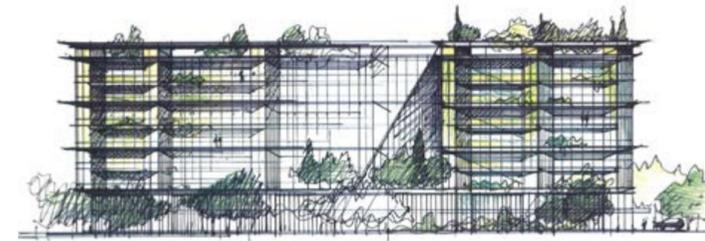




ALTON  
3900  
M I A M I B E A C H

ALTON  
3900  
M I A M I B E A C H



## MODERN DESIGN AND TIMELESS ELEGANCE



Rising gracefully amid the turquoise waters of Biscayne Bay, 3900 Alton brings the modern design of internationally acclaimed master architect Ricardo Bofill to the historic heart of Miami Beach, offering a residential enclave of luxury, convenience, and breathtaking views. Developer Mast Capital has assembled a visionary team of designers, artists, and craftsmen to create a lifestyle of quiet elegance and stunning beauty in an unrivaled location.

## A RICH HISTORY



Situated on land once owned by Miami Beach pioneer John Collins, 3900 Alton is located in an area with a rich and vibrant history. From its origins as a winter playground in the 1920s to its prominent location during the area's boom years, the evolution of the site mirrors the growth and development of Miami Beach. Once dotted with luxury homes, the site of 3900 Alton sits directly south of legendary developer Carl Fisher's grand Nautilus Hotel, which

is now home to Mt. Sinai Medical Center. In the years following World War II, as the area's population expanded, renowned architects like Morris Lapidus descended on Miami Beach, designing a collection of world-class resorts, including the Modernist Saxony, Eden Roc and Shore Club. A new timeless vision by master architect Ricardo Bofill will transform 3900 Alton into an exclusive residential destination while playing tribute to the area's luxurious past.



CARL FISHER

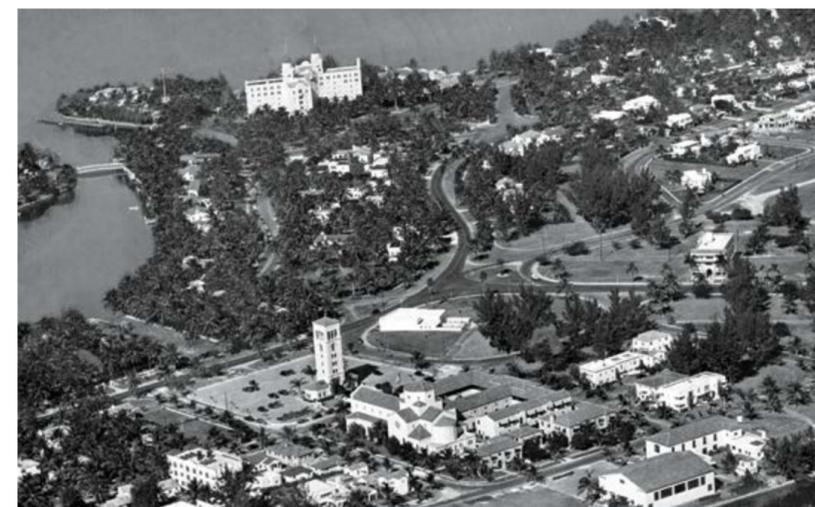


NAUTILUS HOTEL AND NEW POLO FIELD, MIAMI BEACH, FLA.



