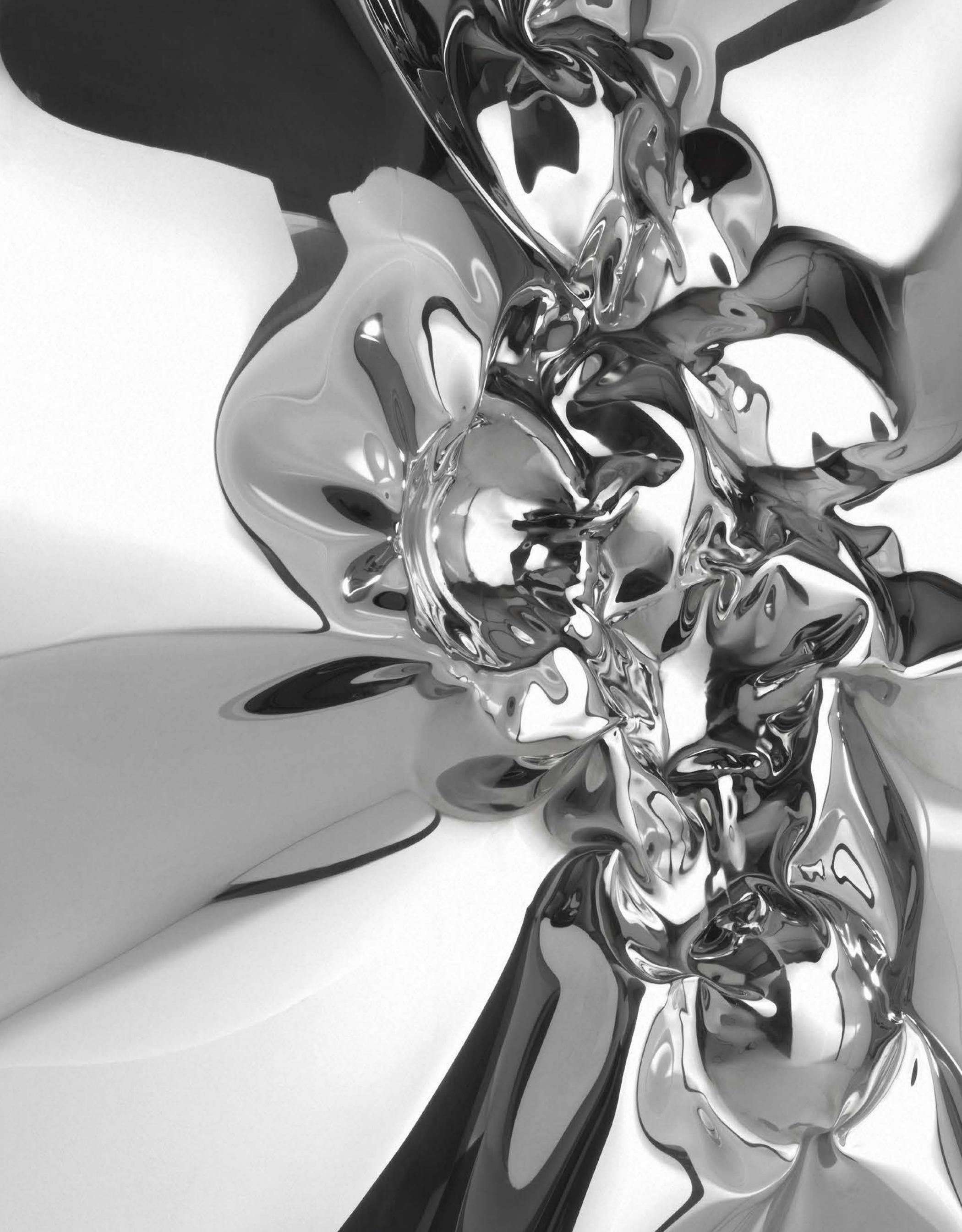


MUSE

68 INSPIRATIONS

A CONCEPTUAL BOOK





6 8 I N S P I R A T I O N S

We invite you into our conceptual thinking as the final Muse evolves.
We are inspired always by new thoughts, images, materials and a new way of life.

THE FEATURES, PLANS AND SPECIFICATIONS DESCRIBED ABOVE ARE PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE ANY OF THE FOREGOING WITH ITEMS OF SIMILAR OR BETTER VALUE, IN DEVELOPER'S OPINION. ARTIST CONCEPTUAL RENDERING.

