

OPUS

ALL FLOORS

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NICOLAS GROUP

MIAMI CONDO LIFESTYLE

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CONDO
LIFESTYLE

“OPUS”

(NOUN | OH-PUS)
The greatest achievement of an artist.

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3127 SW 27 Avenue

Miami Condo Lifestyle

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Miami
Condo
Lifestyle



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OPUS

OPUS RESIDENCES, CRAFTED
BY MODERN ARTISANS,
EMBODY THE PURSUIT OF
PERFECTION THROUGH
ARCHITECTURE AND
INTERIORS THAT INSPIRE
CREATIVITY.



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THE VISIONARIES



ANDREW RASKEN

Born and raised in Coconut Grove, Andrew is a seasoned real estate developer with nearly two decades of experience. As CEO of Meta Development, licensed general contractor, and broker, he has led the creation of elite homes exceeding \$30 million in value. His leadership embodies quality, luxury, and trust, reinforcing Meta Development's reputation for excellence in South Florida's high-end market.



BRUNO BENEVIDES

As Head of Origination at Iron Capital and Meta Development, Bruno oversees a \$250 million portfolio of real estate projects from inception to financing across South Florida and São Paulo. His deep expertise in real estate and credit markets, combined with strategic vision and market insight, drives Meta Development's growth and strengthens its leadership in the competitive real estate sector.



BRUNO GUEDES

Bruno Guedes, Founder and CEO of Iron Capital, leads a São Paulo-based financial institution managing over USD 1 billion in assets. His strategic focus on real estate, credit, and venture capital has driven the firm's leadership in Brazil's development sector, with projects exceeding USD 800 million. As Chairman of Meta Development, he continues to advance its vision through innovation, strategic insight, and financial expertise.



São Paulo Surf Club - High-end condo in São Paulo - Brazil



High-end condo houses in Balneário Camboriú - Brazil



MIAMI CONDO

Urban Allotments Fund I and II, in the country side of São Paulo



LIFESTYLE

São Paulo Surf Club - High-end condo in São Paulo - Brazil



2930 Brickell Avenue



9525 E Broadview Dr



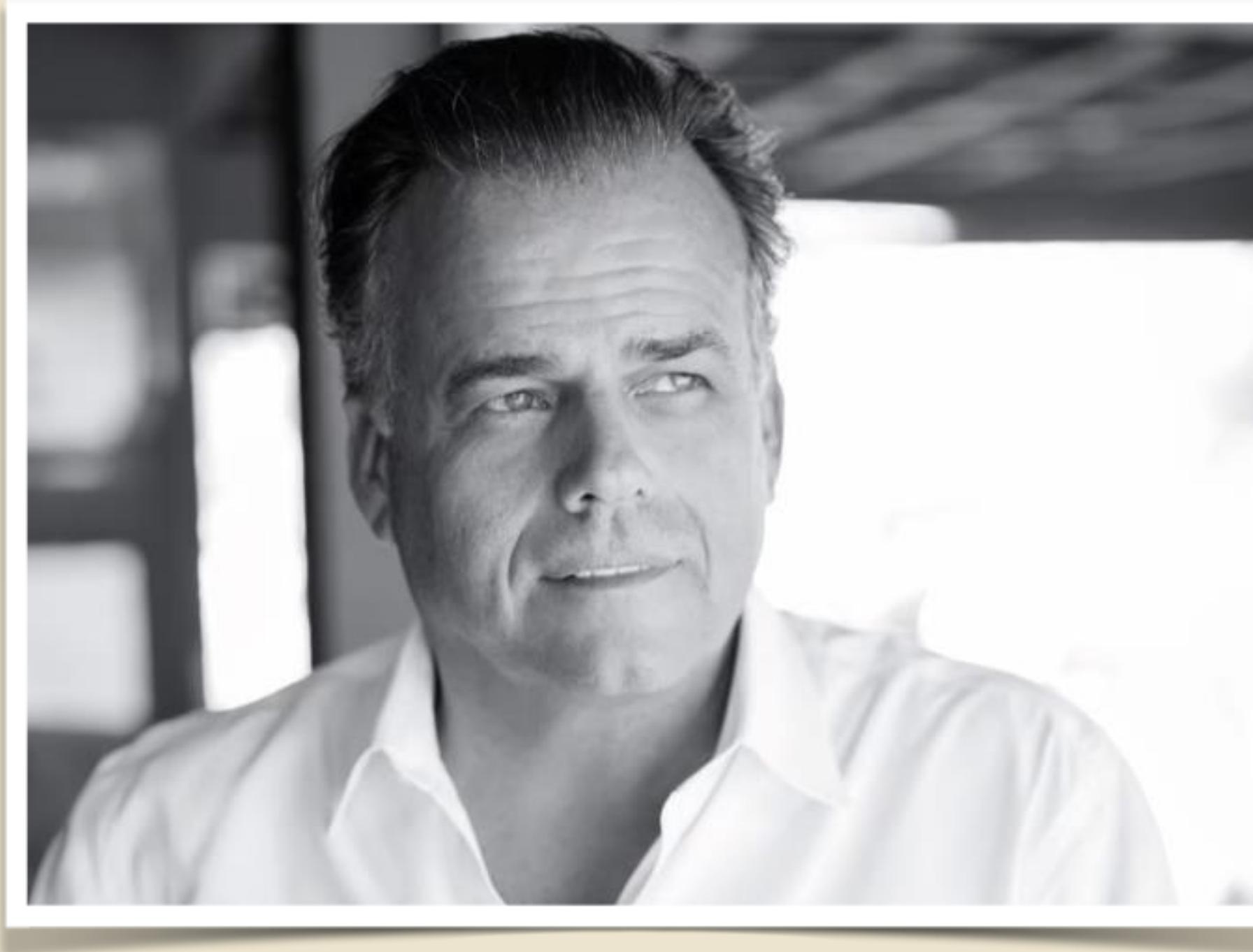
3525 Royal Palm Avenue

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44 Star Island

THE ARCHITECT



For over 20 years, Miami-based Kobi Karp Architecture and Interior Design (KKAID) has delivered innovative designs for luxury residential, hospitality, and retail projects worldwide. Known for blending organic and urban aesthetics, KKAID leverages premium materials and global expertise. The firm's work has been featured in leading publications including The Wall Street Journal, The New York Times, Architectural Digest, and Forbes.

