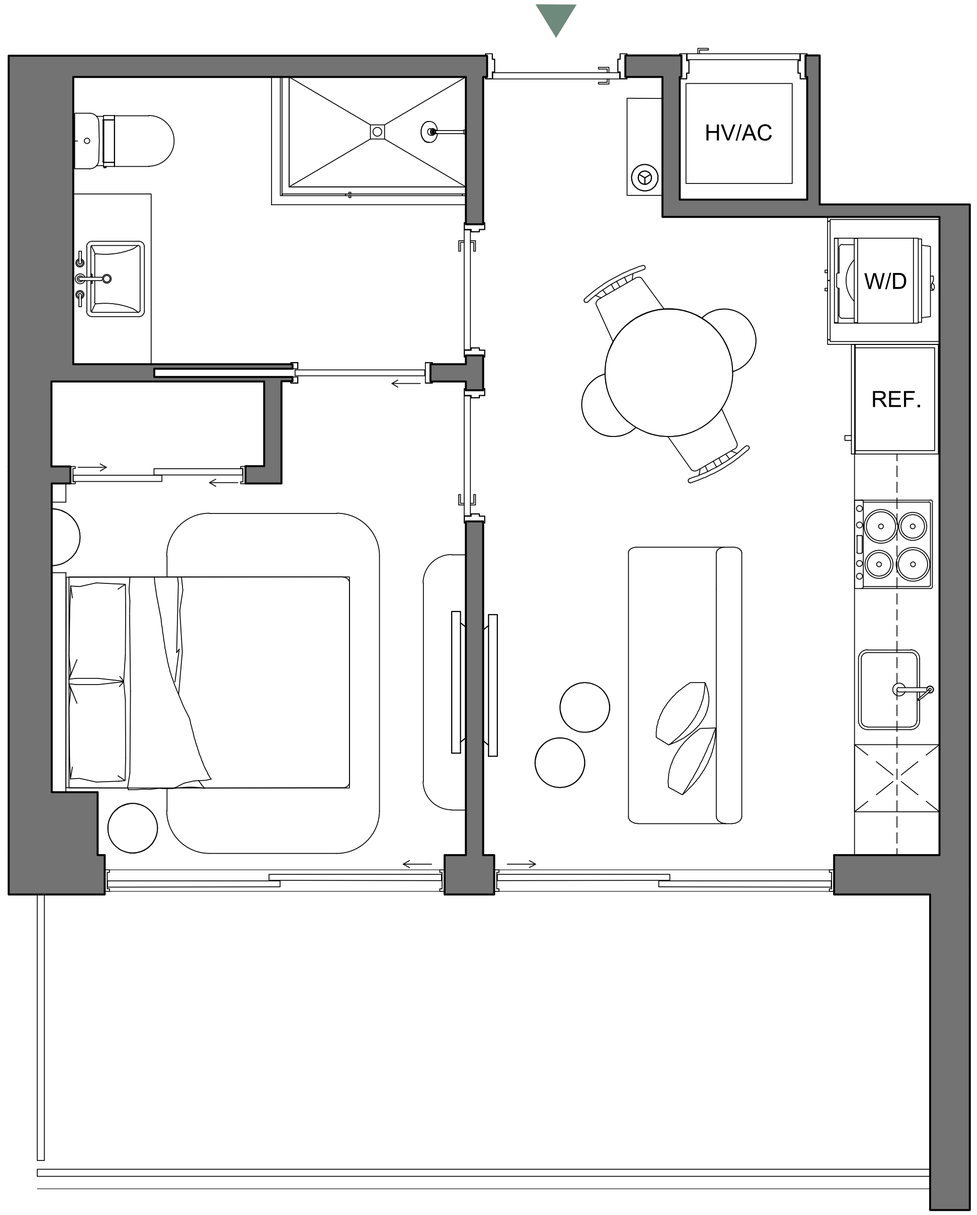


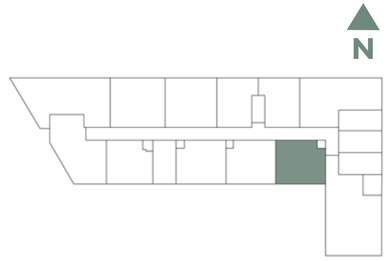
PALMA

MIAMI BEACH RESIDENCES

A1C/04

ONE BED / ONE BATH

INTERIOR	413 SQFT | 39 M2
EXTERIOR	150 SQFT | 14 M2
TOTAL	**563 SQFT | 52 M2**



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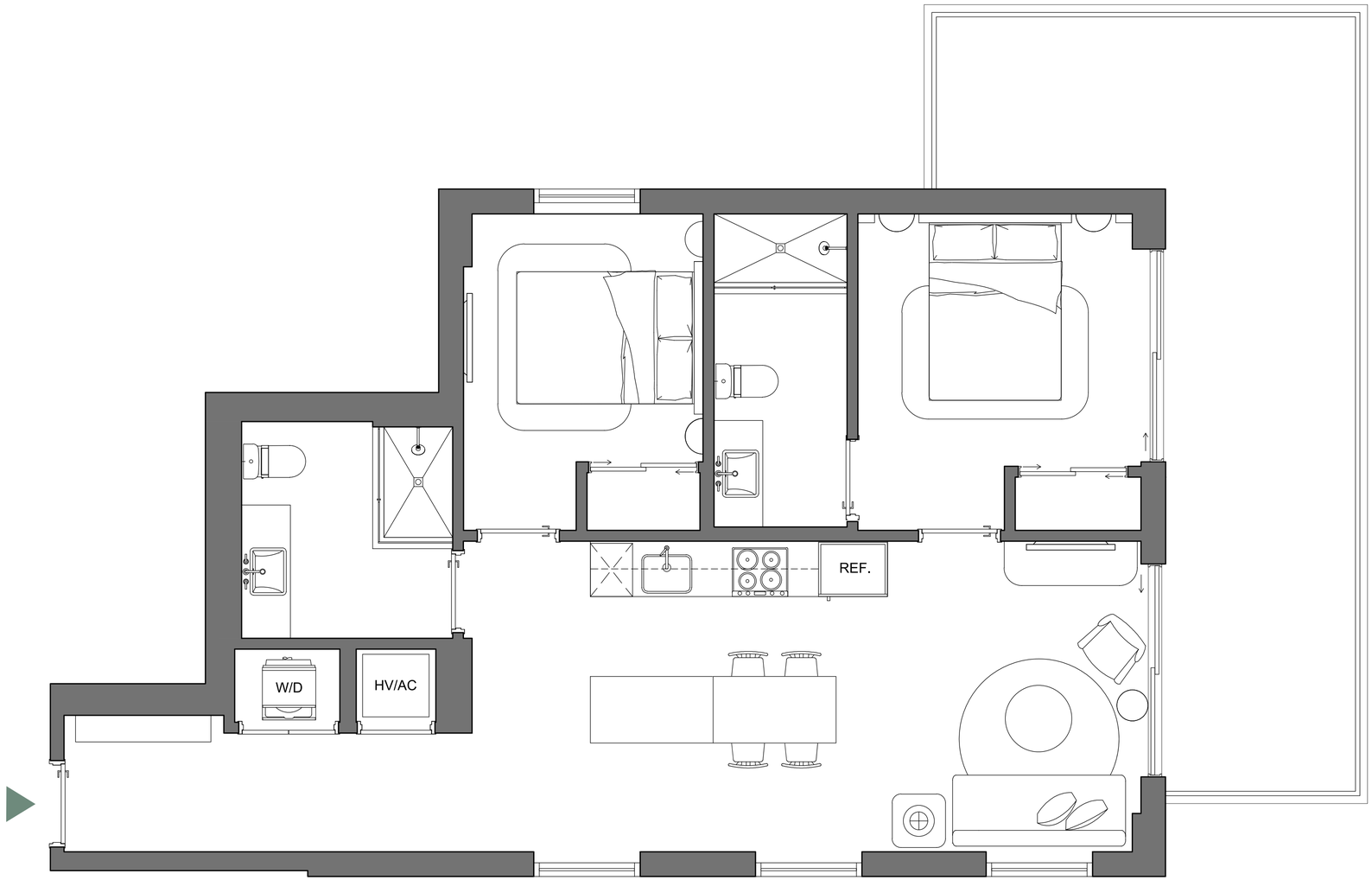
PALMA

MIAMI BEACH RESIDENCES



B1/02

TWO BED / TWO BATH

INTERIOR	889 SQFT | 83 M2
EXTERIOR	291 SQFT | 27 M2
TOTAL	**1,180 SQFT | 110 M2**



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THE TEAM

DEVELOPER | **LEFFERTS**

Lefferts is an unrivaled force in the realm of privately owned real estate development in New York and South Florida. Established in the vibrant landscape of New York City, Lefferts emerges as a preeminent force in the domain of privately owned real estate development, boasting a rich legacy spanning over two decades. With a steadfast dedication to excellence and sustainability, Lefferts crafts exceptional residential and commercial properties that transcend conventional boundaries, embodying innovation, quality, and inclusivity.

ARCHITECT | **BUILT FORM**

Built Form provides uncompromising residential design that graces
the skylines of many great cities and feature interior residences that are a perfect blend of both form and function.

INTERIOR DESIGN | **STUDIO RAMIREZ**

Studio Ramirez defines a new era of luxury interiors with their fresh iteration of a 20+ year history in interior design. The studio's growing portfolio is a tribute to their ability to welcome design challenges and create poignant solutions.

LANDSCAPE ARCHITECT | **KEITH**

For more than six decades, KEITH has been providing design solutions throughout the State of Florida and the Caribbean creating tropical oasis' and lush gardens that are both elegant and inviting.

SALES & MARKETING | **ONEWORLD PROPERTIES**

With over 20 years of experience, OneWorld Properties is an international leader in luxury real estate marketing and sales reaching markets in Asia, Europe, North America and South America.



PALMA

MIAMI BEACH RESIDENCES

EQUAL HOUSING OPPORTUNITY

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.

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