A tall, modern skyscraper is shown in a semi-transparent, ethereal style, appearing to rise from the surface of a vast, deep blue ocean. The building's reflection is clearly visible in the water below. The sky is a clear, vibrant blue with a few wispy clouds near the horizon. The overall mood is serene and contemplative.

*Inspiration is
an Elusive Element of
The Human Experience*

Discovery

Design and artistic mastery curate the experience awaiting you at Muse. Within each home, throughout every common space, and surrounding the private sands, lies a unique encounter. A fusion of art and unprecedented technology offers a lifestyle of modern elegance, set within the tranquil exclusivity of Sunny Isles.

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F I N D Y O U R

||| U S E





IDYLLIC

Theme

Residence Features

With incredible panoramic ocean and intracoastal views, each residence is delivered fully finished with inspired interiors by design team, Antrobus + Ramirez, including outdoor living spaces.

Private elevators service each residence. Interiors feature beautiful, eight-foot, Italian entry doors, exquisite marble and wood flooring, custom Italian cabinetry, and personalized art from Helidon Xhixha.

Expansive master bathrooms feature fabulous Dornbracht and Duravit plumbing fixtures, while the master bedroom boasts a midnight bar.

- » Delivered fully finished
- » 12' ceilings with floor-to-ceiling windows
- » 60' wide and up to 38' deep terraces
- » Outdoor living spaces complete with summer kitchens and weather-resistant entertainment systems
- » 8' tall Italian entry doors
- » 2 private elevators with biometrics technology + 1 service elevator
- » Advanced iHome technology
- » Custom Smart Tech 2.0
- » Exquisite marble and wood flooring throughout residences
- » Inspired interiors by Antrobus + Ramirez
- » Panoramic ocean and intracoastal views
- » Master bathrooms feature Dornbracht and Duravit fixtures
- » Custom concealed Italian cabinetry
- » Midnight Bar in Master Suite



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A VIVID *Scene*

Fully Finished Homes

Throughout each facet of Muse, a promise is kept; to redefine expectations and boundaries. With a drive to fulfill this promise, each home incorporates a customized choice of finishes.

Residences will be delivered fully finished, and equipped with all appliances and fixtures. Designs inspired by Antrobus + Ramirez offer buyers a choice in exquisite flooring and countertop materials, paint selections, and lighting.

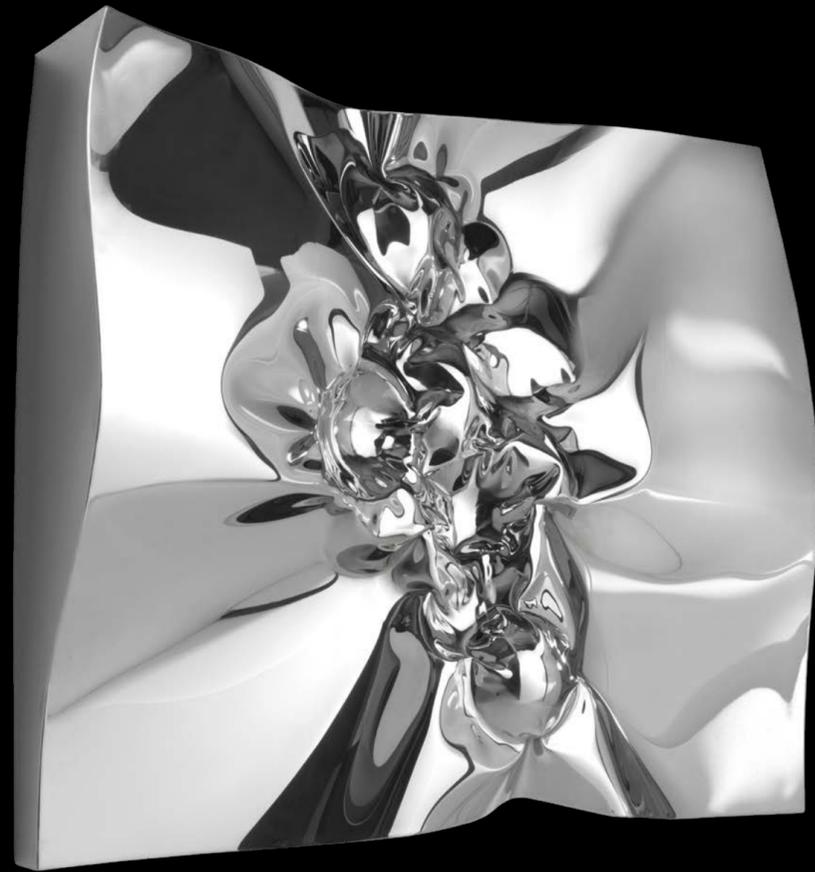
The four unique finishing packages include exotic marble and wide-plank engineered wood flooring options, a selection of striking stone countertops, as well as complimentary paint colors for each choice.