Nautilus Hotel, Miami Beach, Florida

3900 Alton



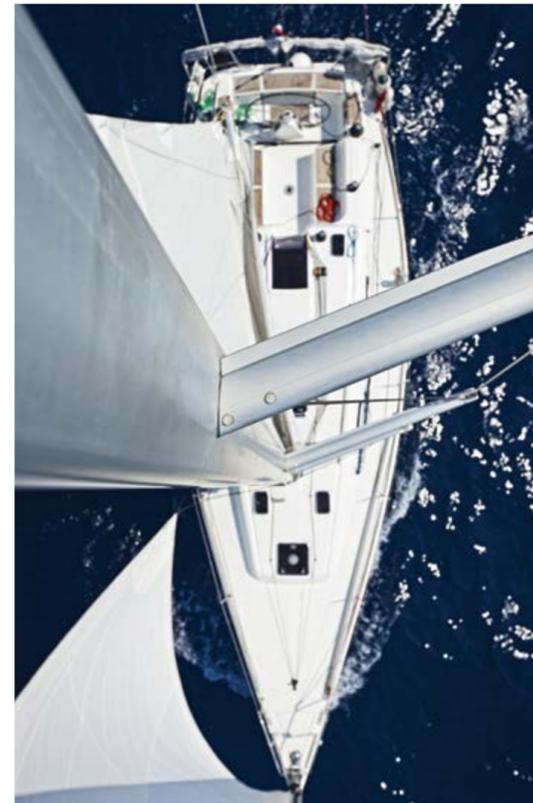
3900 ALTON



## MODERN MID-BEACH

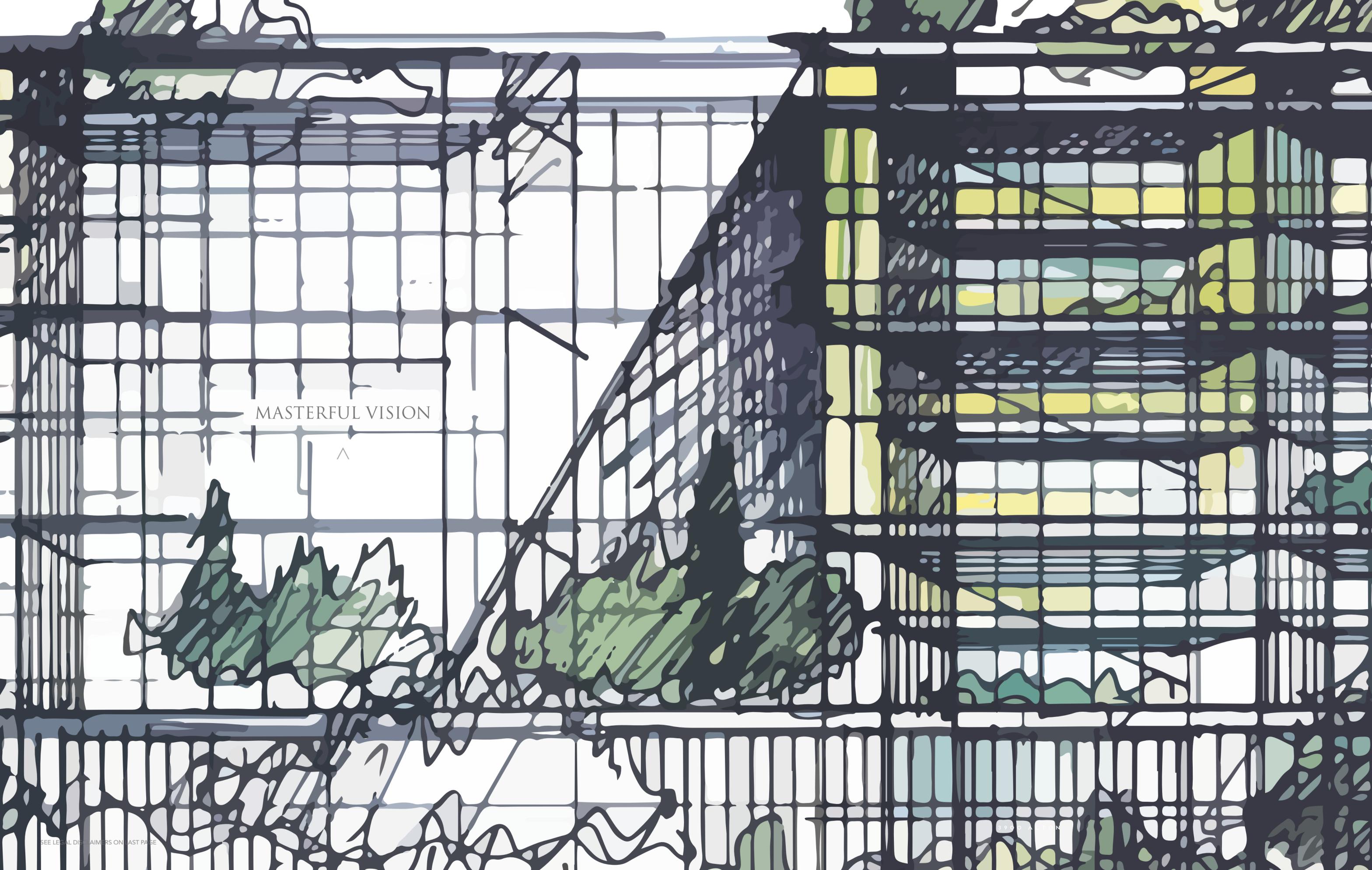
3900 Alton joins a number of new luxury developments elevating the historic heart of Mid-Beach, which is recognized for its quiet elegance, natural beauty and relaxed ambiance. A luxurious oasis that affords residents and visitors access to golfing, yachting and a variety of water sports, all just steps from the ocean, Mid-Beach also offers

