

Casa Bella

RESIDENCES

MIAMI CONDO LIFESTYLE

by **B&BITALIA**

The Art of Italian Living Curated by Piero Lissoni

*Welcome to the height of sophisticated
Italian living—in the heart of Miami.
CasaBella Residences by B&B
Italia—a home, and a destination,
created to bring the exquisite
experience of Italian design to life.*

ARTIST'S CONCEPTUAL RENDERING

MIAMI CONDO LIFESTYLE



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B&B Italia's visionary work has defined iconic Italian design for over 50 years. The brand's global reputation for innovation and master craftsmanship gives it a constant influential presence in the world of art, architecture, culture, and design. The B&B Italia team comprises an international network of the most celebrated creative minds in the industry today. Our unprecedented collaboration promises to set extraordinary new standards for the art of Italian living.

Miami's most exclusive new address, in the heart of the Arts & Cultural District—global epicenter of arts, dining, finance, culture, and entertainment. Located minutes from world-renowned destinations, including Adrienne Arsht Center for the Performing Arts, Museum of Art and Design, Pérez Art Museum, The Phillip and Patricia Frost Museum of Science, Miami Heat's FTX Arena, and the city's most exclusive districts: Wynwood, Design District, Downtown Miami, Miami Beach, Brickell, and Coconut Grove. (Miami International Airport and major thruway access is just a short drive away.)

LOCATION

CASA BELLA BY B&B ITALIA

MIAMI CONDO LIFESTYLE



CONCEPTUAL RENDERING



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*Nearby, the Design District, South Beach,
Bal Harbour—each an oasis of couture
and cuisine.*

MIAMI CONDO LIFESTYLE

The new Downtown Miami

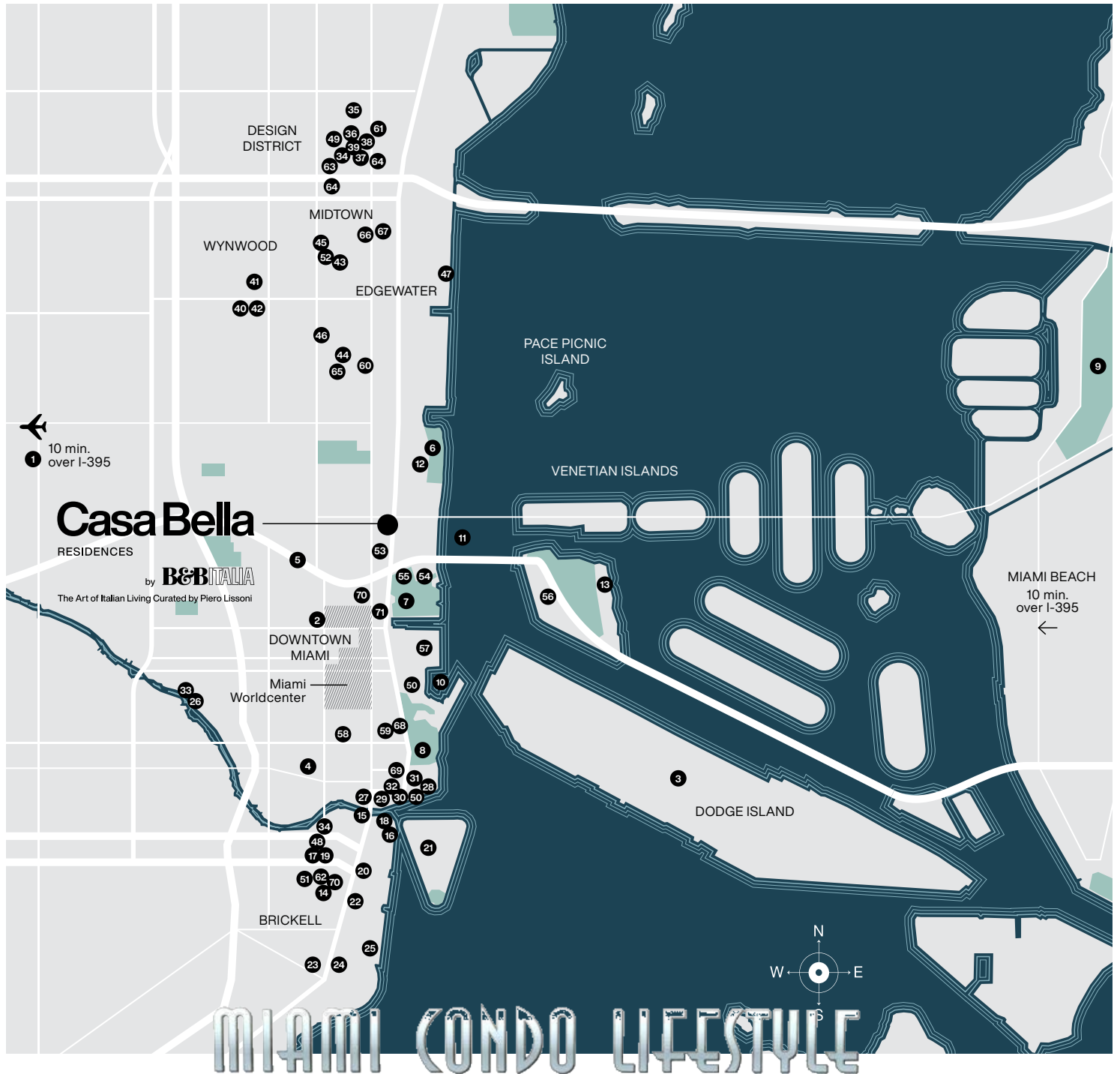
Already a thriving center of arts & culture, Downtown is about to become the city's most sought-after place to call home.