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SELECT



CUSTOM MADE ART PIECE

IN-HOME KITCHEN



MARBLE ISLAND
CALACATTA ORO MACCHIA



LOWER CABINETRY

FLOOR-TO-CEILING CABINETRY



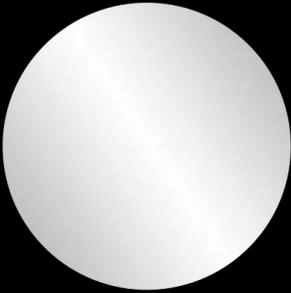
WOOD FLOORING

MARBLE FLOORING



MASTER BATHROOM

MARBLE FLOORING/ VANITY



METAL ACCENT



METAL ACCENT
OIL RUBBED BRONZE



MARBLE FLOORING/ VANITY
ST. LAURENT HONED



MARBLE FLOORING/ VANITY
GREYWOOD HONED

MASTER CLOSET



MARBLE FLOORING



WOOD FLOOR

CLOSET DOOR



CLOSET DOOR

CLOSET DOOR



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Blueprint of INGENUITY

World Class Architecture

In a first-time collaboration between the world-renowned designer, Carlos Ott, and the innovative architectural firm, Sieger Suarez, Muse is an unparalleled, visually stunning, boutique high rise. From its grand heights, the sleek lines cascade down to white sands below. Placed upon a pristine, exclusive oceanfront, Muse features an unmarred lower-level appearance with a parking garage folded into the building itself. With parking integrated into the tower's progressive design, residents enter directly into the lobby upon arrival. Rather than a pool atop a conventional parking podium, the tranquil vanishing-edge pool sits glistening, overlooking the ocean, just

steps outside the building's ground level. Two residences divide each floor, boasting eleven and twelve foot ceilings, and running the full sixty-foot width of the tower. Balconies at the same incredible width, offer expansive outdoor living with breathtaking ocean and intracoastal views.

CARLOS OTT



sieger suarez



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12
Foot Height

60
Foot Width

12
Foot Depth

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State of the Art PREEMINENCE