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THE INTERIOR ARCHITECT



João Armentano, a renowned architect and interior designer with nearly 40 years of experience, is celebrated for his versatile and collaborative approach across commercial, residential, and hospitality projects, including São Paulo's Hotel Unique. For the Coconut Grove project, he brings a design concept that harmonizes coastal tranquility with contemporary sophistication.

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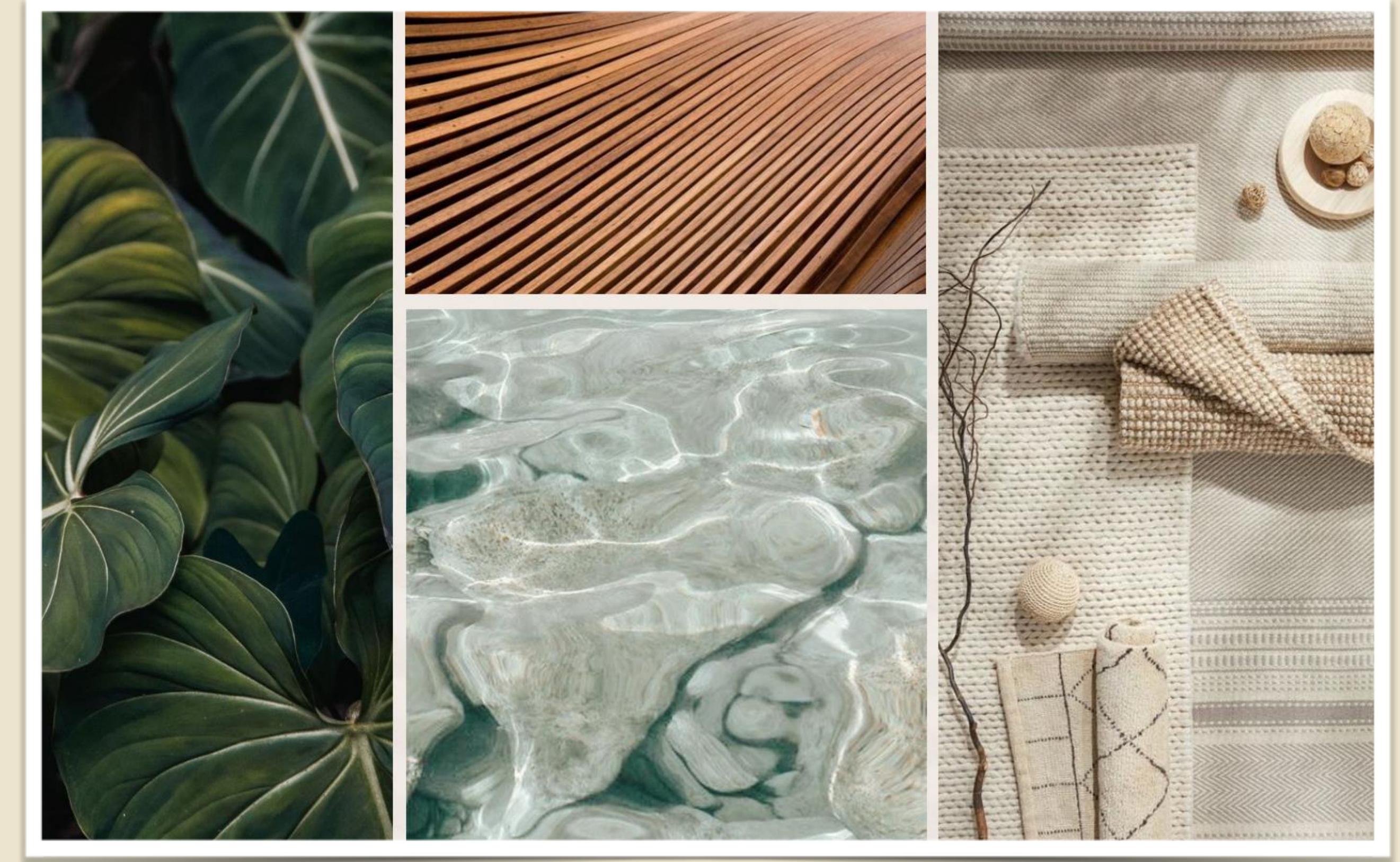
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MOOD BOARD

OPUS features clean lines of wood and stone, highlighted by Roman travertine and wood slat walls. Floor-to-ceiling windows and innovative glass panels flood interiors with natural light, seamlessly blending indoor and outdoor spaces to create a serene, elevated living experience.