proximity to Miami's finest shopping and cultural institutions. From high-end retail to art galleries and world-renowned dining hotspots, amid some of the finest architecture in Miami, the area attracts audiences from every corner of the world. This cosmopolitan convergence is the foundation of the neighborhood's cultural scene that is distinguished within Miami.









MASTERFUL VISION

^



A lifestyle of true sophistication is born through the vision of master architect Ricardo Bofill, founder of Ricardo Bofill Taller de Arquitectura, a Barcelona-based architecture firm. Setting new standards in simplicity, functionality and luxury, his designs have left a regal footprint around the world.

Noted for his signature design philosophy that embraces the “genius loci,” or the “spirit of the place”, Bofill produces a modern botanical refuge of 78 private residences at 3900 Alton, encompassed by a stunning glass façade, reflecting Mid-Beach’s distinct feel and its proximity to the ocean and Biscayne Bay.



ARTIST CONCEPTUAL RENDERING

AMENITIES DECK / ELEVATED GARDEN  
CASCADING POOL TO THE BAY, KIDS WADING POOL AND OUTDOOR WHIRLPOOL

FOLD OUT



DESIGN



ART



NATURE

3900 ALTON

ELEMENTS OF INSPIRATION



# DESIGN DETAILS

Every detail and architectural component of 3900 Alton will complement the surrounding environment with spaces bathed in natural light. Bofill's transparent glass architecture will highlight Biscayne Bay's transcendent views from dawn to dusk.

**THE EYEBROWS**  
Urban horizontal sunshades.



**2 LEVEL GLASS ELEMENTS**  
Double height glass pilasters.

**BALCONY TRIANGLES**  
Unique interior balcony niche.

**CEILING HEIGHT**  
Spacious open floorplans with 10-foot ceilings.



Water Bones  
LORIS CECCHINI

SEE LEGAL DISCLAIMERS ON LAST PAGE

## ART & NATURE



### AN INTRICATE BALANCE OF WATER, EARTH AND SKY

The elegant and natural atmosphere at 3900 Alton will take you on a refined and sophisticated journey. Through intimate details, architectural elements, textural materials and refined color palette selections, you will discover a peaceful and immersive sensory experience. Art curated by artists Loris Cecchini and Fernando Mastrangelo will grace 3900 Alton's interior and exterior spaces. Cecchini's work focuses on the synthesis between art and life, incorporating elements from a variety of fields and technologies. He has continuously introduced the concept of the organic element as a central theme of his work, which has been exhibited in the Palais de Tokyo in Paris, the Musée d'Art Moderne de Saint-Etienne Métropole, and MoMA PS1 in New York. Mastrangelo, a New York City-based

contemporary artist, is recognized for his original use of materials such as "sugar, salt and coffee grounds" to create innovative, free-standing paintings and sculptural pieces. His work is part of the permanent collection of The Brooklyn Museum and collected globally and has been featured in publications such as Architectural Digest and The Wall Street Journal.