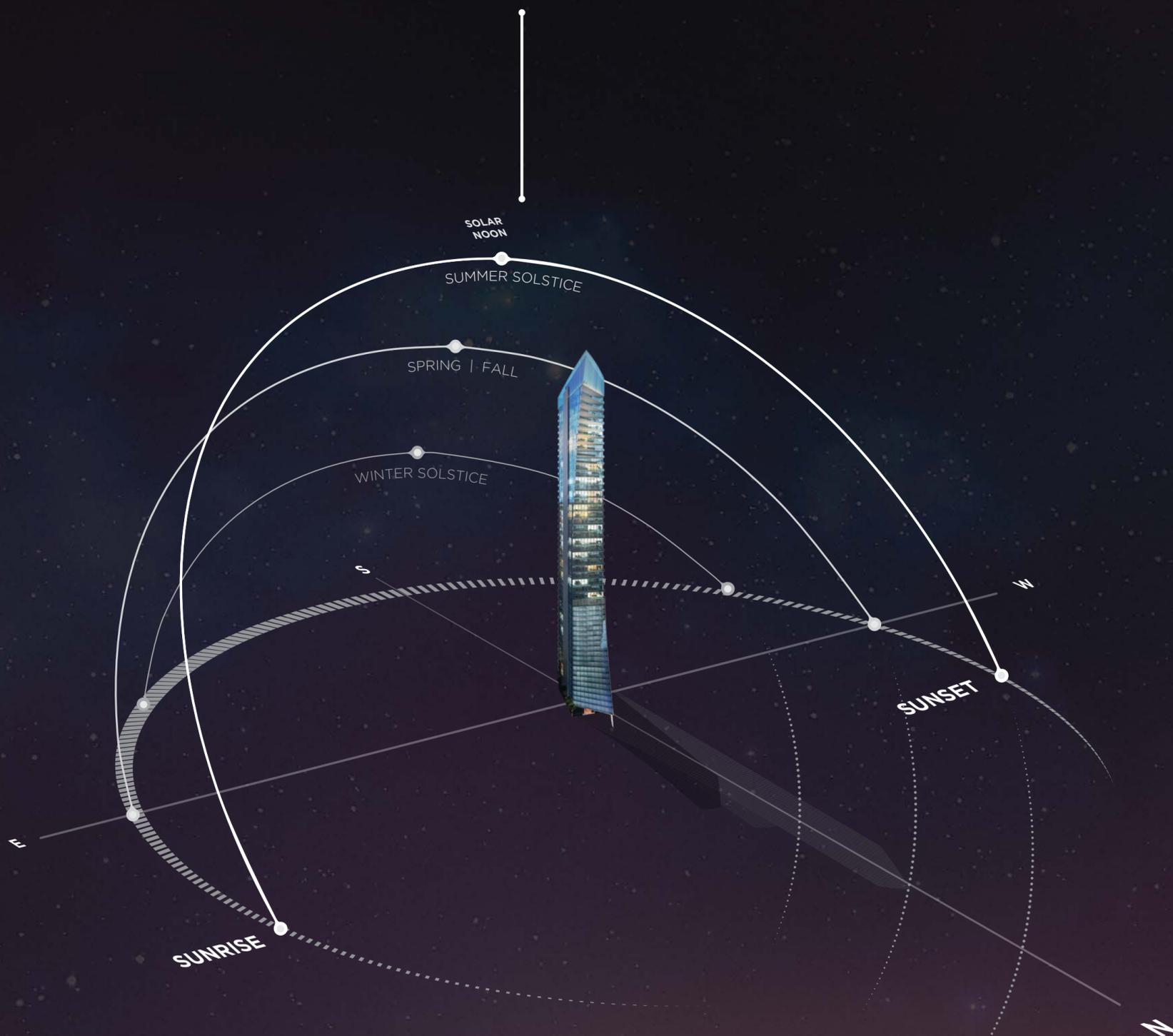
Revolutionary Smart-Home Features

Unparalleled technology brings futuristic elements of convenience to these smart homes. From climate and lighting to safety and security, a fully automated home, effortlessly customizable, leaves you with peace of mind and more time to enjoy your own slice of paradise.

Outside, the terrace boasts a high definition television and distributed speakers, specifically built for outdoor entertainment. With a fully equipped summer kitchen to complete the picture, experience indoor/outdoor living in the lap of luxury.

INTELLIGENT SHADE SYSTEM

Let your home worry about saving energy and providing comfort. Smart shades respond to the sun with incredible sensitivity to light



BIOMETRIC TECHNOLOGY



With detailed thought, every feature of security is simplified and refined for a seamless experience. Top-of-the-line biometric safes are in every master suite and personalized to open to your fingerprint.

Expansive home surveillance abounds with high definition cameras in the entry foyer, the biometric safe and children's bedroom, that display on a built-in monitor or your own smart device.

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GRACEFUL ELEMENTS

An immense mirror casting light throughout the living room becomes a 75" high definition television in an instant. Technology and beauty go hand in hand as your favored soundtrack plays throughout each room. With the most technologically advanced speakers built into the walls, you'll never have to compromise function with elegance.



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Pure FORM

The Kitchen Experience

The decadent kitchens are fit for a world-class chef, brimming with artistic design details and state-of-the-art appliances. The latest Sub-Zero and Wolf models, including expansive wine storage, are surrounded by endless marble countertops and exquisite, custom Italian cabinetry. At your whim, close the kitchen off from the rest of the residence with a concealed pocket door and dramatic sheet of counter-to-ceiling glass. When closed the glass becomes opaque revealing a striking stone and glass living-room wall.