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STEP INTO OPUS



AT A GLANCE

- 6 Floors
- 12 Residences
- 2 Penthouses
- 3 Bedroom and 4 Bedroom Floor plans from 1,905 to 3,884 Sq. Ft.
- Two to Three Parking Spaces per Residence

AMENITIES

- Rooftop pool, fitness, and lounge with panoramic views
- Outdoor gourmet kitchen and BBQ
- Spa featuring massage room, dry sauna, and steam room
- Conference room
- Kids playroom
- Individual wine cellars for each residence
- Private automated parking system
- Optional valet service
- Bicycle storage
- Dedicated private storage
- HD security cameras throughout the property
- 24-hour reception

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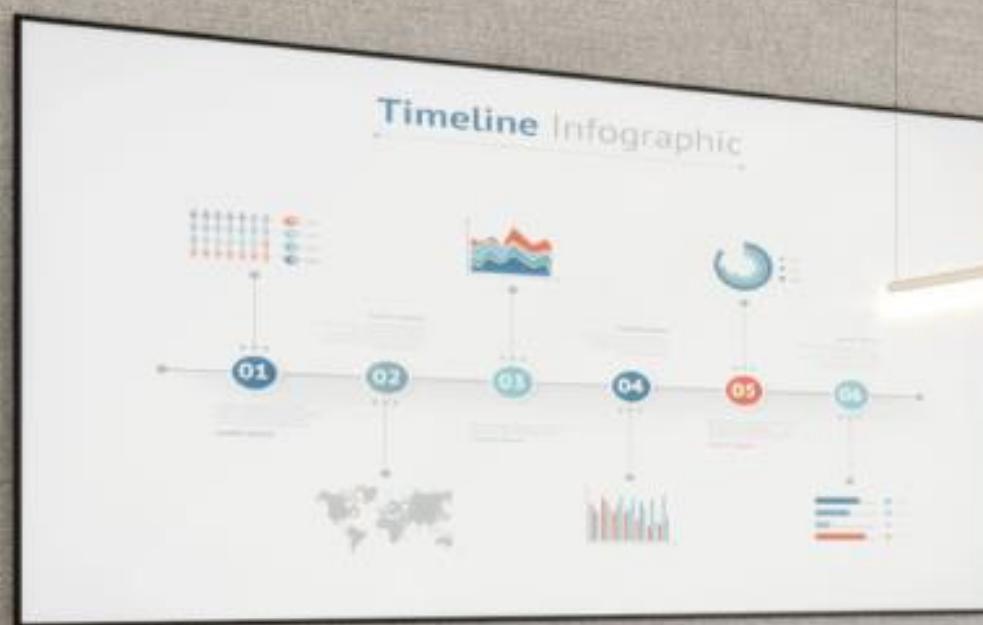
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KIDS PLAYROOM



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MEETING ROOM



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OPUS

ROOFTOP LOUNGE

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OPUS

OUTDOOR LOUNGE AND BARBECUE



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ROOFTOP MASSAGE ROOM



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ROOFTOP GYM



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ROOFTOP POOL



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ROOFTOP POOL

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ROOFTOP VIEW

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OPUS AT A GLANCE



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GROUND FLOOR | PARKING

Each residence includes two or three designated spaces within a fully autonomous parking system that maximizes space, enhances vehicle safety, and offers residents and guests a seamless, hassle-free parking experience.



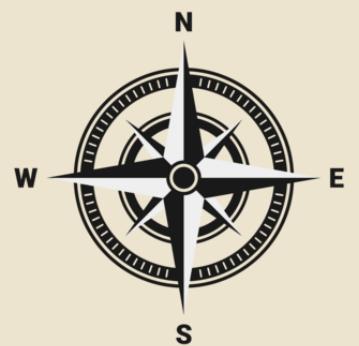
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PARKING SYSTEM

- Maximizes parking capacity – stacks up to three levels of vehicles
- Independent access – each car can be retrieved without moving others.
- Highly space-efficient – eliminates the need for long ramps, freeing valuable square footage for other uses.
- Enhanced vehicle safety – secure, stable platforms protect cars from damage
- Convenient user experience – no tight turns or ramps; vehicles are parked and retrieved easily.
- Durable engineering – built for longevity, reliability, and low maintenance.



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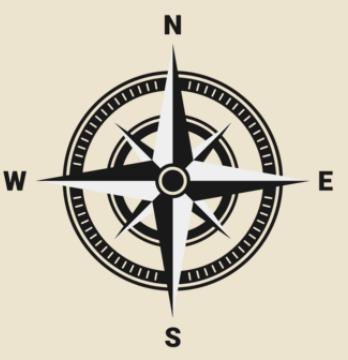
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MEZZANINE



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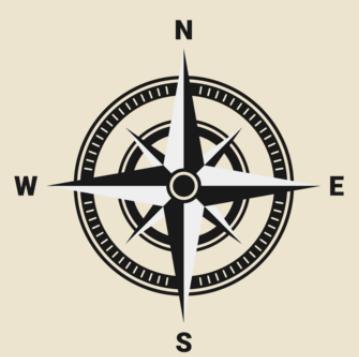
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SECOND FLOOR



Residence	Status	Indoor Area	Outdoor Area	Total Area
2A	SOLD	1,950 ft ² / 181 m ²	319 ft ² / 30 m ²	2,269 ft ² / 211 m ²
2B	Available	2,521 ft ² / 234 m ²	338 ft ² / 31 m ²	2,859 ft ² / 265 m ²
2C	SOLD	1,945 ft ² / 181 m ²	331 ft ² / 31 m ²	2,276 ft ² / 212 m ²
2D	SOLD	2,544 ft ² / 236 m ²	325 ft ² / 30 m ²	2,869 ft ² / 266 m ²



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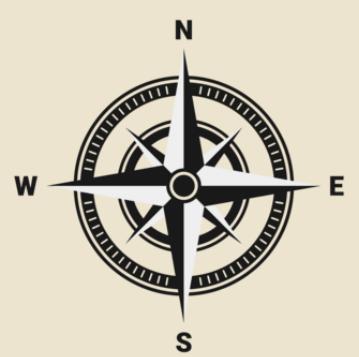
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THIRD FLOOR