The incredible, sprawling Miami Worldcenter, a \$4 billion, 27-acre mecca of shopping, dining, and socializing—set along tree-lined, open-air promenades—gives the city a new level of cosmopolitan energy and instant global attraction.

As esteemed neighbors join the move Downtown, you'll have the best seats in the house for even more exciting restaurants, retailers, and experiences—and an exceptional new way of life that keeps getting better.

ARTS AND CULTURAL DISTRICT

LOCATION



CASA BELLA BY B&B ITALIA

TRANSPORTATION & TRAVEL:

1. Miami International Airport
2. Brightline MiamiCentral Station
3. Port of Miami
4. Metrorail & Metromover Government Center

PARKS & RECREATION:

5. Underdeck Park
6. Margaret Pace Park
7. Maurice A. Ferré Park
8. Bayfront Park Amphitheater
9. Miami Beach Golf Course

MARINAS & YACHT CLUB:

10. Bayside Marina
11. Sea Isle Marina & Yachting Center
12. Biscayne Bay Mega Yacht
13. Miami Yacht Club

RESTAURANTS:

Brickell

14. Sexy Fish
15. The Capital Grille
16. Cipriani
17. Quinto La Huella
18. Cantina La Veinte Miami
19. Sugar Rooftop & Bar
20. Komodo
21. NAOE
22. Nusr-Et Steakhouse
23. PM Fish & Steak House
24. Edge Steak & Bar
25. LPM Restaurant & Bar

Downtown

26. Seaspice Brasserie & Lounge
27. Area 31
28. Il Gabbiano
29. Zuma
30. Novikov Miami
31. Toro Toro
32. Boulud Sud Miami
33. Kiki on the River

Design District

34. COTE Miami
35. Mandolin Aegean Bistro
36. ZZ's Sushi Bar
37. L'Atelier de Joël Robuchon
38. Le Jardinier
39. Michael's Genuine Food and Drinks

Wynwood

40. Doya
41. KYU
42. Uchi Miami
43. SUGARCANE Raw Bar Grill
44. Plant Miami
45. Prohibition Restaurant & Speakeasy
46. Doma
47. Amara at Paraiso

SHOPS:

48. Brickell City Centre
49. Miami Design District
50. Bayside Shops & Marina
51. The Shops at Mary Brickell Village
52. The Shops at Midtown Miami

ARTS & ENTERTAINMENT:

53. Adrienne Arsht Center for the Performing Arts
54. Pérez Art Museum Miami
55. Phillip and Patricia Frost Museum of Science
56. Miami Children Museum
57. FTX Arena

SCHOOLS:

58. New World School of the Arts
59. Miami Dade College – Wolfson Campus
60. Mia Piccolo Montessori
61. Design and Architecture Senior High

FITNESS:

62. Equinox Brickell
63. Rise Nation Miami
64. DBC Fitness
65. Legacy Fit
66. Downtown Athletic Club
67. Anatomy Midtown

NEW DEVELOPMENTS:

Hotels:

68. Waldorf Astoria
69. citizenM Hotel Miami Worldcenter
70. Legacy Hotels & Residences
71. Eleven Hotel

Retail:

- Sephora
- Lucid Motors
- MiamiCentral Development Phase 2
- Genting Resort World

Restaurants Coming Soon

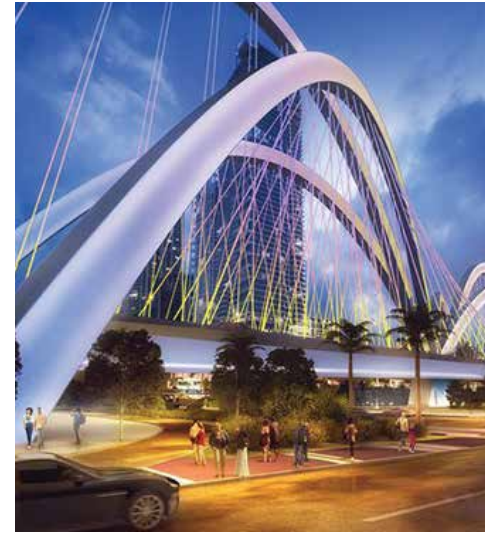
- Maple & Ash
- Etta
- Brasserie Laurel
- El Vecino
- Pastis