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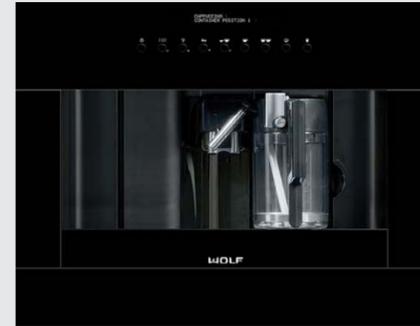
SELECT



SUB-ZERO DUAL TEMPERATURE WINE STORAGE
For up to 132 bottles

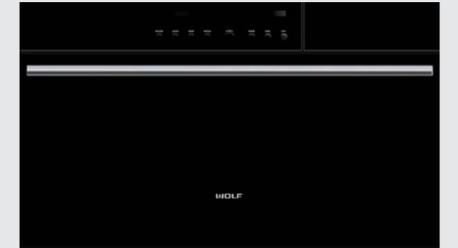
A NEW GENERATION

INTRODUCING BLACK GLASS APPLIANCES
FROM SUBZERO + WOLF



30" WOLF COFFEE SYSTEM

Create perfectly brewed coffee, espresso, cappuccino, macchiato and latte at home.



30" WOLF CONVECTION STEAM OVEN

Take advantage of the most innovative steam oven on the market today. Virtually any dish prepared in a microwave, conventional oven, or range can also be prepared in the Wolf convection steam oven - with more control.



DUAL 30" WOLF CONVECTION OVENS

Convection Oven with porcelain blue interior



36" WOLF COOK TOP



In Every DETAIL

The En suite

Marble covered bathrooms feature Donbracht and Duravit fixtures, oversized soakers and floor-to-ceiling windows, with countless other trimmings, all at the exceptional caliber found in every detail of Muse.

Vast built-out, walk-in closets in the master bedrooms feature custom designed closet doors with leather inserts, and pre-installed shelving and drawers. The lights go up as soon as the room is entered at any hour of the night.



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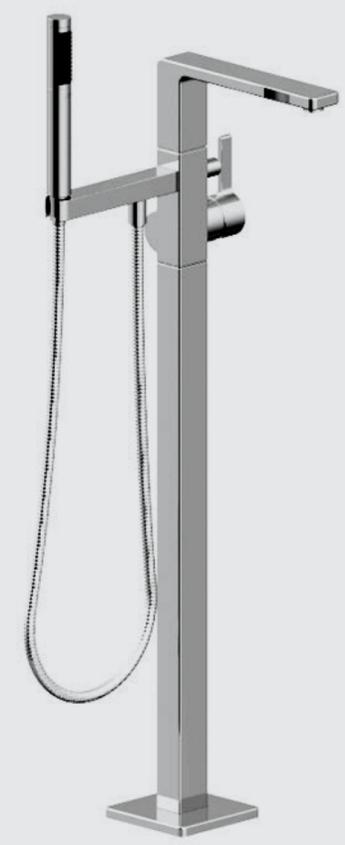
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SELECT



DORNBRACHT
Hand Held on Slide Bar

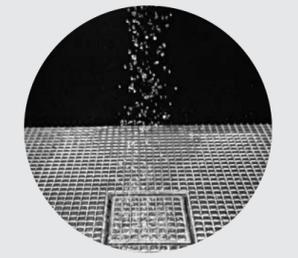
DORNBRACHT



DORNBRACHT
Floor Mount Tub Filler



DORNBRACHT
Lulu Widespread faucet



INFINITY DRAIN SYSTEM



DORNBRACHT
Body Sprays(Side Rain)



DORNBRACHT
Rain Head System



DORNBRACHT
Thermo Trim with One-way Control

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A Mecca of INDULGENCE

Premier Amenities

Take in breathtaking views of the Atlantic Ocean over a leisurely brunch in the Breakfast Room, before strolling through the rotating art gallery, featuring the inspiration of Helidon Xhixha. The gallery opens directly into the serene infinity pool and spa. An exclusive beach club is open to residents only. Enjoy your own private paradise with world-class services at your fingertips. As a Muse resident, the elusive resort lifestyle comes to you.

- » Vanishing-edge pool and spa overlooking the Atlantic Ocean
- » State-of-the-art fitness center and spa
- » Resort-style poolside food and beverage services
- » Automated system provides ample parking
- » Private cooled storage space available
- » Breakfast gallery located on the mezzanine level, showcasing art and overlooking the Atlantic Ocean





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Utopia

Private Service Beach Club

The exclusive beach club is yours and yours alone; a private escape in the sand. In the indulgence of the sea breeze, complete with chair, umbrella and towel service, relish your own slice of the Sunny Isles shoreline. Tucked between your Muse and the gentle waves, stake a claim to your oasis.





