

JEAN-GEORGES
MIAMI TROPIC

ART · DESIGN · FRIENDS
FOOD · CULTURE

RESIDENCES

TASTE IS
EVERYTHING



MIAMI CONDO LIFESTYLE



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MIAMI CONDO LIFESTYLE

ARTIST'S CONCEPTUAL RENDERING

At a Glance

This is a residence like no other in Miami;
at the vibrant heart of community and culture.



Refined Residences

Magnificently designed interiors by Yabu Pushelberg
reflect the lush landscape outdoors, with spacious
layouts and harmonious color palettes.

Epicenter of Culture

The museums, galleries, and plentiful public art in
the Design District are mere blocks away.



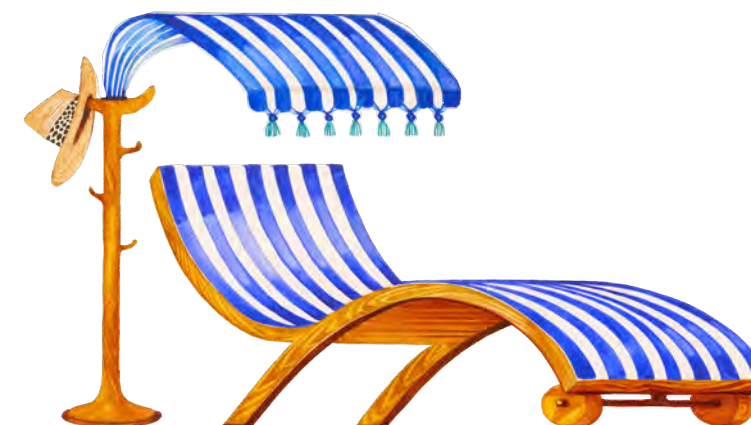
Incredible Views

From two rooftop levels, experience cinematic views
of downtown Miami and Biscayne Bay.



Dining by Jean-Georges

On the ground floor, a tropical restaurant and café
inspired by local flavors buzzes from day to night.



Finest Amenities & Services

Residents have free reign at the rooftop pool,
gorgeous courtyard, fitness room, and spa — just
a few of the building's many amenities.

Miami **MIAMI CONDO LIFESTYLE** action

A Place to Belong

From inside to out, Miami Tropic’s architecture and design form a strong connection between the building and the people who live there.

GROUND FLOOR

Retail & Dining

Curated retail and gourmet food and beverage program by Jean-Georges, including a fine-dining restaurant and an all-day café.

LEVEL 2

Arrival

Private drive-up porte-cochère with dedicated valet, seamless drop-off at reception, concierge desk and mailroom.

LEVEL 5

Coworking & Entertainment

Generous coworking area with podcast studio space, private dining room and chef’s kitchen, residents’ lounge, and multi-function room.

LEVEL 7

Fitness & Spa

Indoor and outdoor fitness center with treatment rooms, saunas, plunge pools, squash court, yoga studio, juice bar, and more.

LEVEL 8

Pool & Restaurant

Resort-style pool with private cabanas, gardens, kids’ pool, outdoor theater, kitchen, lounge, and indoor restaurant by Jean-Georges.

LEVELS 9–47

Residences

Luxury residences with multiple layouts, floor-to-ceiling windows, sweeping views, kitchens inspired by Jean-Georges, and spacious balconies.

LEVEL 48

Penthouse

Penthouse with spectacular views, private elevator, and premium finishes.

LEVEL 49

Rooftop Skydeck

Pool with panoramic city views, courtyards, bar, private dining room, and catering pantry.

Rooftop Pool Deck Level 49

Penthouse Level 48

Residences Levels 9 – 47

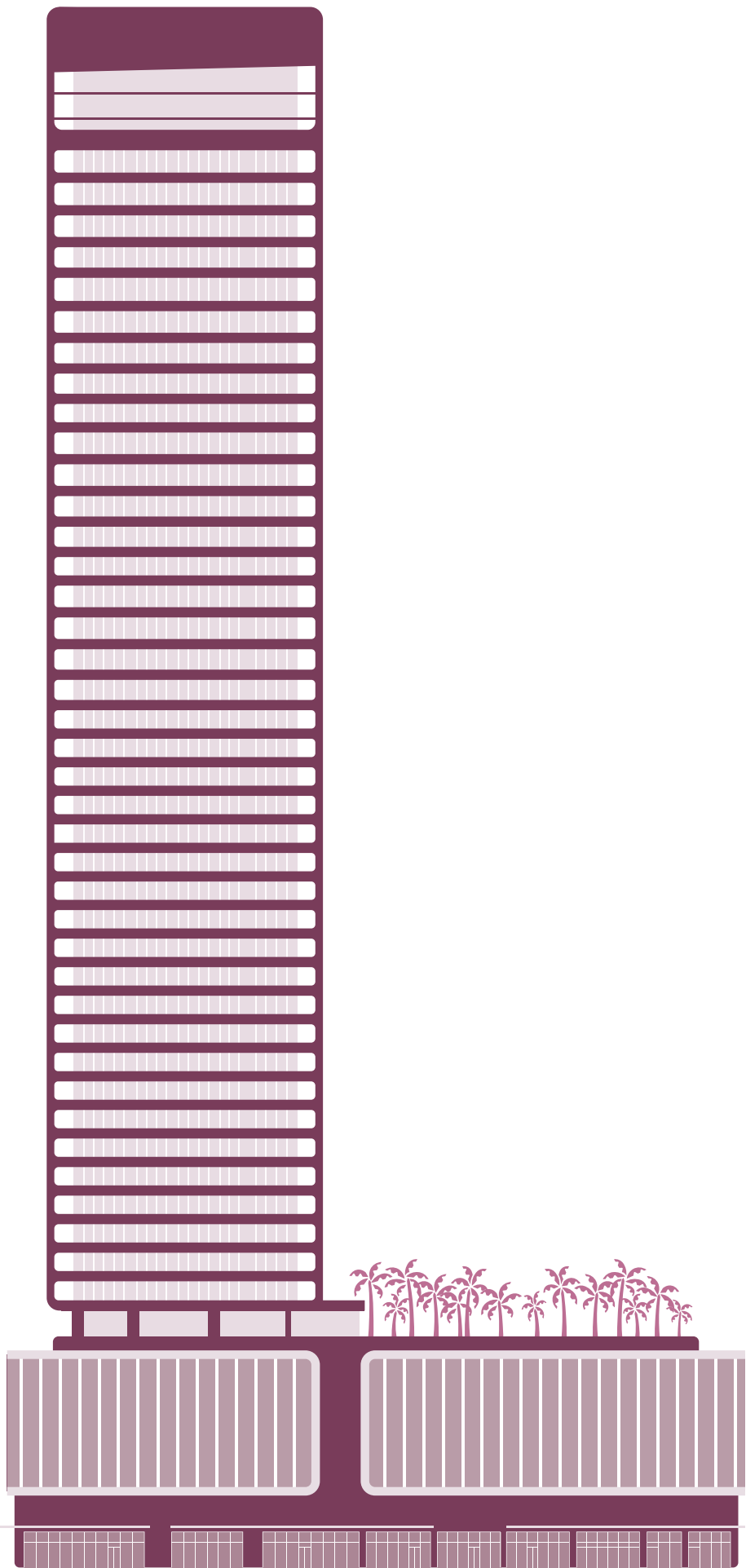
Pool & Restaurant Level 8

Fitness & Spa Level 7

Co-working & Entertainment Level 5

Arrival & Main Lobby Level 2

Retail & Dining Ground Floor



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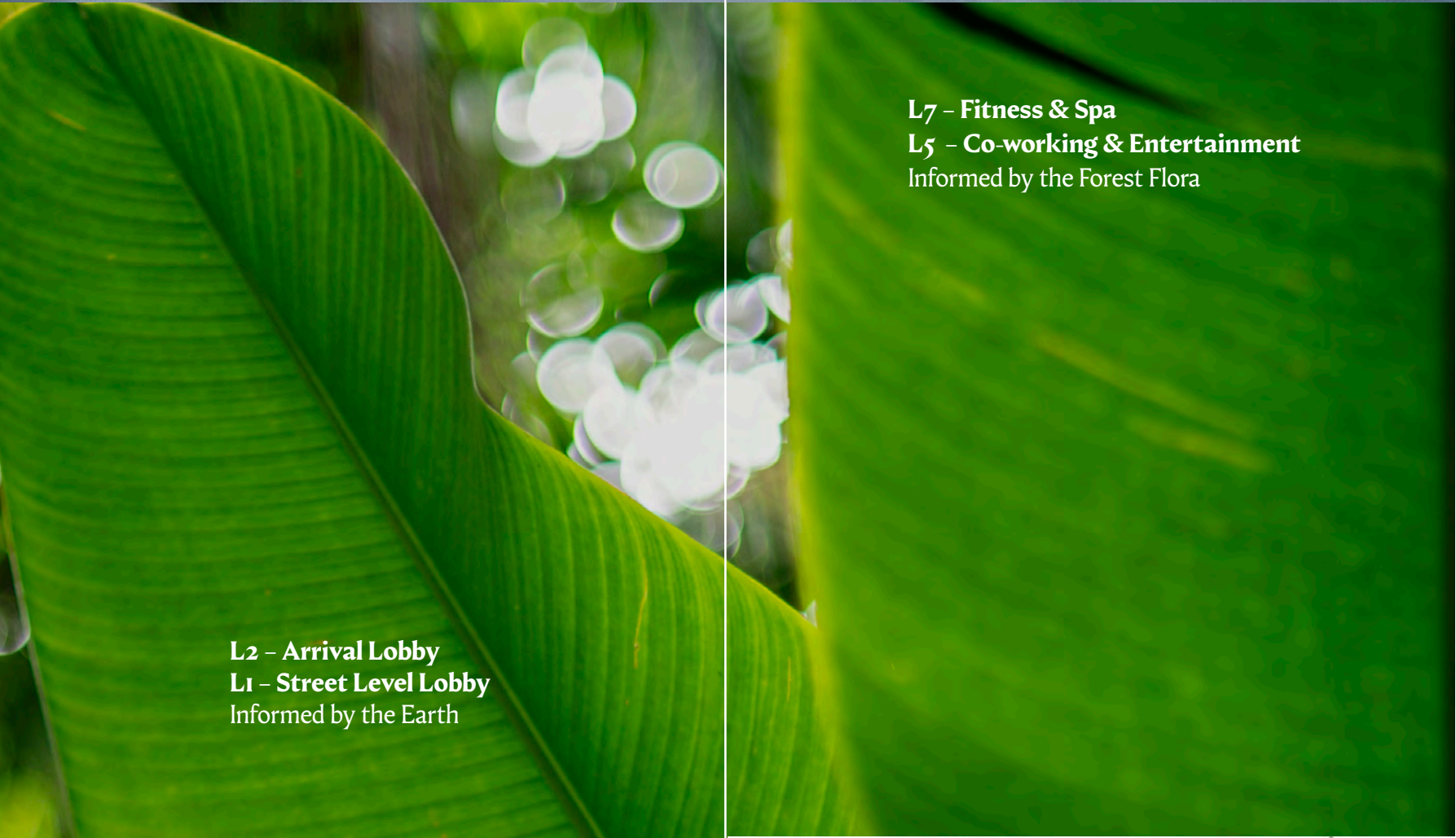
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Sky