Residence	Status	Indoor Area	Outdoor Area	Total Area
3A	SOLD	1,950 ft ² / 181 m ²	319 ft ² / 30 m ²	2,269 ft ² / 211 m ²
3B	SOLD	1,905 ft ² / 177 m ²	948 ft ² / 88 m ²	2,853 ft ² / 265 m ²
3C	Available	1,936 ft ² / 180 m ²	333 ft ² / 31 m ²	2,269 ft ² / 211 m ²
3D	SOLD	1,905 ft ² / 177 m ²	948 ft ² / 88 m ²	2,853 ft ² / 265 m ²



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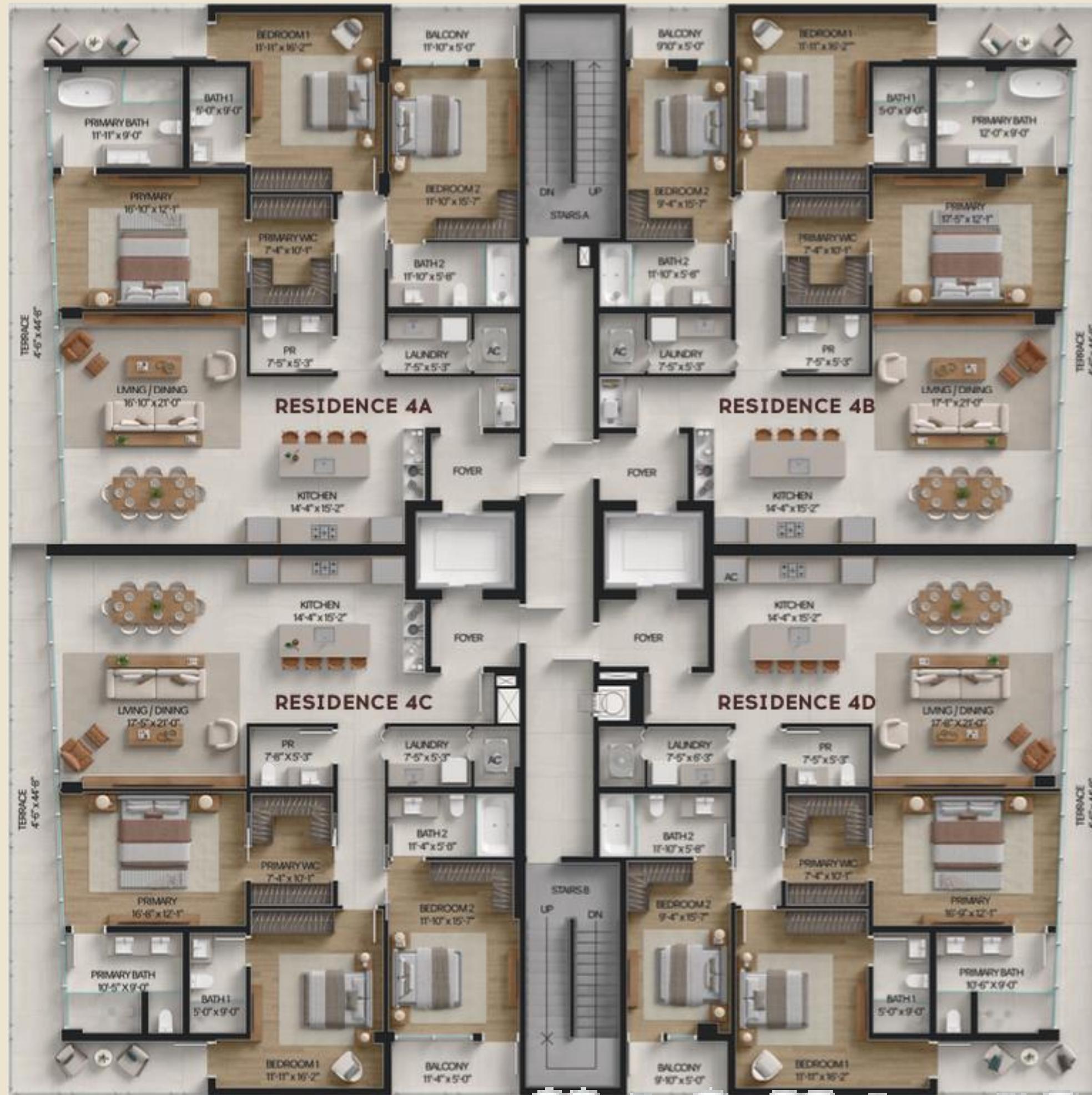
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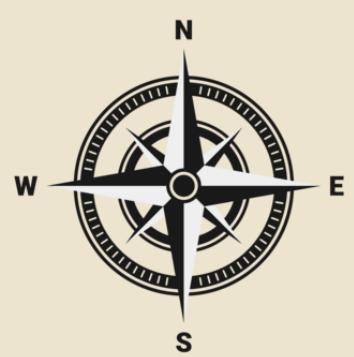
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FORTH FLOOR



Residence	Status	Indoor Area	Outdoor Area	Total Area
4A	Available	1,950 ft ² / 181 m ²	319 ft ² / 30 m ²	2,269 ft ² / 211 m ²
4B	Available	1,925 ft ² / 179 m ²	291 ft ² / 27 m ²	2,216 ft ² / 206 m ²
4C	Available	1,937 ft ² / 180 m ²	332 ft ² / 31 m ²	2,269 ft ² / 211 m ²
4D	Available	1,903 ft ² / 177 m ²	298 ft ² / 28 m ²	2,201 ft ² / 205 m ²



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ROOFTOP COMMON AREA



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A PLACE TO
CALL HOME.