3900 Alton will also feature landscapes from Andres Arcila, founder of Naturalficial, who worked conceptualizing designs now seen in Soho Beach House, 1111 Lincoln Road and the New World Symphony in Miami Beach. Through the art and innovation of these acclaimed designers, nature's blissful ambiance springs to life within 3900 Alton, delivering a physical, energetic and emotional assemblage of sophisticated signature living.

FERNANDO MASTRANGELO



NATURALFICIAL



LORIS CECCHINI



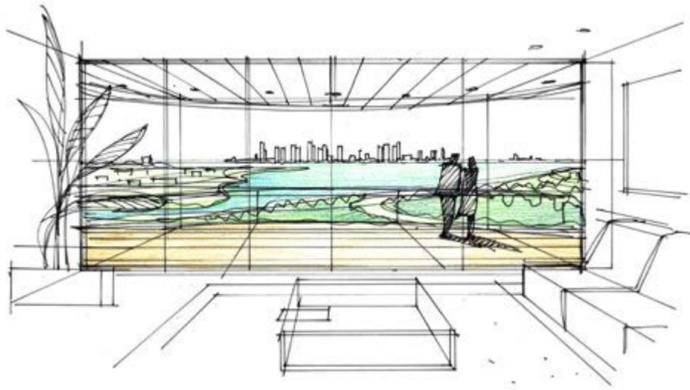


ELEGANT SANCTUARY





3900 Alton is uniquely located at the highly accessible entry to Mid-Beach, upon an 1.8 acre site with unparalleled views of Downtown Miami and Biscayne Bay.



"The architect is content to geometrize nature, to express the hidden order of things. Creation needs to return to its source, and this is the essential challenge of our creation: to surpass nature, to give it order so as to defy time [and] chance."

— RICARDO BOFILL





ARTIST CONCEPTUAL RENDERING



ARTIST CONCEPTUAL RENDERING



Surrounded by natural elements, 3900 Alton welcomes you to a lifestyle of sophisticated leisure. Its 78 artfully-designed residences will feature common living areas adorned with a luxurious décor and detailed finishes, creating a functional and contemporary style. With 10-foot floor-to-ceiling windows, natural light flows through the glass-enclosed residences and each home features Poliform kitchens, along with Sub-Zero and Wolf appliances and a Savant home automation system.

**Poliform** **SUB-ZERO** **WOLF**



ARTIST CONCEPTUAL RENDERING



Comfort and relaxation begin at home. At 3900 Alton, our bathrooms are outfitted with premier design features that immerse you in blissful relaxation. Enjoy an invigorating shower enclosed by frameless glass or soak in the marble framed tub in your private refuge.



A spacious master bedroom welcomes you to a complete designer suite, with modern finishes, walk-in closets and a private balcony, allowing you to wake up each day refreshed with serene panoramic views of Miami Beach, Biscayne Bay and Downtown Miami.

## ^ FEATURES

From original, contemporary art installations and an artistic feature curated for each residence, 3900 Alton integrates a lifestyle of art, design and nature with an expansive pool surrounded by beautifully landscaped gardens and breathtaking views of Biscayne Bay.

- 10ft high ceilings in all residences
- Floor-to-ceiling energy efficient windows
- Direct elevator access to select units
- Poliform® kitchens
- Subzero and Wolf appliances
- Savant automation system in each residence accessible directly from residents' smartphone & iPads® 24 hours a day, 7 days a week
- High-end designer bathroom fixtures
- Frameless glass enclosed showers
- Spacious walk-in closets
- Assigned covered self-parking for residents and 24-hour valet for guests
- Integrated high-speed internet throughout common areas

## ^ AMENITIES

Sophisticated services and amenities throughout this exquisite boutique residence speak to the elegant atmosphere of Mid-Beach's most exclusive residential enclave.