Movie Theater

- Nite Owl Drive In + Tropical Market
- Bowlero
- CMX Brickell City Centre

Government & Infrastructure:

- I-395/ SR 836/ I-95 Design-Build Project
- Miami-Dade County/ Brightline Coastal Commuter Rail Service
- Beach Corridor Rapid Transit Project
- Bike Network (Downtown)
- Biscayne Green
- Downtown Smart Kiosks
- Flagler Street Redesign
- Freedom Tower Station Renovation
- I-395 Baywalk Pedestrian & Bicycle Bridge
- I-395 Underdeck Miami Heritage Trail
- World Square



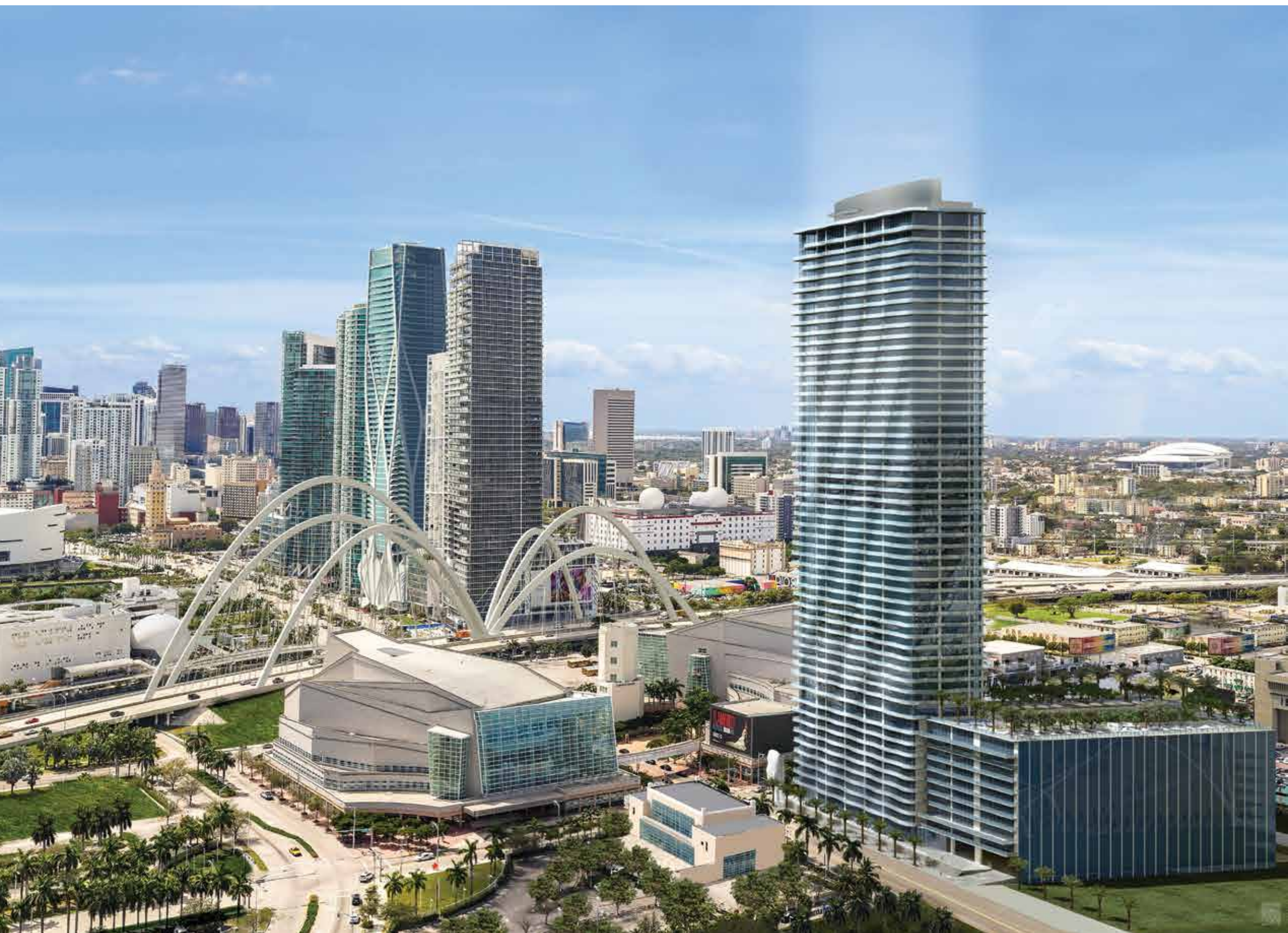
I-395 Bridge & Under Deck Park



Brickell City Centre



Brightline Miami Central Station



MIAMI CONDO LIFESTYLE

Amenities & Services

Indoor Amenities

CasaBella Residences by B&B Italia offers two complete floors abundant with amenities, including a world-class fitness and wellness center, dedicated entertainment spaces, and a robust business hub