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A PLACE TO CALL HOME.

At OPUS, life is an art form. Residences ranging from 1,905 to 3,884 square feet are crafted to delight the senses with refined comfort and personal amenities — from high-end kitchens and spa-like baths to private balconies offering stunning bay or city views.

- Spacious, open interiors designed for an integrated living experience
- Naturally well-lit spaces with ceiling heights up to 3.60 meters (nearly 12 feet)
- High-efficiency laminated glass windows and doors
- Private terraces for each residence with optional integration to the living area
- BBQ-ready infrastructure on terraces of Residences 2B, 2D, and Penthouses
- Premium porcelain flooring and countertops
- European-designed cabinetry in kitchens, primary closets and primary bathroom
- Natural gas cooktop
- Miele appliances
- Spacious laundry room with cabinetry, utility sink, and washer/dryer area
- Generously sized bedrooms and bathrooms
- Solid wood interior doors
- Pre-wiring for high-speed internet and home automation systems
- High-efficiency thermal insulation in roof and walls

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OPUS

LIVING RESIDENCE 2A



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KITCHEN RESIDENCE 2A



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PRIMARY BEDROOM RESIDENCE 2A



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PRIMARY CLOSET RESIDENCE 2A



PRIMARY CLOSET RESIDENCE 2A - UPGRADE



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BATHROOM CONCEPT



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OPUS

LIVING RESIDENCE 2B



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KITCHEN RESIDENCE 2B



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FLOORPLANS



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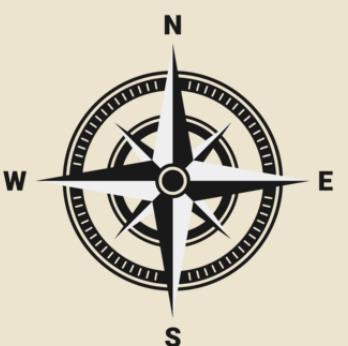
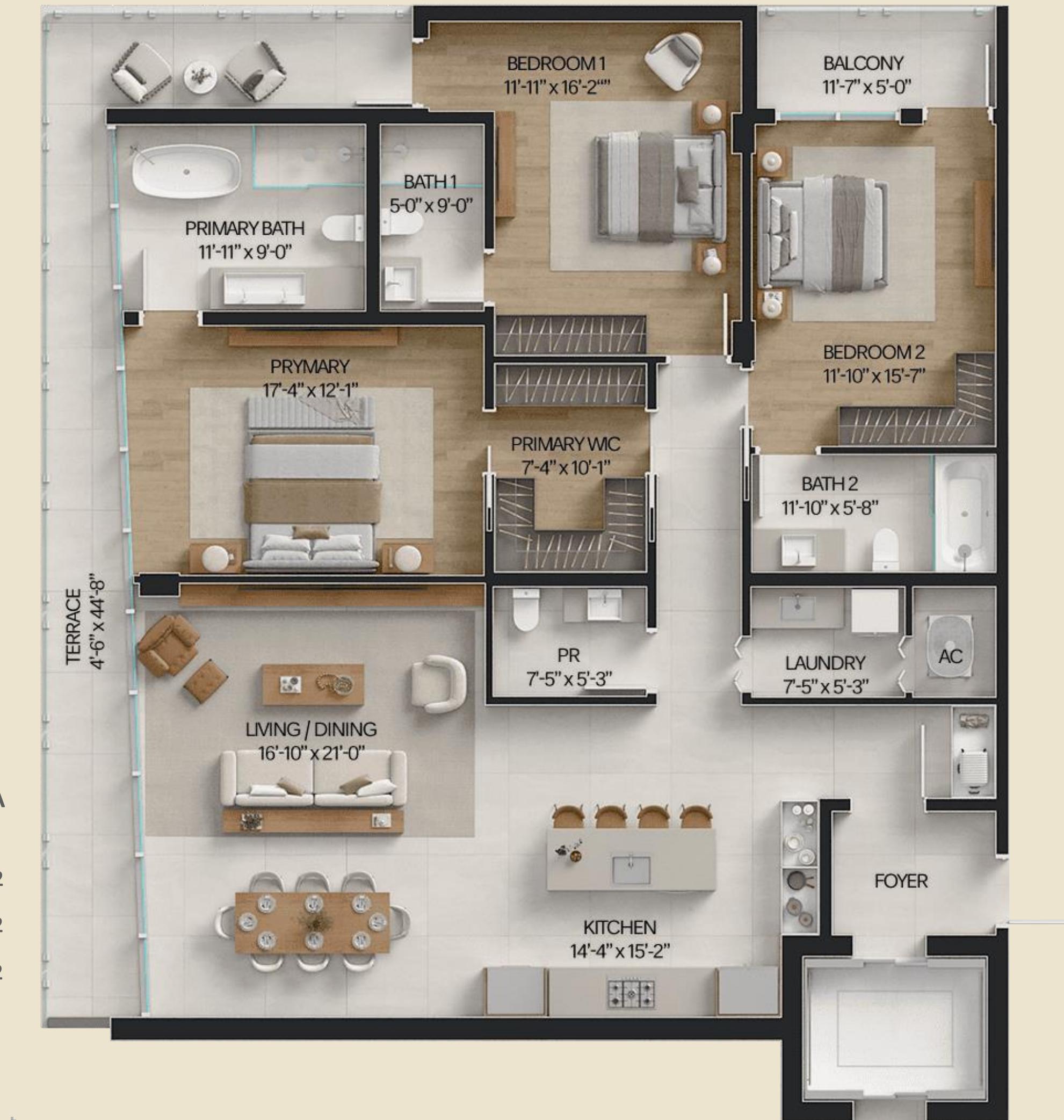
SECOND FLOOR