The Residences
Informed by the Tropical Sky

L8 – Restaurant, Pool, Kids & Teens
Informed by the Forest Canopy



L7 – Fitness & Spa
L5 – Co-working & Entertainment
Informed by the Forest Flora

L2 – Arrival Lobby
L1 – Street Level Lobby
Informed by the Earth

Earth

BUILDING SCHEME

From Earth to Sky

The design of Miami Tropic flows from the ground up, inspired by the natural evolution of a tropical landscape as it reaches higher and higher into the atmosphere.

Miami-based CLAD landscape architects and renowned design studio Yabu Pushelberg collaborated on a cohesive vision for Miami Tropic that imagines a residence informed by a lively and lush tropical environment. The lower floors are grounded with deep earth tones informed by the forest floor, while the color palettes and plants lighten and awaken as the building ascends to an otherworldly rooftop inspired by the forest canopy.

It's rare to encounter microclimates, a grove of trees, and secret gardens in a tower 49 stories high — but not here. Organic, natural materials and sustainable practices bring this unique vision to life in a residence that feels utterly transportive, a testament to the delicate balance between reality and dreams.

MIAMI CONDO LIFESTYLE Building

Taste is Everything



MIAMI CONDO LIFESTYLE

EORGES

À la Minute

Jean-Georges built his career on vibrant, fresh cooking that uses a kaleidoscope of spices and global influences.

DINING

Jean-Georges

The world-renowned restaurateur brings a lifetime of experience and ceaseless creativity to a project like none other at Miami Tropic.

Though Jean-Georges Vongerichten is one of the world's most famous chefs, his skills extend far beyond the kitchen. A savvy businessman and restaurateur, Jean-Georges is responsible for the operation and success of 60 restaurants worldwide. In Miami, Jean-Georges takes in the scene around him, a paradise of possibility. The colorful, multicultural cuisine that saturates the city with spice and personality. The ocean in view, flowing with fish, shrimp, and oysters. The tropical landscape with flowers in constant bloom, palms swaying in the breeze. Every element will inform his food and beverage programming at Miami Tropic.

Born and raised on the outskirts of Strasbourg in Alsace, France, Jean-Georges' earliest memories are of his mother's cooking. At the age of 16, he began his culinary journey washing dishes in a work-study program at Auberge de l'Île as an apprentice to Chef Paul Haeberlin, then went on to work under Paul Bocuse and Louis Outhier at L'Oasis in Southern France.

With this impressive foray into the restaurant industry, Jean-Georges continued his training at the Oriental Hotel in Bangkok, the Meridien Hotel in Singapore, and the Mandarin Hotel in Hong Kong. Jean-Georges' global travels inspired his love for the exotic and aromatic flavors and ingredients of the East. In 1986, he moved to New York, where he cemented his reputation at Lafayette at The Drake Hotel and in 1991, opened his first restaurant, JoJo. 51 years later, his global footprint is unparalleled with restaurants in 13 countries and counting.

His signature cuisine abandons the traditional use of meat stocks and creams and instead features the intense flavors and textures from vegetable juices, fruit essences, light broths, and herbal vinaigrettes. Jean-Georges' culinary vision has redefined industry standards and revolutionized the way we eat.

MIAMI CONDO LIFESTYLE orges

JEAN-GEORGES

A Chef’s Story

From rural beginnings to Michelin-starred kitchens, Jean-Georges has redefined the standard of fine dining across the globe.



A Vongerichten Family Meal
Young Jean-Georges stands in front of his grandmother.

1957-1973

Lunch in Alsace

Jean-Georges’ childhood home was like a mini restaurant. Every day, his mother prepared lunch and dinner for 12, 20, 40 guests at a time (for her family and her husband’s employees), while her children peeled potatoes. From her, Jean-Georges learned to appreciate quality ingredients, avoid waste, and the art of building flavor. But as a child, he was a “bad altar boy” — stealing cigars, and once, a motorbike, skipping school, and rebelling at every turn.

On his 16th birthday, his parents took him to Auberge de l’Ill, a three Michelin-restaurant, where his father asked the celebrated chef Paul Haeberlin if his son could help do the dishes. Jean-Georges began an apprenticeship that would set the course of his life. Briefly stationed on an army boat, the young chef was introduced to new spices and ingredients that sparked a lifelong love of exploration.

1973

Auberge de l’Ill, France apprenticeship

1976

L’Oasis apprenticeship

1980

Mandarin Oriental, Bangkok opening

1983

Travels to Singapore, Osaka, Geneva, Lisbon, London

1985

Le Marquis de Lafayette, Boston opening

1986

Lafayette, NYC opening

1991

JoJo, NYC opening



A Summer Break

Jean-Georges with his mother, home on a visit from from New York City where he was a chef at the Lafayette.

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Oui, Chef
The legendary French chef Paul Haeberlin, left, with his protégé Jean-Georges.

1975-1985

Dinner in Bangkok

Jean-Georges continued his culinary education in Southern France at another Michelin-starred restaurant, L'Oasis, under revered chef Louis Outhier before heading to Lyon to train under chef Paul Bocuse. He was recruited back to Outhier, who sent him to open restaurants in the Oriental Hotel in Bangkok, the Meridien Hotel in Singapore, and the Mandarin Hotel in Hong Kong, experiences that defined his cross-cultural cooking style.

1992

Vong, NYC opening
The Lipstick Café, NYC opening

1995

Vong, London opening

1997

Jean-Georges Restaurant, NYC opening
Nougatine, NYC opening
Vong, Hong Kong opening

1998

The Mercer Kitchen, NYC opening
Prime, Las Vegas opening

2001

Market, Paris opening

2002

Vong, Chicago opening

2003

66, NYC opening

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A New Path
Menus at Jean-Georges' restaurants reflect his playful ingenuity and well-traveled palate.

1985 – 2009

Live from New York

In the 1980s, Jean-Georges opened 10 restaurants under chef Outhier, including Lafayette at The Drake Hotel, in New York, in 1986, which earned a rare 4-star review from The New York Times. In 1991, he ventured on his own with JoJo (his childhood nickname), which became an immediate sensation, followed by Vong, Jean-Georges, The Mercer Kitchen, Prime in the Bellagio Las Vegas, Spice Market, Perry Street, and the list keeps going. At each new project, he explored new concepts and inventive menus, creating restaurants with their own unique character. Unlike the French chefs who came before him, Jean-Georges refused to be confined to his homeland cuisine, cooking with the rebellious and playful spirit of his childhood. His canonical 1990 cookbook, Simple Cuisine, inspired a generation of chefs.

2004

Spice Market, NYC opening
Jean-Georges, Shanghai opening
Bank, Houston opening

2006

Perry St, NYC opening
Café Martinique, Bahamas opening

2007

Chambers Kitchen, Minneapolis opening
Mercato, Shanghai opening

2008

J&G Steakhouse, Scottsdale opening
Matsugen, NYC opening

2009

Market at Hotel Shangri-La, Vancouver opening
Jean-Georges Steakhouse, Las Vegas opening

2010

abc kitchen, NYC opening
The Mark, NYC opening
Dune at the Ocean Club, Bahamas Opening

2010-2016

Expansion & Exploration

As he continued to expand his reach across the country, Jean-Georges was declared the most influential chef of the decade by New York Magazine in 2005. He wrote award-winning cookbooks, earned a constellation of Michelin stars, and developed a reputation as remarkable as his food by tapping into his deep understanding of the restaurant world and pairing it with his forward-thinking vision.

Untethered to tradition, his next projects reached beyond the typical restaurant structure, with abc kitchen — a farm-to-table restaurant inside a luxury home furnishing store — hotel partnerships, and destination restaurants such as The Sand Bar in St. Barths and Le Dock in Fire Island.

