MILANO BOUTIQUE

LUXURY RESIDENCES

by

Boffi | DePadova

829 4th st. Miami Beach



MILAN'S DESIGN IN *THE* HEART *OF* MIAMI

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ITALIAN-DESIGNED BOUTIQUE RESIDENCES

829 4th st. South Beach
Miami, Fl

Milano Boutique was born from the idea of bringing Italian design to the heart of Miami. The condo offers a limited collection of four two-bedroom luxury residences in Miami Beach's exclusive **South of Fifth** neighborhood. Italian-designed furniture and finishes, sophisticated organic interiors, a cozy rooftop and curated details capture the chic, relaxed South Beach lifestyle.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



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South of Fifth

1- Washington Park
2- Washington Big Dog Run
3- South Beach Surf Club
4- South Pointe Elementary School
5- Miami Beach Marina
6- Miami Yachting Company
7- South Pointe Park Lighthouse
8- South Pointe Park
9- The Hills At South Pointe Park
10- South Pointe Park Pier
11- South Pointe Beach
12- Maman Café
13- Jewish Museum of Florida-FIU
14- Playa Miami Beach
15- Lummus Park
16- MacArthur Causeway Bridge
17- Publix Super Market at Fifth & Alton
18- 5th St. Gym
19- Texas de Brazil Restaurant
20- Pura Vida Miami
21- Cotoletta Restaurant
22- Fogo de Chão Restaurant
23- Milos Restaurant
24- Gaia Restaurant
25- Big Pink Restaurant
26- Equinox Gym
27- Starbucks Coffee
28- Santorini By Georgios Restaurant
29- Joe's Stone Crab Restaurant
30- Nikki Beach Miami Beach
31- Smith & Wollensky Restaurant
32- Base Camp 305 Elementary School
33- Base Camp 305 Middle School

LIVING IN SOUTH *OF* FIFTH

Miami Beach's most desired classy neighborhood

Also known as "SoFi" by locals, South of Fifth in Miami's South Beach is one of the world's best luxury neighborhoods in Florida. It's a perfect mix of nature, beach energy and cultural environment in an international city whilst maintaining an exclusive, cosy and comfortable living style. Chic and elegantly relaxed, only a few steps from the beaches of Ocean Drive, you can enjoy some of the best restaurants in all Miami or walk in South Pointe Park, a beautiful green space close to the Marina.



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HISTORIC AREA

South of Fifth, at the southernmost point of Miami Beach, has a vibrant history that began in 1915 as Ocean Beach, a charming seaside destination. The 1920s and 1930s saw the rise of Art Deco buildings and modest accommodations that shaped its character. After facing decline in the mid-20th century, the neighborhood experienced a remarkable resurgence in the 1990s with high-end projects, redefining it as a prestigious area where modern luxury meets historical charm.







SOUTH BEACH NOW

The lifestyle in South Beach is vibrant and diverse, reflecting the unique blend of cultures and influences found in this famous neighborhood. From morning yoga sessions on the beach to all-night parties at world-famous clubs, South Beach offers a lifestyle that appeals to all tastes and preferences.





The South Beach community is a melting pot of diverse backgrounds, where residents and visitors from all over the world come together to enjoy the sun, sand and sea. Whether you're into fitness, fashion, art or just the sun, South Beach is home to everyone.



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4 Housing units + Rooftop
Balcony | Bathroom | Bedroom | Breakfast Room
Dining Room | Entry Foyer | Kitchen | Laundry
Living Room | Master Bedroom | Master Bathroom
Powder Room | Service Entry | Trash Chute

Rooftop
Plunge Pool
Sofa Conversation Area
Solarium
Outdoor Kitchen
Mechanical Area

Condo 4 Units. 1 per Floor
Service Area | Elevator | Lobby Mailboxes and
Package Locker | Main Stair and Second Stair
5 gated parking spaces - bicycles rack
Elegant Lobby Conversation Area

Retail Area
ADA Bath
Cafe-Juice Bar
Storage
Garden and terrace

A/C GROSS AREA: 1930 SF (unit size calculation per legal standards)