- 75 private residences & 3 garden villas
- Elegant porte cochere entry to a professionally curated collection of contemporary art
- Lobby and pool deck installations by Loris Cechinni and Fernando Mastrangelo
- 24 hour concierge / doorman service
- Landscaped pool terrace featuring lounge seating and sunset bay view deck
- Poolside towel service & bar area
- VIP access to Beach Club with cabanas, lounges, towel service and beach butlers
- Light-filled Fitness center with state-of-the-art fitness equipment
- Children's playroom
- 24 hour Business Center
- Social lounge with gaming area and media room
- Expansive pool & spa surrounded by lounging cabanas and poolside daybeds
- Children's wading pool
- Lush gardens designed by Naturalficial
- TESLA house car & TESLA charging station



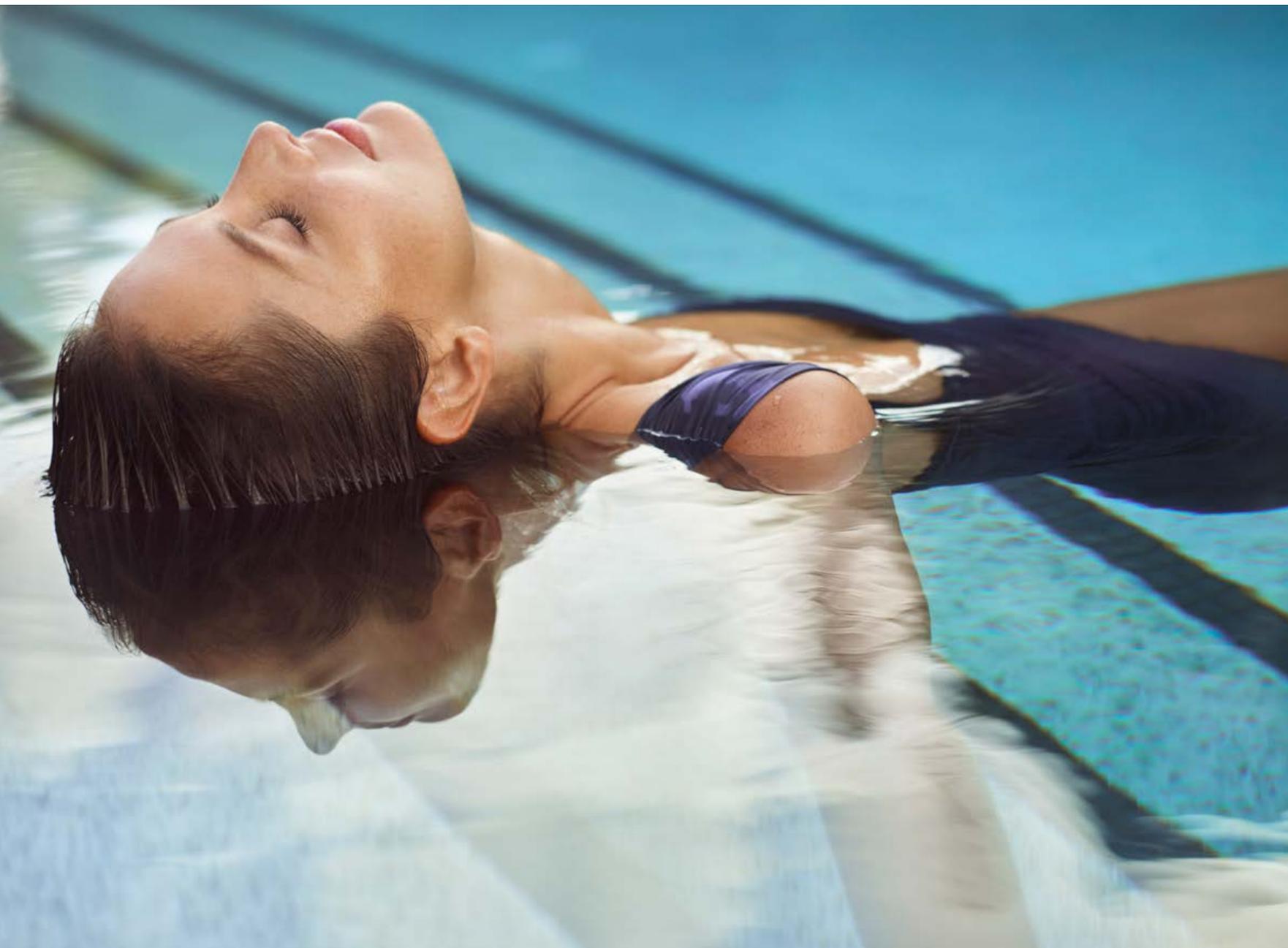


SOPHISTICATED LIVING











Convenience is a key part of the lifestyle of comfort and relaxation that await residents of 3900 Alton. Residents will enjoy VIP access to a Beach Club as well the use of a Tesla house car, a state-of-the-art business center, fitness center, a children's playroom, 24-hour valet and concierge facilitating water sport activities.