Head of the Table

Once a protégé, now Jean-Georges has become the mentor to a new generation of ambitious chefs.



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abcV
2017 brought the arrival of abcV, a plant-based dining destination known for its vibrant dishes and commitment to sustainability.

2017-2022

Bigger & Bolder

As Jean-Georges evolved his business over the years, many pillars remained consistent: a commitment to organic, locally sourced ingredients, sustainable practices, and an obsession with quality and guest experiences. He made waves with the opening of abcV in 2017, a revolutionary plant-based restaurant that upended the standard for vegan dining in New York.

Recently, in the city’s seaport neighborhood, Jean-Georges conceived a sprawling culinary destination in the Tin Building with 12 dining venues, a gourmet market, fishmonger, butcher, and flower shop. The lively space, inspired by both the French markets of his childhood and the historic New York fish markets, is constantly crowded with shoppers seeking the freshest catch, fine cuts from the butcher, and tables at the restaurants. Yet with 60 restaurants worldwide, Jean-Georges still can’t help but keep asking: What’s next?

2023-PRESENT

Today’s Special

For the first time, Jean-Georges is envisioning how residents can live alongside culinary excellence at Miami Tropic, where his restaurant fosters a deep connection with the community and neighborhood. The space will anticipate residents’ needs and desires, with a coffee shop and bakery, a flower shop, and takeaway options in addition to an impressive dining room offering a table for casual family dinners, special occasions, or a quick drink — there will be everything for everyone, seamlessly woven into daily life.



abc cocina
abc cocina offers a refined dining experience that fuses bold, contemporary flavors with traditional Latin influences.

2011	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Simply Chicken, NYC opening	abc cocina, NYC opening	The Inn at Pound Ridge, New York opening	Seared, Mexico opening	Jean-Georges at Topping Rose House, Bridgehampton opening	abcV, NYC opening	The Rooftop by JG, LA opening	Vong Kitchen, Jakarta opening	The Paris Café, NYC opening	Mercato, Dubai opening	Tin Building, NYC opening	Four Twenty Five, NYC opening	abc kitchens at The Emory, London opening
Sand Bar, St. Barths opening	JG Tokyo, Japan opening	Matador Room, Miami opening	Suviche, Mexico opening	Rose House, Bridgehampton opening	Public Kitchen, NYC opening	Tangará, São Paulo opening		The Fulton, NYC opening	Marigold, Keswick opening	Happy Monkey, Greenwich opening	Jean-Georges at The Shinmonzen, Kyoto opening	Jean-Georges at The Leinster, Dublin opening
On the Rocks, St. Barths opening		Tropicale, Miami opening	Jean-Georges Kitchen, Dubai opening	Mercato, Hong Kong opening	Louis, NYC opening	Jean-Georges at the Connaught, London opening	Jean-Georges Philadelphia opening	L’Italien, Marrakech opening	La Piscine, French Riviera opening	Drussie & Darr, Nashville opening		Chez Margaux, NYC opening
		Mercato, Moscow opening		Le Dock, Fire Island opening	Jean-Georges Steakhouse, Las Vegas opening	The Dempsey Cookhouse & Bar, Singapore opening	SkyHigh, Philadelphia opening	L’Asiatique, Marrakech opening		The Pink Hermit, Nashville opening		
					Jean-Georges Beverly Hills, LA opening				Curiosa, Qatar			

RESTAURANT LOCATIONS

Around The World

There are over 60 Jean-Georges restaurants across the globe, from sublime island resorts to bustling city centers. Each location embodies the chef’s impeccable standards for food, sustainability, and experience.



UNITED STATES	NEW YORK CITY abc cocina abc kitchen abcV Jean-Georges Nougatine JoJo Perry St The Mark The Fulton Paris Café Tin Building by Jean-Georges Four Twenty Five Chez Margaux	BRIDGEHAMPTON Jean-Georges at Topping Rose House GREENWICH Happy Monkey KESWICK Marigold LAS VEGAS Prime Steakhouse Jean-Georges Steakhouse	MIAMI BEACH Matador Room Market at EDITION Tropicale abc kitchens at Miami Tropic NASHVILLE Drusie & Darr The Pink Hermit PHILADELPHIA Jean-Georges Philadelphia Jean-Georges Sky High POUND RIDGE The Inn At Pound Ridge
OTHER COUNTRIES	PARADISE ISLAND, BAHAMAS Dune SÃO PAULO, BRAZIL Tangara Jean-Georges SHANGHAI, CHINA Jean-Georges Mercato GUANGZHOU, CHINA Mercato LONDON, ENGLAND abc kitchens Jean-Georges at The Connaught Jean-Georges at The Connaught	PARIS , FRANCE Market ROQUEBRUNE-CAP-MARTIN, FRANCE La Piscine ST BARTHS, FRENCH WEST INDIES Sand Bar JAKARTA, INDONESIA Vong Kitchen DUBLIN, IRELAND Jean-Georges at The Leinster TOKYO, JAPAN Jean-Georges Tokyo	KYOTO, JAPAN Jean-Georges at The Shinmonzen LOS CABOS, MEXICO Seared Suviche SINGAPORE, SINGAPORE The Dempsey Cookhouse and Bar MARRAKECH, MOROCCO L'italien L'Asiatique DOHA, QATAR Curiosa by Jean-Georges

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Breaking New Ground



MIAMI CONDO LIFESTYLE TEAM



INTERIOR DESIGN

Yabu Pushelberg

The transportive interior design of Miami Tropic is the masterful vision of an international studio with a simple mission: It's all about designing the world we want to live in.

George Yabu and Glenn Pushelberg formed one of the world's most influential design studios in 1980. Their goal: to create immersive environments and compelling destinations. Here at Miami Tropic, the interiors capture the essence of their setting in a vibrant palette that includes verdant greens and shimmering blues.

Tactile fabrics and cool natural stone promote a sense of calm throughout each residence, with the occasional bold, playful flourish in homage to the dynamism of the Design District. Their singular vision and unceasing commitment to detail is manifested in every room. These are residences to savor from morning coffee at the breakfast bar to a soothing night cap on the terrace followed by deep, restorative sleep.

The distinctive layering of the building creates unique sightlines and open perspectives for each residence. Moving from inside to out, the far-reaching views over city and water are framed by cool white pillars and lush landscaping, forming strong connections between the building and the people who live there. This is a residence like no other in Miami; a home of character, a place to belong.

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The London Edition

The design studio combined the refined English manor touches with their love of natural materials to create a futuristic slickness in this historic hotel.

“There was this raw excitement that drew us into Miami,” said the designers. “Our design for Miami Tropic speaks to joy, play, sophistication, and serenity, blending these elements seamlessly to create a unique residential experience.” Their recent projects include a fifth EDITION hotel, resort projects across Southeast Asia, Japan, and Mexico, and a collaboration with Bruno Mars on The Pinky Ring, a cocktail lounge and jazz bar at the Bellagio Las Vegas.



Centurion New York

Yabu Pushelberg designed this exquisite new space for American Express black card members.

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Built to Last

The award-winning architecture firm is known for its high modernism and striking facades.

ARCHITECT

Arquitectonica

A tower floats above the palm line, built from a blueprint that began with a simple flick of a wrist, a Fibonacci spiral, a nautilus shell, unfurling up and out, turned skyward. Miami Tropic is living, breathing art by the Miami-based Arquitectonica.

Bernardo Fort-Brescia is a co-founder of Arquitectonica, an international architecture, interior design, and planning firm known for its innovative and modern designs. Fort-Brescia received his undergraduate degree in architecture from Princeton University and his master's degree from Harvard University's Graduate School of Design. Since founding Arquitectonica in Miami, Florida in 1977 with his wife, Laurinda Spear, Fort-Brescia has led the design of many of the firm's notable projects, ranging from residential and commercial buildings to large-scale master plans and urban developments.

Arquitectonica has received numerous awards and has completed projects in over 60 countries. The firm continues to push the limits of design with its innovative use of materials, geometry, patterns, and color to introduce a new brand of humanistic modern design to the world. With a commitment to excellence and creativity, Arquitectonica is reshaping urban landscapes and enhancing the way we experience our environments.

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Regalia

Undulating terraces surround this Sunny Isles Beach residential tower by Arquitectonica.

Bernardo Fort-Brescia envisioned a highly designed building in tune with the neighboring Design District, with an artful eye and activated energy that blends the indoors and out. Continuous balconies, vast windows, and inner courtyards create a constant ebb and flow between environments. At Miami Tropic, you never feel “cooped up inside,” said Fort-Brescia, “we’re creating indoor-outdoor living, like life in the tropics.”

Brickell City Centre

Arquitectonica designed the master plan for Miami’s Brickell City Centre, featuring the Climate Ribbon—an elevated trellis that sustainably enhances airflow and reduces energy consumption while providing shade and shelter for pedestrians.



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DEVELOPER

Terra

Inspired by the rare opportunity to build residences within the city's Design District, Terra's vision was to create a gateway between neighborhoods, a fitting landmark for this revered community.

As the CEO of Miami-based development firm Terra, David Martin has cultivated a portfolio of more than five million square feet of residential and commercial real estate valued in excess of \$8 billion. The firm is active across all major real estate asset classes, including multifamily apartments, luxury condominium and single-family residences, retail and office space, hotels, and industrial properties. Mr. Martin oversees several facets of Terra's business, including real estate development, design, construction, financing, marketing, sales, and leasing.