Residence 2A

Indoor Area: 1,950 ft² / 181 m²

Outdoor Area: 319 ft² / 30 m²

Total Area: 2,269 ft² / 211 m²



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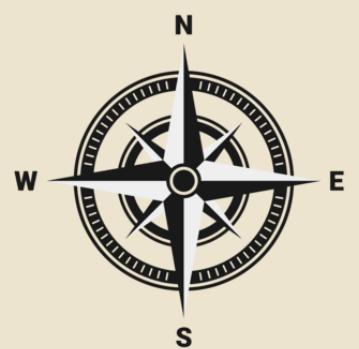
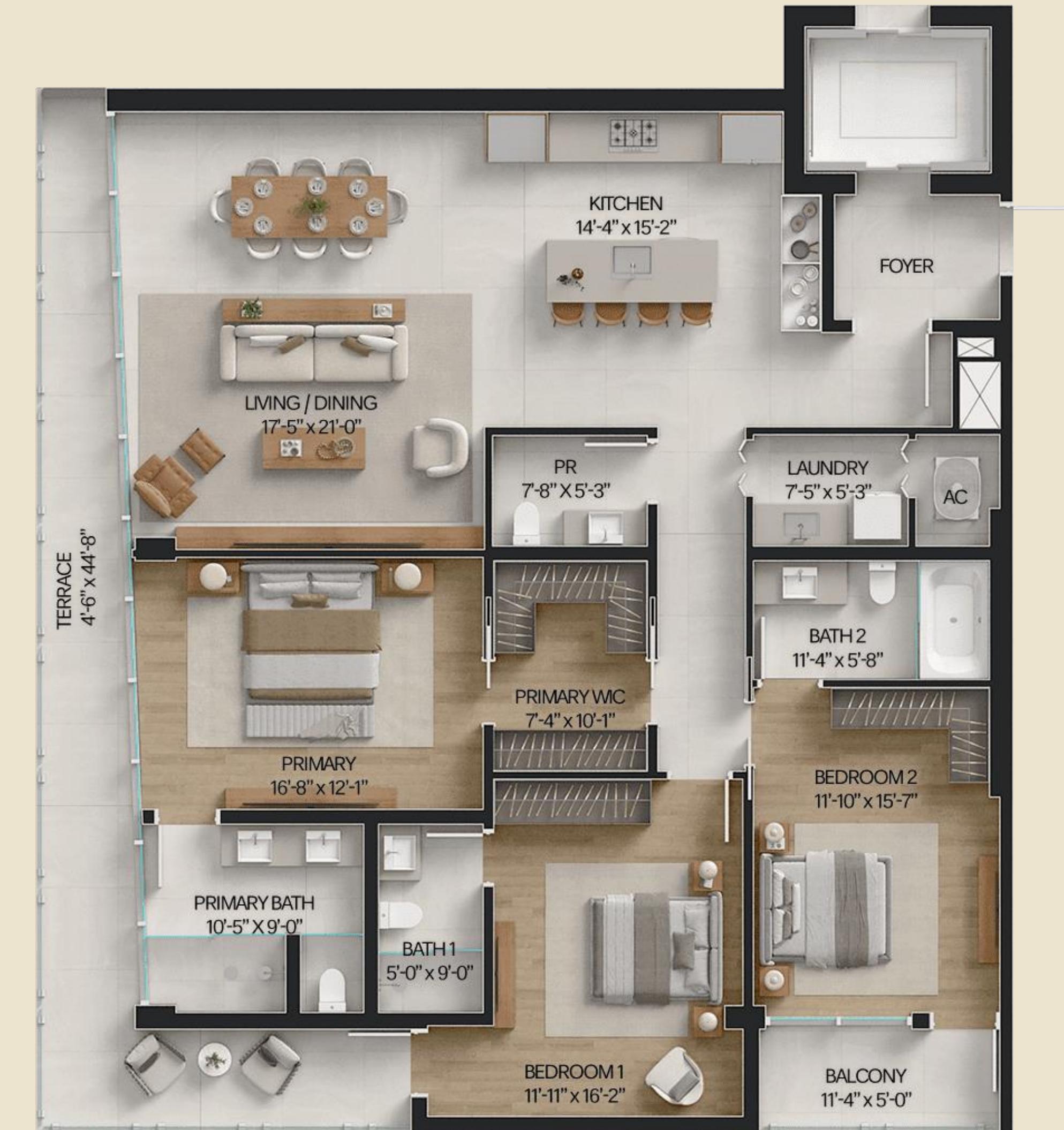
THIRD FLOOR