STATE-OF-THE-ART FITNESS CENTER

ARTIST CONCEPTUAL RENDERING



KIDS PLAY ROOM

ARTIST CONCEPTUAL RENDERING



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3900 ALTON



ALL ROADS LEAD  
TO HOME







## CULTURAL PLAYGROUND



A respite from the activity and excitement of downtown Miami – yet steps from the best Miami has to offer – 3900 Alton is also within convenient proximity to Wynwood, the Design District and SoBe.

Residents of 3900 Alton will enjoy a front row seat to the premium Miami lifestyle.

### SHOPPING

1. Lincoln Road
2. Bal Harbour Shops
3. Aventura Mall
4. Design District

### ARTS & CULTURE

5. Bass Museum of Art
6. Museum Park  
*Perez Art Museum / Frost Museum of Science*
7. Adrienne Arsht Performing Arts Center
8. New World Symphony

### SPORTS & RECREATION

9. Miami Beach Golf Club
10. 3900 Alton Beach Club
11. American Airlines Arena
12. Marlins Park
13. Gulfstream Park
14. Crandon Tennis Center

### MARINA & SAILING

15. Bayside Marina
16. South Beach Marina
17. Sunset Harbor and Marina

### TRAVEL

18. Port Miami
19. Miami International Airport



RICARDO BOFILL  
MASTER ARCHITECT

Hailed as one of Spain's master architects, Ricardo Bofill is renowned worldwide for his extensive body of work and design aesthetic. The founder of the interdisciplinary firm Taller de Arquitectura, Mr. Bofill's career spans more than 50 years, encompassing more than 1,000 buildings from Lisbon and Boston to Tokyo and St. Petersburg, Russia. The firm's headquarters in Sant Just Desvern, Spain is housed in Mr. Bofill's notable conversion of a cement factory – known as La Fábrica - and comprises more than 50 professionals from around the world. La Fábrica has been critically acclaimed around the world and garnered Bofill the prestigious Ciudad de Barcelona Prize of Architecture. Since founding the firm in 1963, Mr. Bofill has been at the design helm of internationally acclaimed projects, including the new Terminal 1 for the Barcelona Airport; the W Hotel Barcelona in

Spain; the redevelopment of Luxembourg's Place de l'Europe; 77 West Wacker Drive in Chicago; the Alice Pratt Brown Hall at Rice University in Texas; the BNP Paribas head office in Paris; the Shiseido Ginza Building in Tokyo; the School of Industrial Management in Morocco; and the Houari Boumediene Agricultural Village in Algeria. Throughout his career, Mr. Bofill has received numerous accolades of his work. They include the Vittorio de Sica Architecture Prize; the Lifetime Achievement Award for his work on the Israeli Building Center; the Chicago Architects Award; Officier de l'Ordre des Arts et des Lettres Degree from the Ministry of Culture in France; and the Fritz Schumacher Honoris Causa Degree from the University of Hamburg. He is also an honorary fellow of both the Bund Deutscher Architekten in Germany and the American Institute of Architects in the United States.

RICARDO BOFILL  
TALLER DE ARQUITECTURA



DIOR / PARIS, FRANCE



LA FABRICA / BARCELONA, SPAIN



CARTIER HEADQUARTERS / PARIS, FRANCE



SWIFT, LA HULPE, BELGIUM



W HOTEL / BARCELONA, SPAIN



TERMINAL AIRPORT / BARCELONA, SPAIN



AXA / PARIS, FRANCE



NATIONAL THEATRE / CATALONIA, SPAIN



Bermello Ajamil & Partners, Inc.

Bermello Ajamil & Partners Inc. (B&A) is one of the leading international Architecture, Engineering, Planning, Landscape Architecture, Interior Design and Construction Services firms. B&A serves several market sectors including Residential, Aviation, Commercial, Maritime, Healthcare, Education, Municipal and Transportation. Headquartered in Miami, the firm operates on 6 continents from its offices in Florida, New York and Copenhagen.