Relentless in his pursuit of design excellence and responsible approaches to development, since launching the firm in 2001, David has enlisted the world's top architects and planners as collaborators behind the firm's signature projects. Recent examples include Rem Koolhaas/OMA, Renzo Piano, Bjarke Ingels, Daniel Buren, Ruben and Isabel Toledo, Meyer Davis Studio, William Sofield, West 8, Chef Michael Schwartz, Rene Gonzalez, Chad Oppenheim, RDAI, Gabellini Sheppard, and more.

Under David's leadership, Terra has become a transformative force in Miami's real estate landscape, recognized for its commitment to innovative design and sustainable practices. The firm prioritizes community-focused developments that enhance urban living while promoting environmental stewardship.

David Martin

The Florida-native CEO of Terra has seen Miami's transformation through the decades — and has played a first-hand role in it.



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Eighty Seven Park

This beachfront condominium is the first residential building designed by Renzo Piano.

Terra's mission is to transform neighborhoods and the way we live through considered, intelligent, and unexpected design. Miami Tropic carried on that vision. "Being steps from global lifestyle and leisure, residents gain unending membership to every advantage of this eminent design and cultural community," said Terra CEO David Martin. Miami Tropic offers astounding accessibility, a walkable home base with the freedom to go to different neighborhoods and experience the best of Miami.



Park Grove

The three iconic towers of Park Grove became catalysts for growth, economic development, and a redefinition of luxury living in Miami.

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Villa Miami

This Edgewater, Miami tower is conceptualized by Major Food Group and Terra as an exclusive collection of residences that seamlessly blend culinary excellence and old-world hospitality.



Mr C Residences

The maritime-inspired Mr. C Residences bring vibrant energy and exceptional design to the Coconut Grove neighborhood.

Five Park

A collaboration of incredible design minds, Five Park sets a new standard for living in Miami Beach.



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DEVELOPER

Lion Development Group

Lion Development Group specializes in world-class development and redevelopment projects in communities centered on the intersection of technology, culture, and the arts.

As President and CEO, Michael Simkins is tirelessly dedicated to spearheading Miami's exponential growth. The Simkins family, with deep South Florida roots that span decades, is highly respected for supporting collaborative, community-focused projects that drive sustainable economic growth and bring global visibility to the region. Committed to the betterment of Miami, both the family and Simkins himself are involved in various local philanthropic initiatives, including juvenile diabetes research—a cause dear to both his wife and mother. He also serves on the boards of the Miami Jewish Federation and Miami Beach JCC, as well as the Young Presidents' Organization (YPO), fostering connections and support within the community.

Born and raised in Miami Beach as the youngest of five children, Simkins attended Ransom Everglades and later the University of Miami, where he received a degree in finance. He obtained a law degree from Brooklyn Law School and practiced real estate law at Akerman Senterfitt until 2007, when he chose to fully dedicate himself to his passion for real estate investment and development, contributing to Miami's ongoing transformation.

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EuVEN Hotel & Residences

A stylish collection of residences rich in amenities, situated alongside the best of Miami's nightlife.

Lion Development Group, led by the passionate Michael Simkins, is all about creating exceptional spaces that enhance Miami's urban appeal. With a focus on innovation and community, Simkins envisions developments that blend residential, commercial, and cultural elements effortlessly. His dedication to thoughtful design and sustainability not only uplifts the city's aesthetic but also fosters a sense of belonging, making Miami a more vibrant and connected place to call home.



West 11th Residences

Miami living, artfully and energetically re-imagined by Lion Development Group.

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LANDSCAPE ARCHITECTURE

CLAD

Carolina Monteiro founded CLAD after 15 years of practicing landscape architecture, focusing on creating harmonious outdoor spaces that beautifully intertwine architecture and nature.

Carolina Monteiro founded CLAD in 2017 after 15 years in landscape architecture and firm management in Miami. The firm specializes in creating timeless outdoor spaces, from private residences to boutique hotels, with a strong focus on personalized designs that meet each client's unique needs. CLAD emphasizes a seamless integration of architecture, landscape, and the environment, using a controlled material palette to produce calming and sophisticated gardens. The firm prioritizes detail, considering plant textures, layered volumes, focal points, and elements of surprise in its designs, while also ensuring functionality and easy maintenance to enhance clients' outdoor experiences.

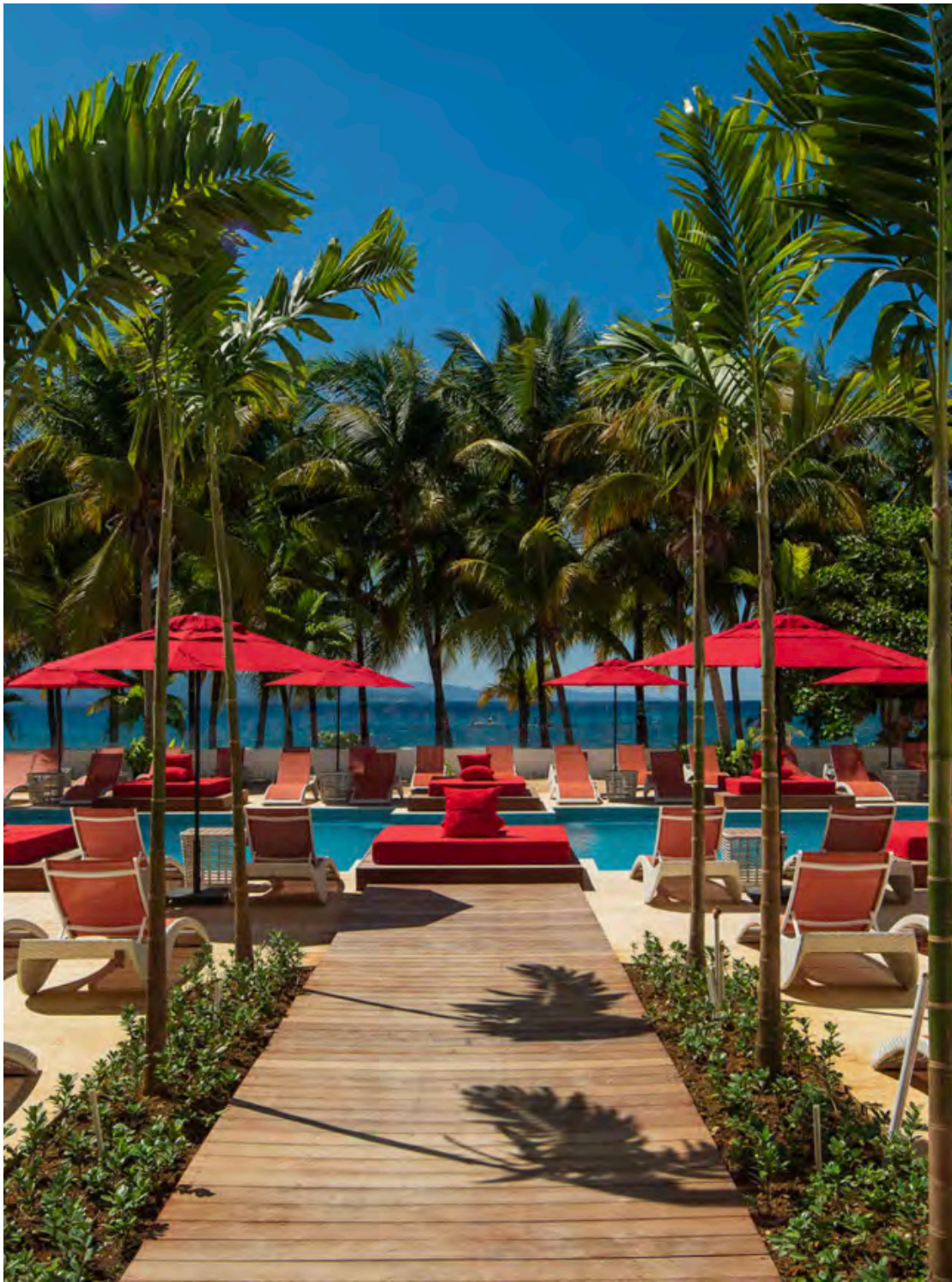
Raised by an architect father and a landscape architect mother, Carolina's upbringing fostered her passion for design. She was trained as an architect in São Paulo, Brazil, before moving to Europe to further her career. After relocating to the USA, she completed her Master's in Landscape Architecture and led a prominent landscape architecture firm until founding CLAD. Since its inception, CLAD has designed over 200 gardens, with more than half already realized, showcasing Carolina's commitment to excellence and attention to detail.

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Private Residence
 Defined by a sequence of outdoor rooms, the garden harmoniously unifies the architecture with its surrounding environment.

Carolina Monteiro brings a fresh perspective to landscape design, crafting outdoor spaces that are as inviting as they are beautiful. Her focus on seamless integration between architecture and nature ensures that each garden feels like a natural extension of its surroundings. With an eye for detail and a passion for greenery, Monteiro aims to create serene havens that not only enhance the beauty of their environments but also enrich the lives of those who inhabit them.



S Hotel Jamaica
 CLAD's landscape design for Montego Bay's first boutique hotel envisioned an oasis of swaying palms.

Walk of the Town



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ORHOOD



DESIGN DISTRICT

A Neighborhood with Global Influence

An intimate neighborhood of under 20 city blocks, the Miami Design District is a global beacon of arts, shopping, and dining. Those who gather here don't have their finger on the pulse. They are the pulse.