Residence 3C

Indoor Area: 1,936 ft² / 180 m²

Outdoor Area: 333 ft² / 31 m²

Total Area: 2,269 ft² / 211 m²



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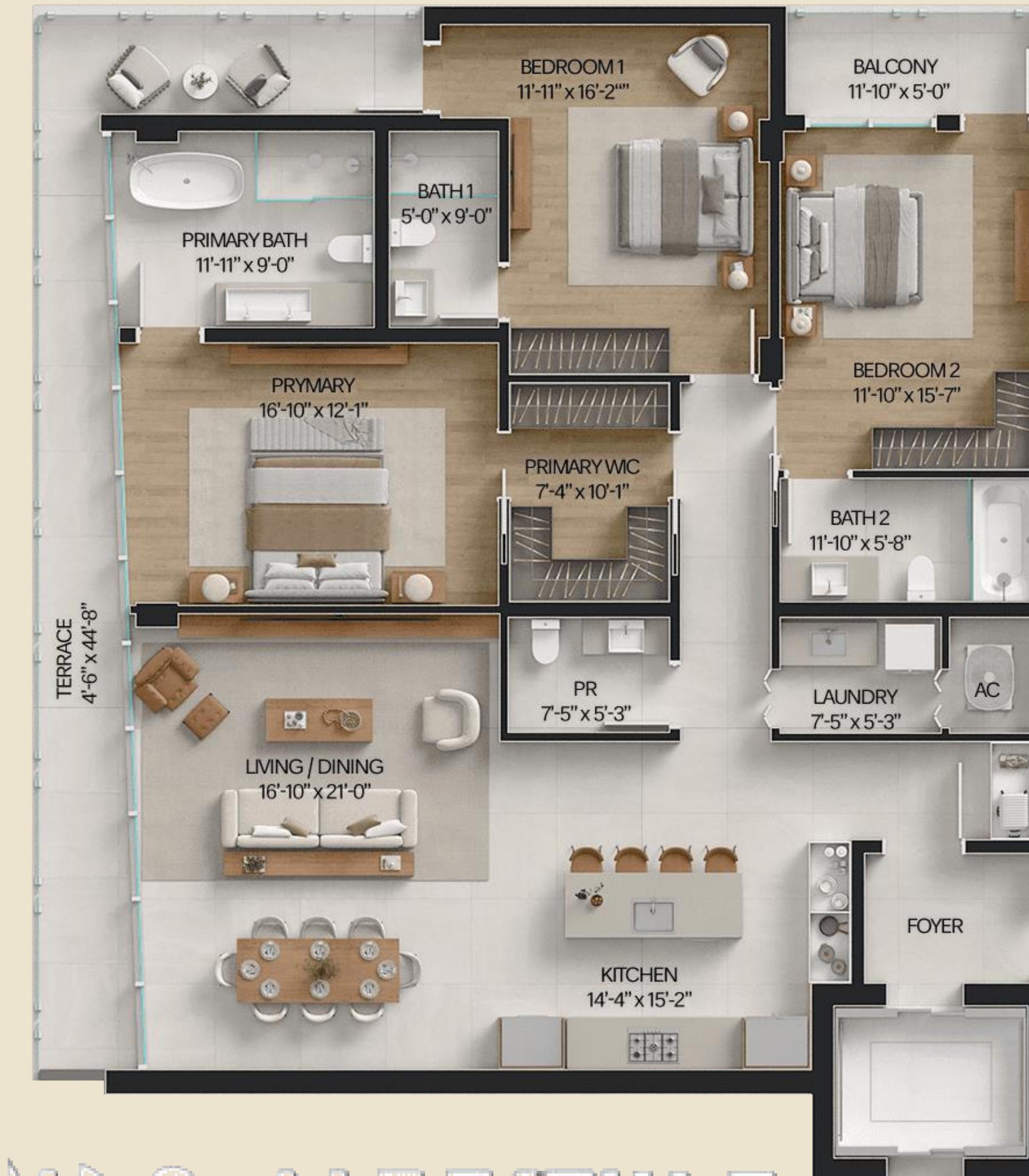
FOURTH FLOOR

Residence 4A

Indoor Area: 1,950 ft² / 181 m²

Outdoor Area: 319 ft² / 30 m²

Total Area: 2,269 ft² / 211 m²



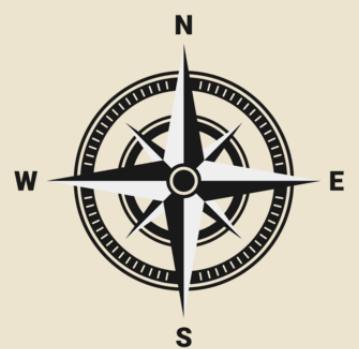
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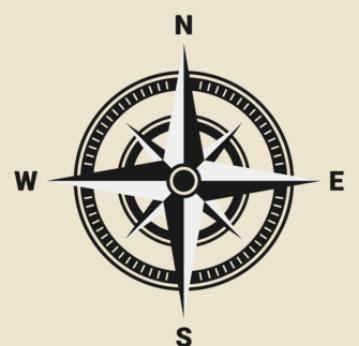
FOURTH FLOOR

Residence 4B

Indoor Area: 1,925 ft² / 179 m²

Outdoor Area: 291 ft² / 27 m²

Total Area: 2,216 ft² / 206 m²



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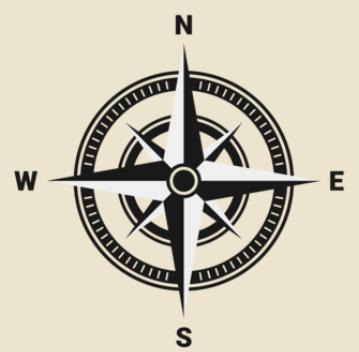
FOURTH FLOOR