B&A was originally founded in 1939 as a small local architectural firm and incorporated in the City of Miami under its current name in 1992. The arrival of Willy Bermello in 1976 ushered in a new era of expansion. Mr. Bermello led the

80's diversification, taking the firm into multiple disciplines, including Architecture, Planning, Urban Design, and Interior Design. When Luis Ajamil joined the firm in 1992, B&A embarked on the second wave of diversification into multiple market sectors such as Maritime, Transportation, and Municipal with strong focus on Engineering.

Today, the Partners' have expanded the business into Latin America, the Caribbean, Europe, Asia and the Middle East which marked the third wave of diversification into global markets. B&A has since become a leading global multidisciplinary, multi-sector, international A/E firm recognized worldwide for its award-winning designs and extraordinary service.

## ARTFUL COLLABORATION



### LORIS CECCHINI

ARTIST

In the work of Loris Cecchini, photography, drawing, sculpture and installation combine to form unified poetics. Cecchini's work owes as much to his expertise in a broad range of media as to his indefatigable curiosity. The subjects that appear in his work include multiple collages and detailed architectural models, objects in rubber, reinvented caravans and tree houses, structurally distorted

spaces, and prismatic, transparent covers and surfaces. Cecchini is fascinated by the synthesis between art and life.

Incorporating elements from various interdisciplinary fields from chemistry to groundbreaking technologies, his work playfully investigates the limits of creation, generating a continuous detection of exciting art outcomes whose definitions are ever changing.



### FERNANDO MASTRANGELO

ARTIST

Fernando Mastrangelo uses atypically commonplace materials – such as salt, coffee, sand, glass and cement – to cast sculptural objects that inextricably entangle fine art and design disciplines. Amalgamating commodity materials and pure geometric form, the works are intriguingly contradictory; they are both rugged and refined, durable and delicate, formal and functional. Precisely because of their hybrid natures, each work shatters the potential for contextual singularity.

Instead, these free-standing and wall-hanging sculptural pieces resonate across a panoramic, multidisciplinary spectrum – spanning formal, social, historical, mathematical and even religious subject matters. Mastrangelo enlists an unrelentingly fastidious fabrication process to achieve these minimal harmonies, through which he is able to expand our experience of everyday materials, granting them an otherwise unnoticed cutting-edge, sophisticated minimalism.



### ANDRES ARCILA

NATURALFICIAL

Founded by Andres Arcila, Naturalficial is a Miami-based practice dedicated to the exploration and design of contemporary constructed environments. Naturalficial's interest lies in the exploration and manifestation between natural and artificial conditions.

Understanding that the delineation of the natural and the artificial has blurred has given rise to a new hybridized,

paradoxical condition, coined as "Naturalficial". A condition in which nature is often presented as the subject of knowledge and the aesthetic of experience; nevertheless, formulated through a series of fabricated and or manipulated man-made interventions that are continuously being questioned and lead us to rethink our perception and relationship towards our built and natural environments.



## MAST CAPITAL

Mast Capital is a proven leader in real estate investment and development, with extensive experience developing premier residential and commercial properties in some of the most exclusive locations in the U.S., such as Miami Beach, Coconut Grove, Key West, and the Georgetown neighborhood of Washington, DC. With a timeless yet innovative approach to design, Mast brings vision and thoughtfulness to every detail.

Mast's team of seasoned professionals in acquisition, development, construction, and management are dedicated to ensuring the

highest levels of quality. Equipped with the talent to navigate the complexities of acquiring and developing property, Mast combines unique market intelligence, development capabilities, and construction skills to produce world-class projects. From hiring internationally-renowned architects that create trendsetting designs, to revitalizing historic landmarks, Mast's focus on excellence is unequalled. This approach has allowed Mast to succeed in its goal of creating special properties that elevate the urban fabric of strategically selected communities.



## THE GRAHAM GEORGETOWN

Washington, DC



## LOUVER HOUSE

Miami Beach, Florida

# ALTON

3900

M I A M I B E A C H



RICARDO BOFILL  
TALLER DE ARQUITECTURA



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