The sidewalks of the Design District flow gently yet rhythmically as waves of people move in and out of the city's best — everything. Prestigious fashion houses and design brands, fine dining, and renowned galleries. The stores are art themselves, with sculptural facades that shape a one-of-a-kind skyline. The sidewalks offer trees for shade, interactive public art, and a labyrinth of pathways for endless exploration. Every year, over 20 million visitors pass through with shopping bags, pushing strollers, and speaking diverse languages. It's hard to imagine that this neighborhood was once a pineapple farm. The first retailer in the area was a colossal furniture store, the Moore Building, in the 1920s (now a luxury restaurant, hotel, and private club). After a period of disrepair, the District picked right back up where it started. Today, it's home to over 130 businesses — and counting.

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Jade Alley

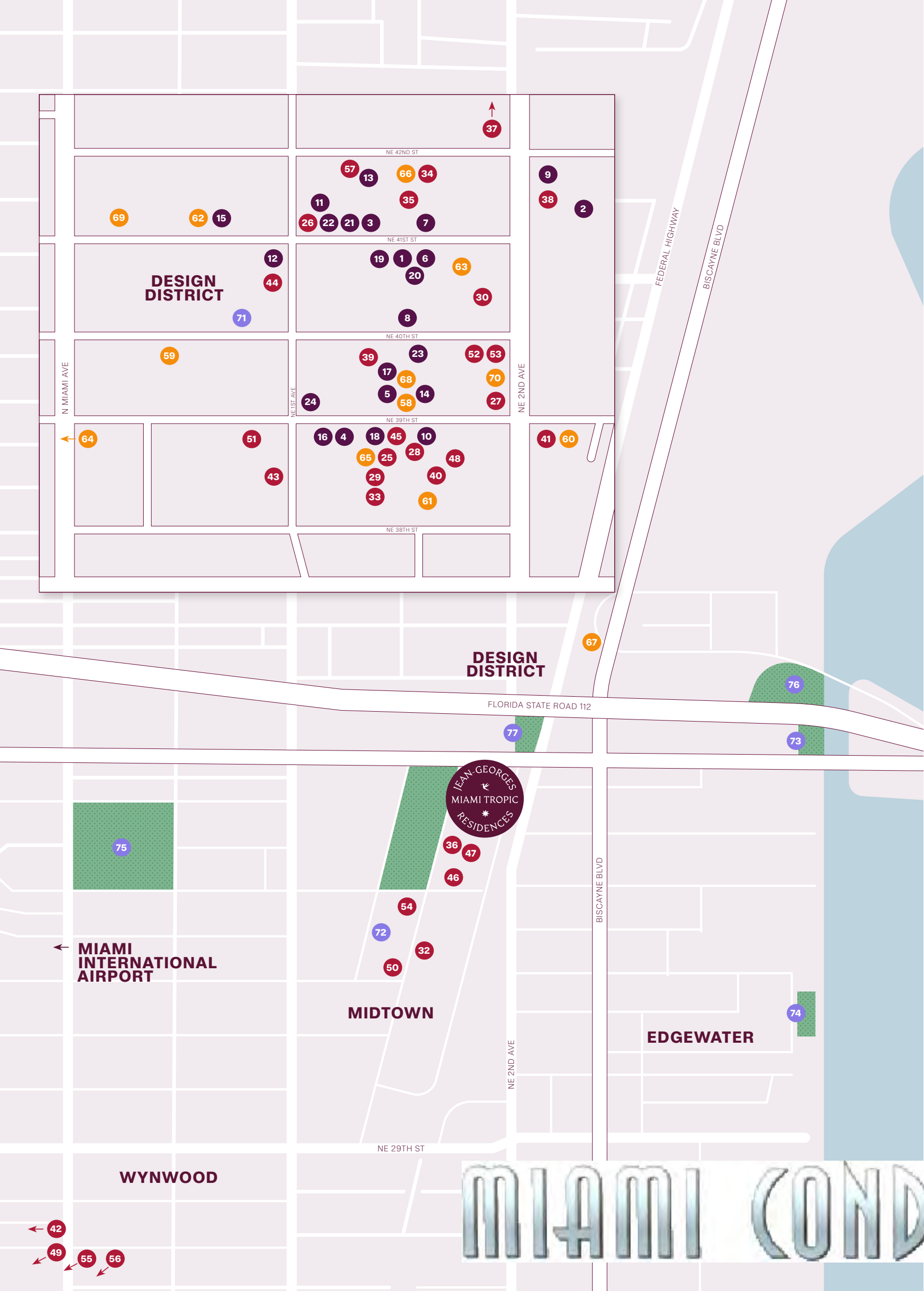
Architect Daniel Toole's Jade Alley is one of the Design District's longstanding works of interactive public art.

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DESIGN DISTRICT & BEYOND

A Natural Sense of Connection

A universe unto itself, the Design District is concentrated with high-end shopping interwoven with restaurants, galleries, and parks all within walking distance of Miami Tropic.



RETAIL

1. Alexander McQueen
2. B&B Italia
3. Bottega Veneta
4. Burberry
5. Cartier
6. Celine
7. Chanel
8. Christian Louboutin
9. Design Within Reach
10. Dior
11. Dion Lee
12. Golden Goose
13. Gucci
14. Hermès
15. Kith
16. Loewe
17. Loro Piana
18. Louis Vuitton
19. Maison Margiela
20. Prada
21. Rick Owens
22. Stone Island
23. Tiffany & Co
24. Tom Ford

FOOD & DRINK

25. Baccarat Bar & Lounge
26. Contessa
27. Cote Miami
28. Dior Café
29. Ella
30. Elastika at The Moore
31. Ghee
32. Itamae AO
33. Ladurée
34. L'atelier De Joël Robuchon
35. Le Jardinier
36. Little Hen
37. Mandolin Aegean Bistro
38. MC Kitchen
39. Michael's Genuine
40. Mia Market Foodhall
41. Mother Wolf
42. Pastis
43. Pura Vida
44. Rosetta Bakery
45. Saint Roch Market
46. Salvaje Miami
47. Salumeria 104
48. Sofia
49. Sparrow
50. Sugarcane Raw Bar
51. Swan
52. TABLE by Antonio Bachour
53. Tacombi
54. Tap 42 Kitchen & Bar
55. Uchi
56. Zak the Baker
57. ZZ's Club

ART & LANDMARKS

58. Conscious Actions
59. Dalé Zine
60. David Rosen Galleries
61. Fly's Eye Dome
62. ICA Miami
63. Jade Alley
64. Locust Projects
65. Netscape
66. Opera Gallery
67. Sol Lewitt Garden
68. Support System
69. The de la Cruz Collection of Contemporary Art
70. The Office

PARKS & RECREATION

71. Design District Dog Park
72. M Park
73. Martell Park
74. Paraiso Park
75. Roberto Clemente Park
76. Stearns Park
77. Woodson Mini Park

DESIGN DISTRICT

Artful Encounters

When the Design District resurgence began in the 1990s, developer Craig Robins envisioned the neighborhood as an open-air museum. Among sculptural designer storefronts, the sidewalks are adorned with ever-changing installations, explosively colorful murals, and interactive art, like the famous Fly’s Eye Dome at the heart of the District. There’s no other neighborhood in the country like it.



A World of Artful Retail

Here, art and world-class shopping converge. The minimalist elegance of the Celine storefront, with its clean lines, hints at the sophistication inside.



Fly's Eye Dome

This futuristic structure, based on designs by Buckminster Fuller in 1965, is a landmark of the Design District.

Miami MIAMI CONDO LIFESTYLE

Elevated Fitness

Anatomy Fitness streamlines the gym experience with cutting-edge equipment, expert trainers, and a sleek, stylish atmosphere.



MIDTOWN MIAMI

Make It Happen in Midtown

Miami Tropic sits perfectly between the vibrant Design District to the north and bustling Midtown to the south. Here, residents are steps from an array of boutique gyms, fitness studios, essential grocery stores, trendy casual dining spots, spas, and lush parks.

Midtown buzzes with energy, where locals and regulars gather for drinks, run errands, and stroll with their dogs, creating a lively, connected neighborhood that's always in motion.



A Green Rest Spot

A serene space in Miami's Midtown, M Park is where city energy meets open-air tranquility.

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WYNWOOD

An Artistic Enclave

A few blocks southwest of Miami Tropic, Midtown blurs into Wynwood, an arts hub with a dynamic, diverse crowd and even more to keep you busy and entertained. Explore funky boutiques and vintage shops, devour delicious local food, and wander among buildings wrapped in eye-catching murals.



Fabel Miami
This award-winning open-air restaurant feels like a European beach club and features a menu that emphasizes globally-inspired dishes with a focus on unique flavor fusions.



03

Time to Live Larger



MIAMI CONDO LIFESTYLE ENCES

Continual Terraces

The terrace overhangs have a sustainable purpose, protecting the building from sun and lowering its energy use.



AT HOME

Residences

Focusing on light, openness, and spatial design, Yabu Pushelberg's interior design reflects Miami's unique ability to cultivate spaces that are both tranquil and lively.

In the midst of a busy urban center, the interiors of the residences at Miami Tropic offer a place of escapism. Tranquility. A sense of luxurious retreat. The residences, which begin on the 9th floor, are informed by the tropical sky, with wide, floor-to-ceiling windows that let natural light dapple through each room. "Miami residents are sophisticated yet fun and spontaneous," said the designers. "Our design infuses commissioned art, embraces deep luxuries, and plays with color and materials. We aimed to evolve the idea of what a residence in Miami can mean. Luxury, often associated with stiffness and grandeur, doesn't have to be separate from joy and playfulness."