- Game room
- Children's playroom, with educational games and smartboard
- Spacious party room overlooking Biscayne Bay
- Cinema
- Wine room
- Museum quality art collection
- Fully equipped Business Center and conference room
- Co-working space with a comfortable lounge
- Pet spa
- 360 Wellness Center including: state-of-the-art fitness center overlooking Biscayne Bay, private yoga room, spin room, world-class spa offering a suite of on-demand services, and beauty salon with mani-pedi stations

Outdoor Amenities

A stunning 11th floor pool deck featuring Italian-inspired gardens designed by world-renowned landscape architect Enzo Enea, luxury spa, and 78-foot lap pool with incredible views of Biscayne Bay

- Poolside bar and Mediterranean café
- Private cabanas and shaded lounge areas
- Towel service and sun-care kiosk
- Open-air yoga lawn
- Pickleball court
- Private dining with dedicated space for outdoor grilling
- World-class artwork throughout common areas

56th Floor Sky Pool Terrace Observatory

Soaring 650 feet high is the rooftop pool and terrace, which includes CasaBella's private observatory—with a state-of-the-art telescope—and features extraordinary panoramic views of Biscayne Bay

The Grand Bay Beach Club

All residents enjoy complimentary one-year privileged access to Grand Bay Beach Club in Key Biscayne

24/7 Services

- Valet parking
- Multilingual team on site to assist at any hour
- Security
- Maintenance staff

On-Demand Concierge

- Housekeeping
- Pre-arrival grocery shopping & delivery
- Butler and housesitting services
- Dry cleaning & laundry
- Nanny and childcare
- Overnight shoe shining
- Pet care services
- Preferred tickets to theater and other events
- Courier services
- Personal IT and tech support
- Translation services
- Newspaper delivery

MIAMI CONDO LIFESTYLE



ARTIST'S CONCEPTUAL RENDERING

Limitless luxuries and abundant amenities, all infused with an artful, impeccably designed aesthetic by B&B Italia

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ARTIST'S CONCEPTUAL RENDERING

World-class Fitness and Wellness Center



ARTIST'S CONCEPTUAL RENDERING

Wine Room

AMENITIES

World-class amenities with unparalleled views of Biscayne Bay and the city beyond.



ARTIST'S CONCEPTUAL RENDERING

80-foot lap pool with incredible views of Biscayne Bay

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Residential Features

State-of-the-Art Kitchens

Sleek Italian cabinets in kitchens and baths by ITALKRAFT
An exquisite selection of cabinet finishes and countertops, all individually selected by Piero Lissoni
Top-of-the-line black glass appliance package includes integrated, paneled 36-inch Sub-Zero refrigerator/freezer, silent paneled dishwasher, Wolf built-in convection oven, Wolf built-in speed oven, ceramic glass countertop, and wine refrigeration (in most units)
Oversized stainless steel zero-radius sink with single-lever European-designed pullout faucet drawer

Flawless Baths

Master baths with Italian cabinetry and design
Vanity backlit mirrors
Elongated electric water closet
Spacious tubs and frameless glass-enclosed showers in master baths
Imported porcelain flooring and walls Italian-designed faucets
Powder rooms in select residences

Penthouse Collection

Our exclusive Penthouse Collection includes 24 spacious penthouses with 11-foot ceilings and four upper penthouses with 12-foot ceilings. Two of the upper penthouses enjoy a private rooftop terrace, each designed with a summer kitchen and spa tub, set against incredible views of the ocean and the Downtown Miami skyline

Custom Residences by B&B Italia

CasaBella Residences by B&B Italia offers the rare opportunity to have your home exclusively curated by B&B Italia, Italy's leading luxury furniture brand. B&B Italia's celebrated designers will consult with you to understand your vision and create masterful, luxury interiors that reflect your individual aesthetic, with thoughtfully selected pieces from the B&B Italia collections

All residences feature two private elevators and a private vestibule. Elevators are equipped with biometric access control for enhanced security. Most units enjoy spacious pass-through layouts with soaring 10-foot ceilings and breathtaking views of Biscayne Bay, the Downtown Miami skyline, and stunning sunsets from the water.

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Master baths featuring imported porcelain and premium Italian cabinetry with designer details.



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With dramatic floor-to-ceiling window walls, residents are poised within the glamorous panorama of the Miami skyline.

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*Welcome home to the best of all
worlds—fine Italian design, endless
amenities, and the most extraordinary
water views.*

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