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The Whitest GLOVES

Elite Services

Elite services are provided exclusively to residents from expert staff. Every need is met with personal concierge service, valet parking and complimentary pet walking service, to name only a few. Always rest assured with a professionally staffed, sophisticated security surveillance system.



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A Vision DISTINCT

A Boutique Approach

Muse offers only sixty-eight residences, focusing on unparalleled amenities and services. All homes span the width of the building, with expansive balconies and stunning views.

Emphasizing a rare union of artistic inspiration, superlative home-technology features, and an exclusive oceanfront property, residents live concealed from rushes, lines or crowds. With a focus dedicated to the highest level of luxury, comfort, and service, Muse is a boutique oasis, reflecting the grace and style of the discerning few who call it home.



MUSE

South Beach

Bal Harbour Shops

Downtown Miami

*Miami International
Airport*

Aventura Mall

The LOCATION

Sunny Isles Beach is a world-class, waterfront destination on the striking coastline of South Florida. Lying between the intracoastal waterways and the Atlantic Ocean, the island offers days of sun on white-sand beaches and an animated, sizzling nightlife.

The nearby village of Bal Harbour offers a quintessential beachside experience. Upscale, open-air shops house designer brands, Chanel, BVLGARI and Jimmy Choo, to name a few, and an array of top-rated restaurants, including Makoto, Emerald Lounge, and Atlantico.

Miami is a 30-minute trip by car and offers a rich variety of entertainment, performing arts, galleries and outdoor sightseeing and sports.

The TEAM



PROPERTY
MARKETS GROUP
Developer

Muse is brought to you by a joint venture between Property Markets Group and S2 Development. Founded in 1991 by Kevin Maloney, 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 20-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.



S2 DEVELOPMENT, LLC
Developer

With almost two decades of condominium development experience and more than 600 luxury waterfront residences delivered in South Florida alone, S2 Development principals, J. Claudio Stivelman and Marc D. Schmulian have worked with many of the world's most notable architects and designers to produce spectacular landmark developments. With current luxury residential projects ranging from Bay Harbor Islands to Sunny Isles Beach, S2 maintains their reputation as leaders in luxury real estate development by building with a meticulous and detail oriented approach in South Florida's most desirable areas.



INTERNATIONAL
SALES GROUP, LLC
Exclusive Sales Team

International Sales Group (ISG), LLC is a fully integrated luxury real estate sales and marketing firm representing properties throughout South Florida and Latin America. With a portfolio that includes, Echo Brickell, Echo Aventura, Sage Beach, Casa Costa, Vizcayne, The Crimson, MEI, Apogee Beach, MyBrickell and more; ISG's team of top real estate professionals provides clients with the latest expertise in marketing, sales and administrative solutions.





ANTROBUS + RAMIREZ

ANTROBUS RAMIREZ is synonymous with unique Interiors worldwide that blend bold details and unexpected materials into memorable experiences. With a whimsical perspective, each project delivers innovation and surprise, expression and warmth. ANTROBUS + RAMIREZ brings this distinct inspiration of design as they create the legacy of Muse. Unforgettable... Unparalleled...

ANTROBUS + RAMIREZ

SIEGER SUAREZ

Architectural Partnership

Sieger Suarez Architects is a distinguished leader of luxury high-rise residential design and development. Premier front-runners in the Southeastern United States, Sieger Suarez have been producing buildings of prominence and a legacy of excellence for four decades.

Owned and managed by Charles M. Sieger and Jose J. Suarez, the firm has received a multitude of awards and community recognition for its outstanding work. A key expansion included William A. Eager, of EGS2 Corporation, established a landscape architectural division, furthering the firm's status as one of the most comprehensive in the Southeast.

With masterpieces which range among the most prestigious residential buildings in South Florida, innovative design along with the use of groundbreaking technology have set Sieger Suarez apart, and raised expectations within luxury residential development.

sieger suarez



CARLOS OTT

With more than 40 years of unparalleled design and architectural experience, Carlos Ott has been hailed as one of the best conceptual minds of his generation. A recipient of a Fulbright scholarship and a winner of numerous competitions as well as architectural prizes, Ott is a prodigy. Globally recognized, his signature designs can be found throughout France, Germany, China, Singapore, Dubai and more.

CARLOS OTT





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