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Above the Treeline

Select residences overlook the Miami
cityscape, Biscayne Bay, and far beyond.



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Blue Views

Here, sky melts into sea. A view from a residence with a terrace facing Biscayne Bay, just moments away from Miami Tropic.



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Indoor-Outdoor Harmony

Continuous balconies allow for a flow from indoors to out from nearly every living space.



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A KITCHEN VETTED BY JEAN-GEORGES

Jean-Georges worked hand-in-hand with Yabu Pushelberg to refine the kitchen layout design, appliance and fixture selections, storage solutions, and island configuration. The space was intentionally crafted to be both functional and compelling. The islands received special focus, serving as a culinary and entertaining center stage.



Appliances fit for a world-class restaurant kitchen

STOVES

Electric induction stovetops allow for energy-efficient cooking without harmful emissions — plus easy clean-up.

OVEN

Handleless Gaggenau wall ovens open by touch, with intuitive controls and understated knobs.

REFRIGERATORS

Gaggenau stainless steel fridges with a professional freshness system are fully integrated into the wood cabinetry.

LIGHTING

Subtle recessed lighting above the island and backsplash cast the kitchens in a warm, well-lit glow.

SINKS

Deep set sinks designed to fit large pots and pans, with sleek faucets by Gessi.

STORAGE

The kitchen design maximizes storage, with ceiling-height cabinetry and island drawers and storage.

The Dawn Kitchen

Creamy beige stone islands with thin veining bring lightness to Dawn palette kitchens.



DAWN SCHEME

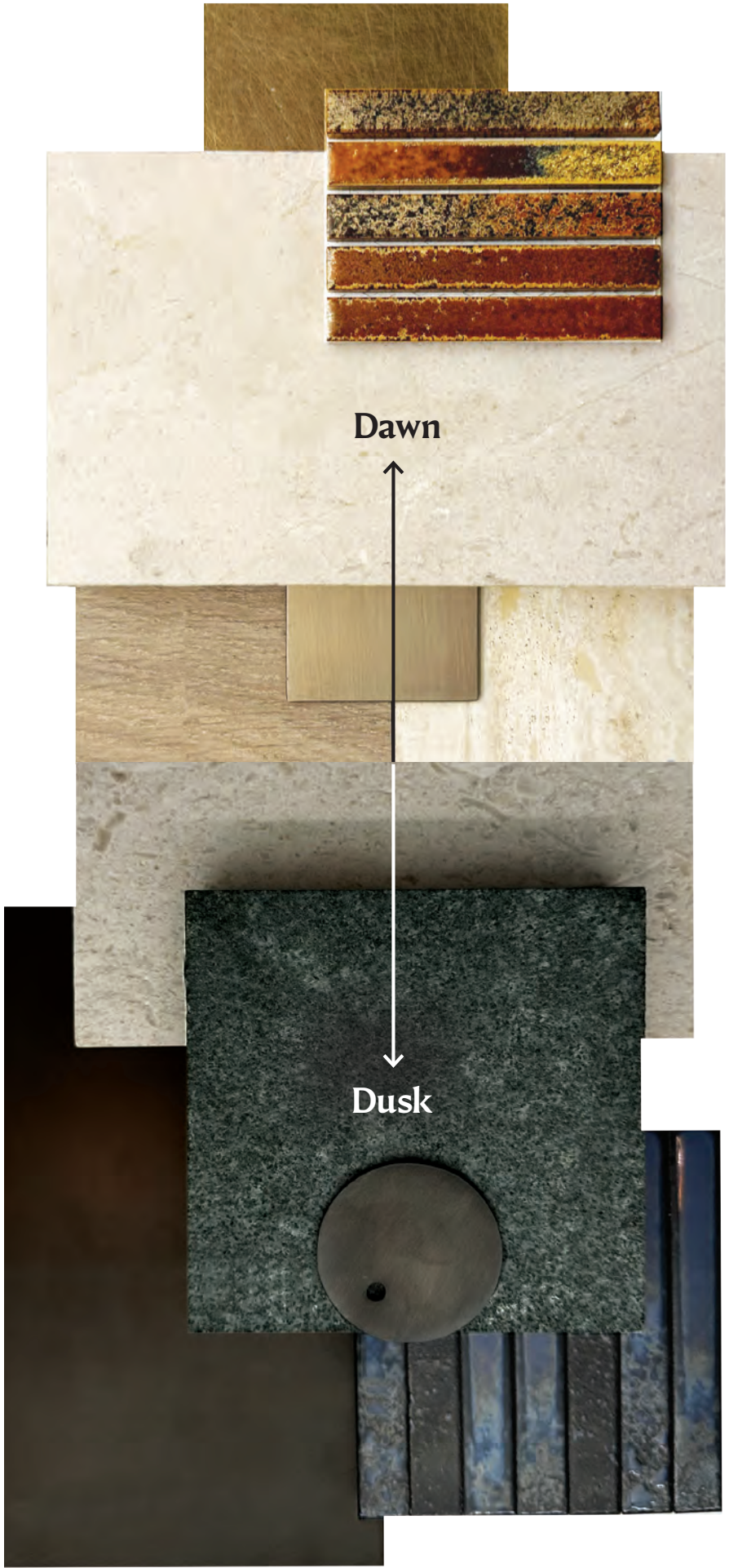
Backsplash
Orange-brown mixed ceramic tile

Countertops
Caesarstone Primardia

Fixtures
Gessi brushed nickel

Cabinetry
Italian woodwork with Beachwood finish

Flooring
Limestone



DUSK SCHEME

Flooring
Limestone

Countertops
Green Diabaz

Cabinetry
Italian woodwork with dark wood finish

Fixture
Gessi gunmetal

Backsplash
Dark blue mixed ceramic

FROM DAWN TO DUSK

Layouts and functionality remain the same, but the contrast in Dawn and Dusk palette kitchen designs is a difference in backsplash, countertops, wood tones, and finishes. Ceramic backsplashes with varied tones create a warm, hearth-like feel in Dawn and a cool intimacy in Dusk.



Solar Glow

A sunrise-inspired palette gives Dawn kitchens an optimistic ambiance with a hint of spice.



Moody Blues

When light hits the blue backsplash in Dusk, the kitchen takes on the allure of a moonlit swim.

Rosy Dawn

Saturated clay-rose tile envelopes the primary
bathrooms in the Dawn palette.

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BATHROOMS

The bathroom design in both palettes pairs modern vertical tilework with floating cabinetry, massive bathtubs, and black metal accents for a magnificent and moody, spa-like atmosphere.

DAWN SCHEME



DUSK SCHEME



HARDWARE

FAUCETS

Black metal faucets by Gessi have a smooth, seamless design in tune with the black countertops.

SHOWERS

Tile-clad showers with frosted glass doors create an oasis for self-care.

TUBS

Generous soaking tubs with ample ledges are available in materials that vary per unit.

LIGHTING

Strategic lighting with variable brightness can dim depending on the need.

VANITIES

Sizable vanities with oversized mirrors take cues from luxury hotels.

A Serene Glow

Bathrooms are outfitted with soft, warm lighting reminiscent of a spa setting.



Miami

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WIND DOWN

With an eye toward the intersection of joy and sophistication, bedroom interiors can shift from lively to tranquil spaces as the sun makes its descent. In every room, residents experience intently curated interior design that follows the light, with an open, spatial awareness that allows life to feel as unhindered as the fresh air that passes through the open terrace door.

Look Up

Ceiling heights reach 10 to 11 feet high, amplifying the drama of the uninterrupted views.

The Art of Living Well



MIAMI CONDO LIFESTYLE & SERVICES

Earthly Wonders

The entrance to the coworking space and gardens on Level 5.

LIVING WELL

Amenities & Services

The amenities programming at Miami Tropic provides residents with essentials that feel like escapes — and escapes that become essentials.

A thoughtfully curated and diverse selection of world-class amenities flows from the lobby to rooftop, designed to seamlessly fold into every aspect of residents' lifestyles. The indoor-to-outdoor fitness area, resplendent with landscaping, resembles a tropical spa retreat. Co-working spaces don't just offer space to efficiently work, but spark creativity and collaboration. The expansive rooftop pool deck feels as meandering as Central Park, with private cabanas that prove difficult to leave. Interior courtyards with thriving trees unite shared areas flushed with natural light, nourishing a sense of community. Spaces for entertainment, from an outdoor amphitheater to squash courts, game rooms, art gallery, and private lounges, provide countless ways to host, unwind, and recharge. A connective focus on joyful living and wellbeing run through each amenity space, with interior design full of unexpected details and richly diverse landscaping that's always in bloom.

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GROUND FLOOR

A Dining Experience by Jean-Georges

The street level of Miami Tropic is a universe unto itself. There, a sprawling 8,000-10,000 sq. ft restaurant by Jean-Georges feeds every whim, every appetite, from daybreak until the glittering depths of night. A place where residents are instant regulars, pulling up a seat at the bar for a cocktail, stopping by for a casual family dinner, or popping Champagne for a special occasion.

The menu will reflect the fresh flavors of Miami, and embody Jean-Georges’ reputation for sustainability, thoughtful sourcing, and impeccable food upheld to the highest of standards.



Dining In

With sidewalk seating and overflowing landscaping, the restaurant’s design will mirror the magnetism of the city around it.