Residence 4C

Indoor Area: 1,937 ft² / 180 m²

Outdoor Area: 332 ft² / 31 m²

Total Area: 2,269 ft² / 211 m²



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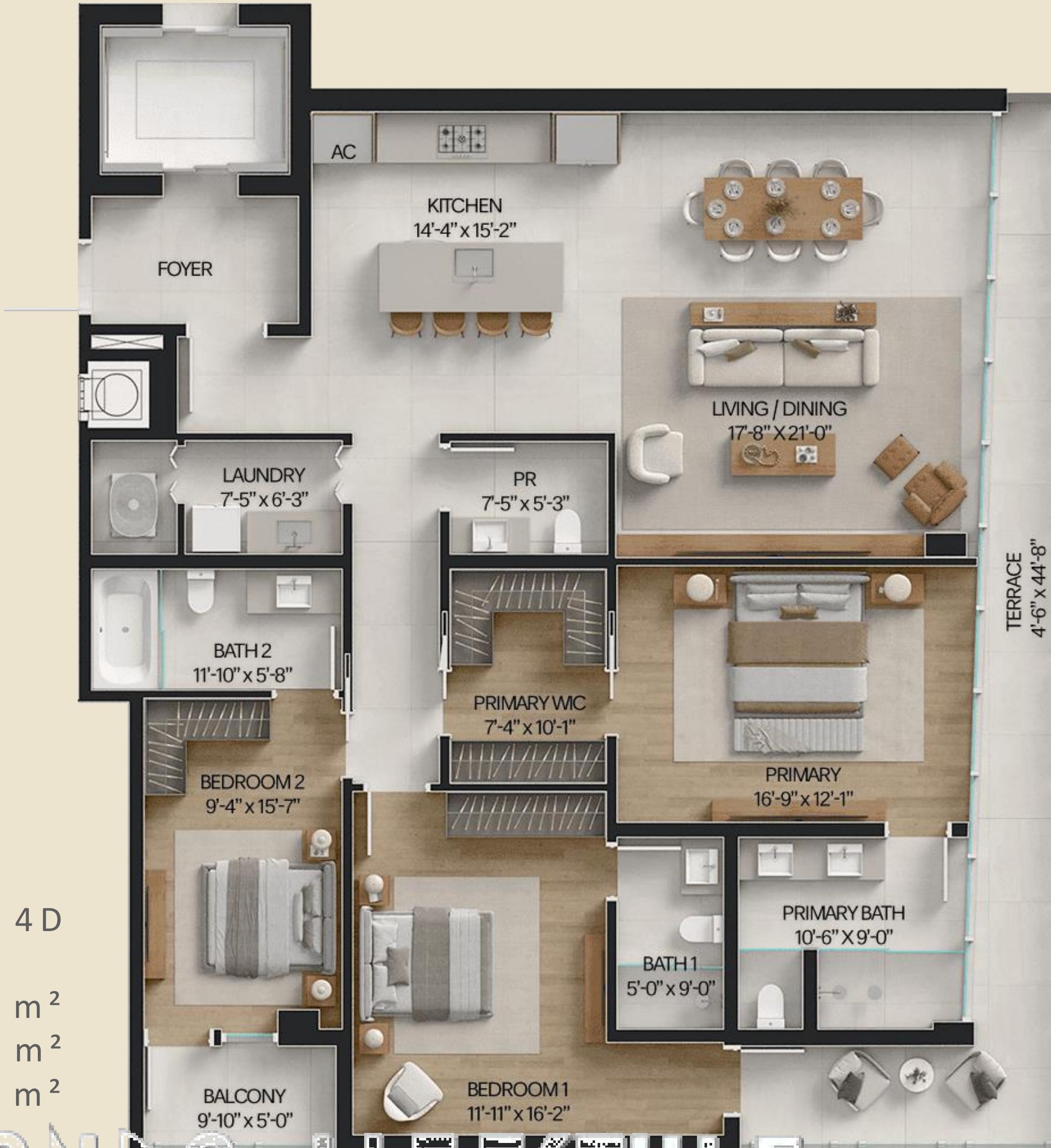
FOURTH FLOOR

Residence 4D

Indoor Area: 1,903 ft² / 177 m²

Outdoor Area: 298 ft² / 28 m²

Total Area: 2,201 ft² / 205 m²



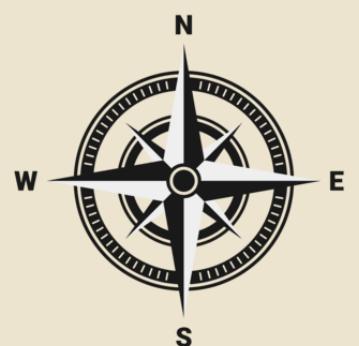
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OPUS FACT SHEET

BOUTIQUE BUILDING WITH ONLY 14 RESIDENCES IN COCONUT GROVE
ARCHITECTURE by the award-winning office Kobi Karp Architecture
INTERIOR DESIGN by the renowned Brazilian office João Armentano
LANDSCAPE DESIGN by David O. Inc. Landscape Architecture

PROPERTY DIFFERENTIALS

- 1 residential tower with only 14 apartments located in the prime area of Coconut Grove
- Just 4 floors of apartments ensure greater privacy and exclusivity for residents
- Ground floor parking with 2 or 3 spaces per apartment
- Intimate lobby with over 12 feet decorated ceilings
- Mezzanine with kids room, work stations, wine cellar, and private storage for each apartment
- Rooftop with decorated leisure areas and panoramic city views
- 24-hour reception
- Less than a 5-minute walk to Coconut Grove's main points of interest, such as shops, restaurants, markets, marinas, and hotels.

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DISTINGUISHING FEATURES OF THE APARTMENTS

- Spacious, open interiors designed for an integrated living experience
- Naturally well-lit spaces with ceiling heights up to 3.60 meters (nearly 12 feet)
- High-efficiency laminated glass windows and doors
- Private terraces for each residence with optional integration to the living area
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- Miele appliances
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AMENITIES

- Rooftop pool, fitness, and lounge with panoramic views
- Outdoor gourmet kitchen and BBQ
- Spa featuring massage room, dry sauna, and steam room
- Conference room
- Kids playroom
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