PROPERTY GROSS AREA INCLUDING BALCONY: 2139 SF

BALCONY: 209 SF



CHARMING ITALIAN DESIGNED UNIT FLOORPLANS & INTERIOR CUSTOM FURNITURE

- Two bedroom residences of almost 2000 square feet plus balcony
- One unit for floor, no neighbors
- Private elevator in each foyer
- Custom italian cabinetry and closet
- **MIELE®** & **Sub-Zero®** appliances including: refrigerator, oven, microwave, dishwasher & wine cellar.
- Laundry area with **Electrolux®** washing and dryer machine
- Italian porcelain tiles all over the floor
- Master bath with elegant steam marble shower (option)
- Open floorplan layouts with 9' ceilings
- Italian design double sink master bath **Antonio Lupi®** cristalmood

Fully Furnished options with Boffi | DePadova

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REFINED AMENITIES

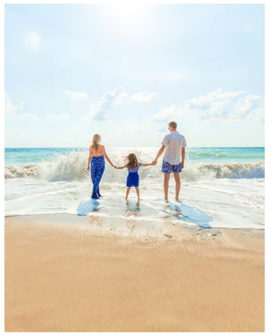
Welcome to a boutique living experience where every detail is thoughtfully curated for comfort and style.
Enjoy the ease of a gated garage, convenient bicycle rack, and secure mail & package boxes. Your peace of mind is assured with 24-hour video surveillance throughout.
Relax by the Italian-designed pool, unwind on plush chaise lounges, or take in the sunset from the landscaped rooftop oasis.
Complete with an open-air kitchen and a welcoming outdoor dining table.











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Boffi | e DePadova

A WAY OF LIVING

Boffi | DePadova defines a comprehensive and coherent vision of contemporary living rooted in a culture of excellence that brings together architectural rigor, advanced material research and sophisticated manufacturing know-how. Boffi, with over ninety years of history, interprets the most functional spaces of the home: interior systems conceived as true domestic architecture, where technology, material research and precise construction establish new standards of quality. De Padova and its seventy-year-old design culture completes this narrative with a sophisticated collection of furnishings where comfort and culture coexist in perfect harmony. Entering a Boffi | DePadova home means immersing oneself in an architectural composition conceived to be lived in. It's a domestic narrative where technology and craftsmanship converge in an authentic Way of Living.



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SILVER
SELECTION





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KITCHEN



DINING



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SECONDARY BEDROOM



MASTER BATHROOM



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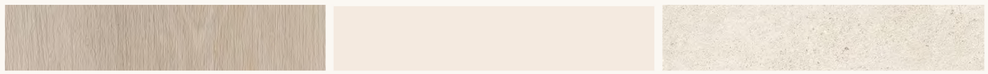
GOLD
SELECTION





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KITCHEN



DINING



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SECONDARY BEDROOM



MASTER BATHROOM



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“

PH 4th + 5th COMBO
UNITS
AN ELEVATED
EXPRESSION OF
LUXURY LIVING

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“
YOUR
PERFECT
OUTDOOR
ESCAPE
”

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ROOFTOP CONVERSATION AREA

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OUR TEAM



Developer Milano Boutique:
ELISABETTA DE ANTONI

Elisabetta is passionate about the world of interior design with an innate predilection for homes that she has cultivated since she was a child, when she spent hours imagining the house of her dreams. Growing up in the elegant streets of Milan, the capital of fashion and design, Elisabetta immediately breathed the essence of Made in Italy, with its attention to detail, artisanal quality and timeless elegance. Miami comes after several projects developed in Milan, Rome, Megeve, Sardinia, Lugano and Domenican Republic.



Building Architect:
ARCH. ANNALISA MARZORATI



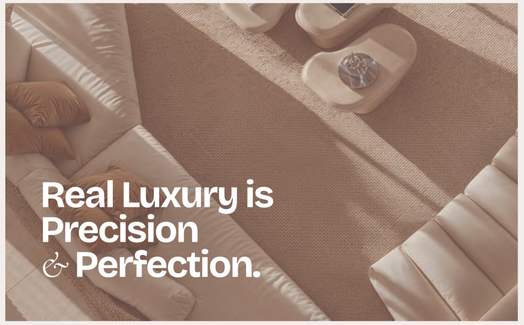
Interior Design by
GAIA/S STUDIO

AMARILLA
CONSTRUCTION. AN ACT *of* LOVE

YOUR PROJECT BUILT TWICE. FIRST IN THE CLOUD, THEN ONSITE.

- Preconstruction
- Integrated Project Management
- General Contractor





Boffi | **ē DePadova**

A WAY OF LIVING





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