Miami **MIAMI CONDO LIFESTYLE** Building

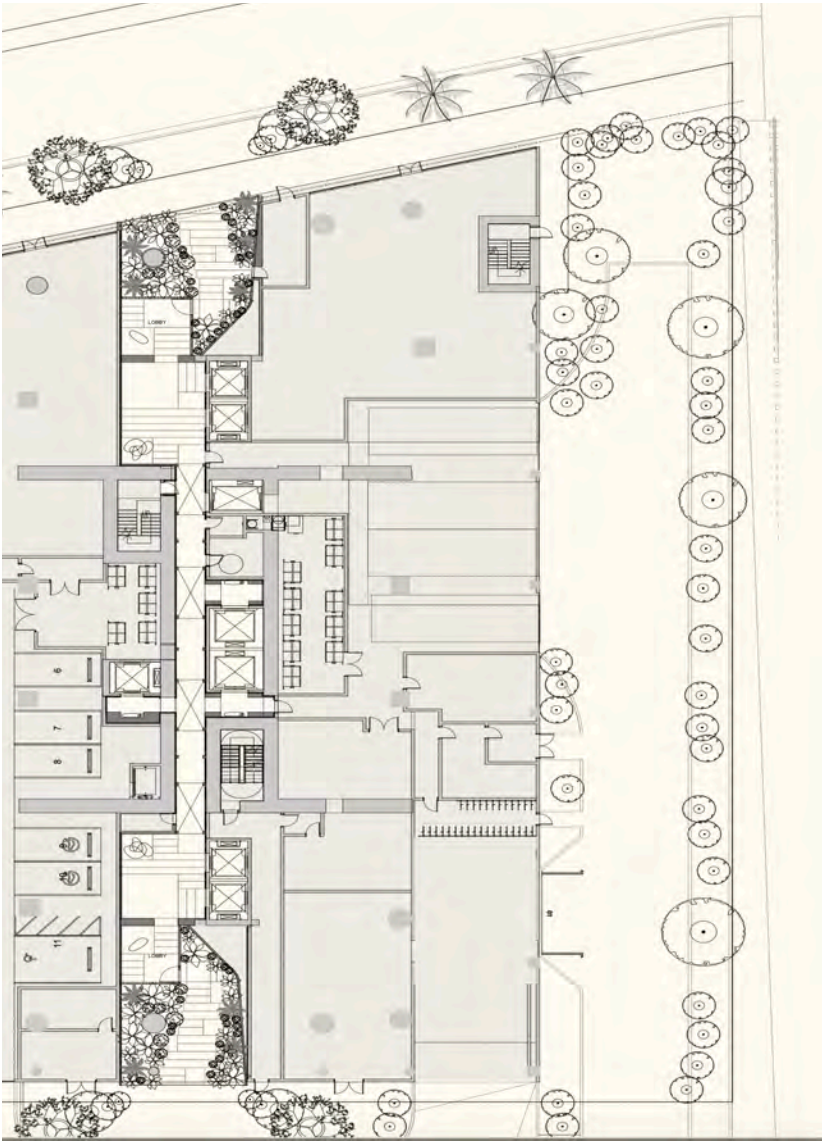


A Tropical Entry
Leafy ferns and palm plants line the entrance to Miami Tropic, setting the tone for what awaits inside.

LEVEL 1

Ground Floor

The landscape architecture designed by CLAD for Miami Tropic goes far beyond what typical residential greenery entails, nearly recreating a tropical rainforest on a concrete city block. It begins at the moment of arrival at the building’s dual entrances, where feathery ferns and glossy palms line the staircase, like winding through the forest floor.



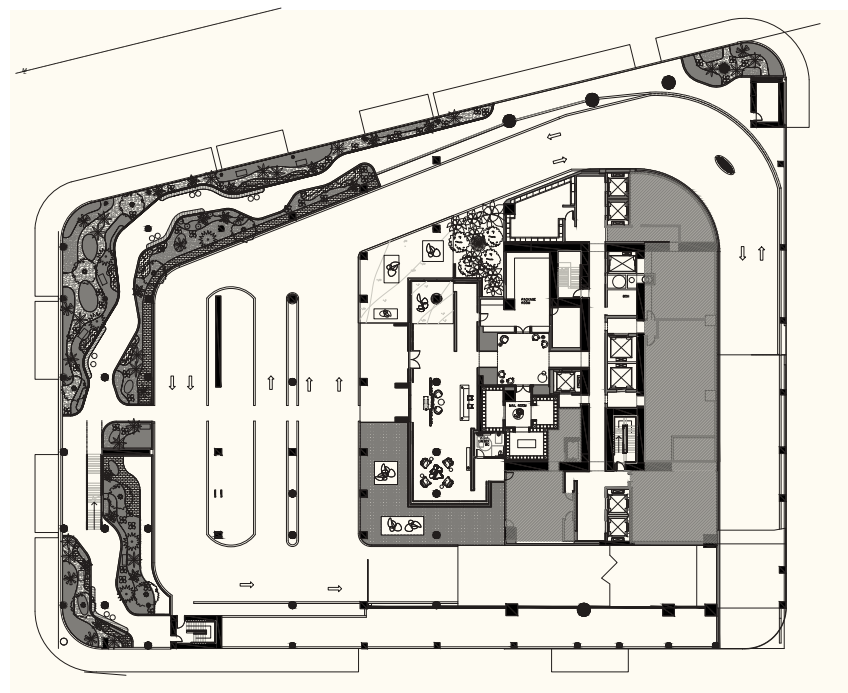
LEVEL 2

Lobby

Residents pass by a Sculpture Garden as they make their way to the lobby, where they're greeted by a 24-hour concierge & valet and can check mail and receive packages from secure storage. The lobby leads to private or semi-private elevator vestibules for all residences, setting an environment that balances the seclusion of home with the energy of community.



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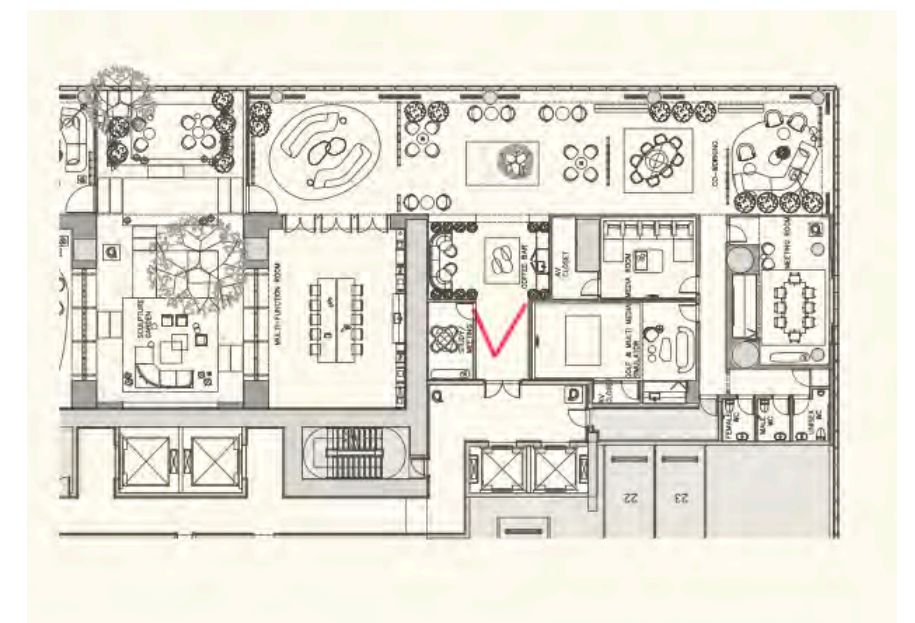
LEVEL 5

Coworking

Expansive coworking areas in Miami Tropic offer flexible ways to work in an environment that feels more like a luxurious, comfortable restaurant than an office. The space opens into a large courtyard to take calls, breaks, and find inspiration in nature. Residents can use a large conference room, a podcast studio, art gallery, and a multi-function room for presentations or screenings.

Office Hours

The co-working area includes a much-needed feature: a coffee bar.



Miami **MIAMI CONDO LIFESTYLE**uilding

Coworking and Conference Room

Bright and inviting, the conference room is perfect for collaboration or solo work, blending comfort with style in a space that feels more like a chic lounge than an office space.

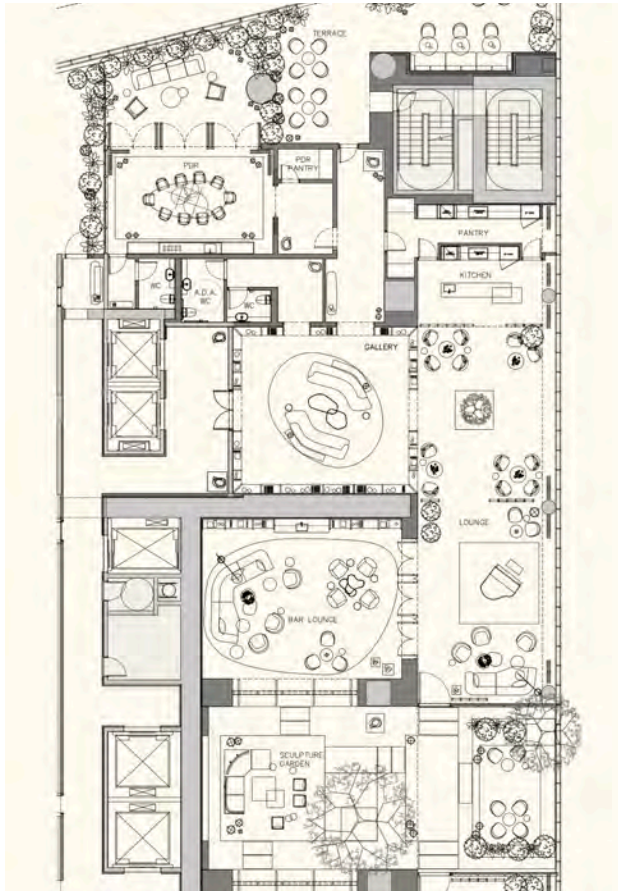


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LEVEL 5

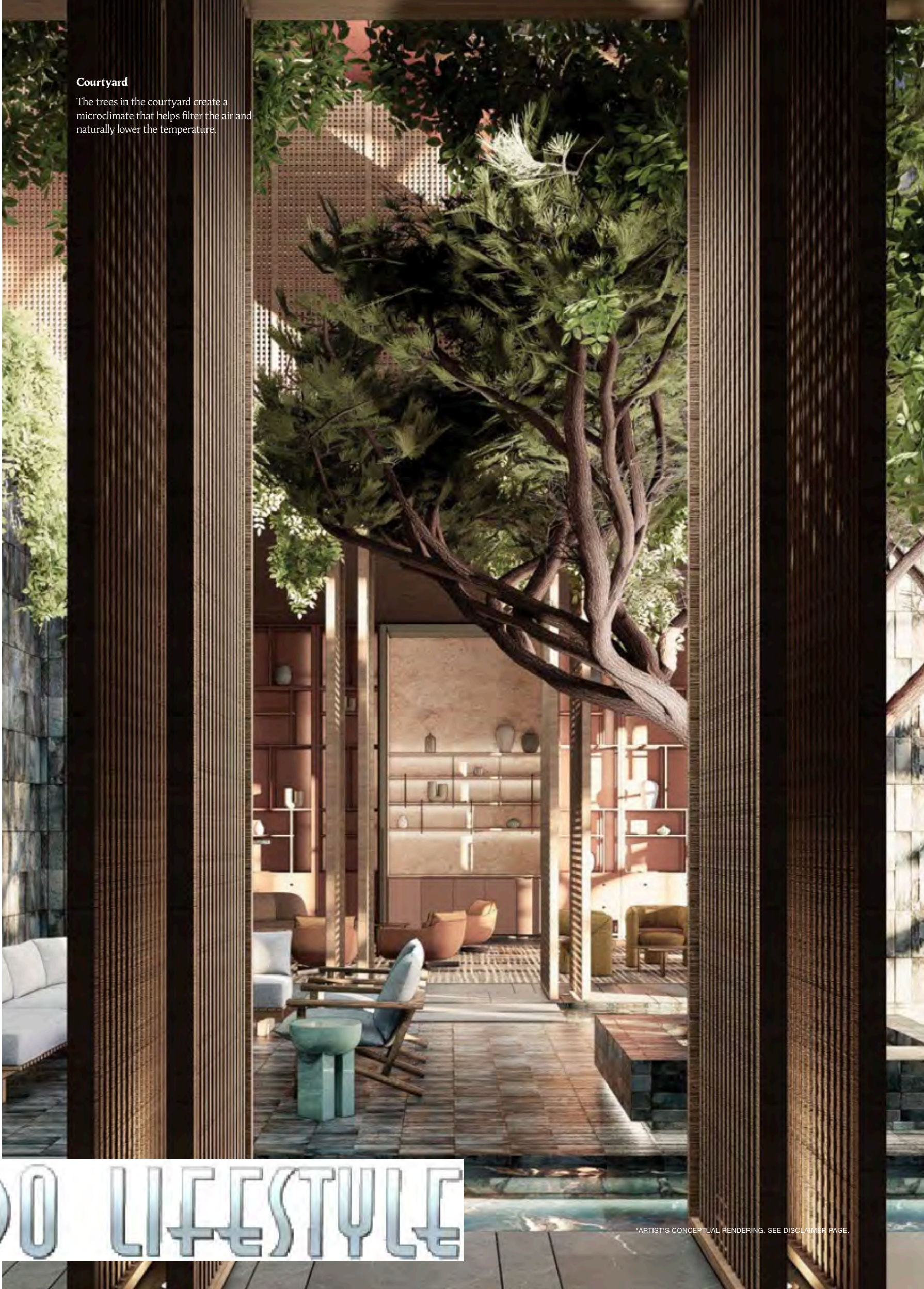
Lounge

A beautiful interior courtyard and Sculpture Garden leads to a residents' lounge, fostering a natural connection between sunlit communal spaces. Varied seating areas in plush, luxe fabrics invite residents to stop by with a magazine, or gather with friends and stay awhile. Wispy grasses and lush greenwalls make it too easy to forget you're in fact, indoors.



Courtyard

The trees in the courtyard create a microclimate that helps filter the air and naturally lower the temperature.



LEVEL 7

Spa

An opulent oasis spreads across the 7th floor, where a reception area and juice bar lead to a sumptuous spa for residents and guests. The spa features multiple private treatment rooms, an Infrared sauna, steam room, hot tub, and cold plunge. Imaginative design by Yabu Pushelberg plays with colorful tilework and marble that transport bathers to a distant island.



Treatment Rooms
The spa contains two private treatment rooms for massage, bodywork, or facials.



Steam, Sweat, Plunge
Recover and rejuvenate in the spa's steam room, sauna, cold plunge, and hot tub.

Spa

The tropics extend into the spa where a quietly bubbling water feature sets a tranquil mood.

MIAMI CONDO LIFESTYLE

LEVEL 7

Fitness

The main fitness studio is professionally equipped with separate areas for cardio equipment, free weights and machines, ample space for stretching, and a yoga/ barre studio. It extends into an outdoor training area and lounge for more areas to exercise, do yoga, or cool down. A healing garden on the 7th floor promotes relaxation with aromatic gardenias and lavender, and the swish of bamboo cane in the breeze.



Match Point
The fitness level includes a squash court, ping pong room, and towel service.

A Fitness Haven
The main fitness studio provides a diverse workout experience with dedicated areas for cardio, free weights, and a yoga/barre studio, extending into an outdoor training area and lounge.



Cardio Atrium

The cardio equipment looks out onto the cityscape from 7 stories up.

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Squash Court

A squash court fit for singles or doubles offers residents a place to work on their backhand in crisp air-conditioning.

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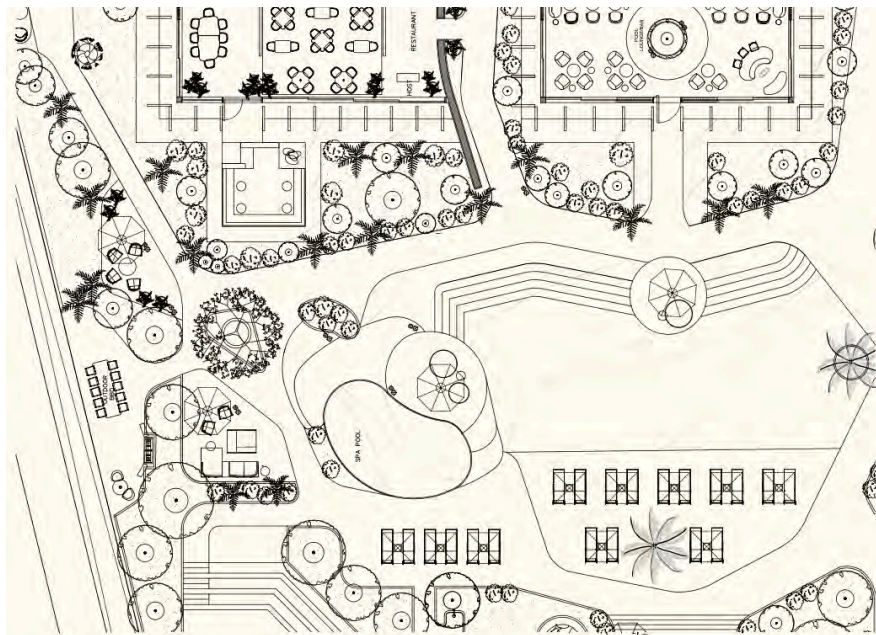
LEVEL 8

Pool

An immersive tropical paradise extends across the 8th floor, where the pool is surrounded by palms, coastal trees, and flowering vines that make the deck cool and comfortable. In the evenings, the pool faces a stunning view of the sunset. There are 75 seats for residents to lounge, an amphitheater for outdoor movie screenings, a children's pool, picnic and play areas, and private cabanas.

8th Floor Activations

This level also contains kids' game rooms and lounges, a bar area, and changing rooms.





LEVEL 49

A Rooftop Experience

On the 49th floor, residents can indulge in a luxurious pool offering breathtaking panoramic views of the city skyline. This level also features beautifully designed courtyards, inviting lounge spaces for relaxation, a stylish bar for socializing, and an elegant private dining room complemented by a catering pantry for seamless entertaining. Each area is thoughtfully designed to maximize stunning vistas, creating an exceptional atmosphere where residents can unwind and enjoy the beauty of their surroundings.

Orchid Opulence

On level 49, deep purple tones and panoramic views set the stage for a refined lounge experience.



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A Lounge with a View

The top floor (level 49) boasts several adaptive lounge spaces that set the tone whether you're seeking a quiet retreat, a productive workspace, or a spot to connect with friends.

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Sunset Lounge

A jewel-toned bar and lounge on the 49th floor is staffed on weekends and available for special events.



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MIAMI CONDO LIFESTYLE

The New Miami

Miami Tropic is a residence that's as bold, unique, and multifaceted as its neighborhood.



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