

LOUVER

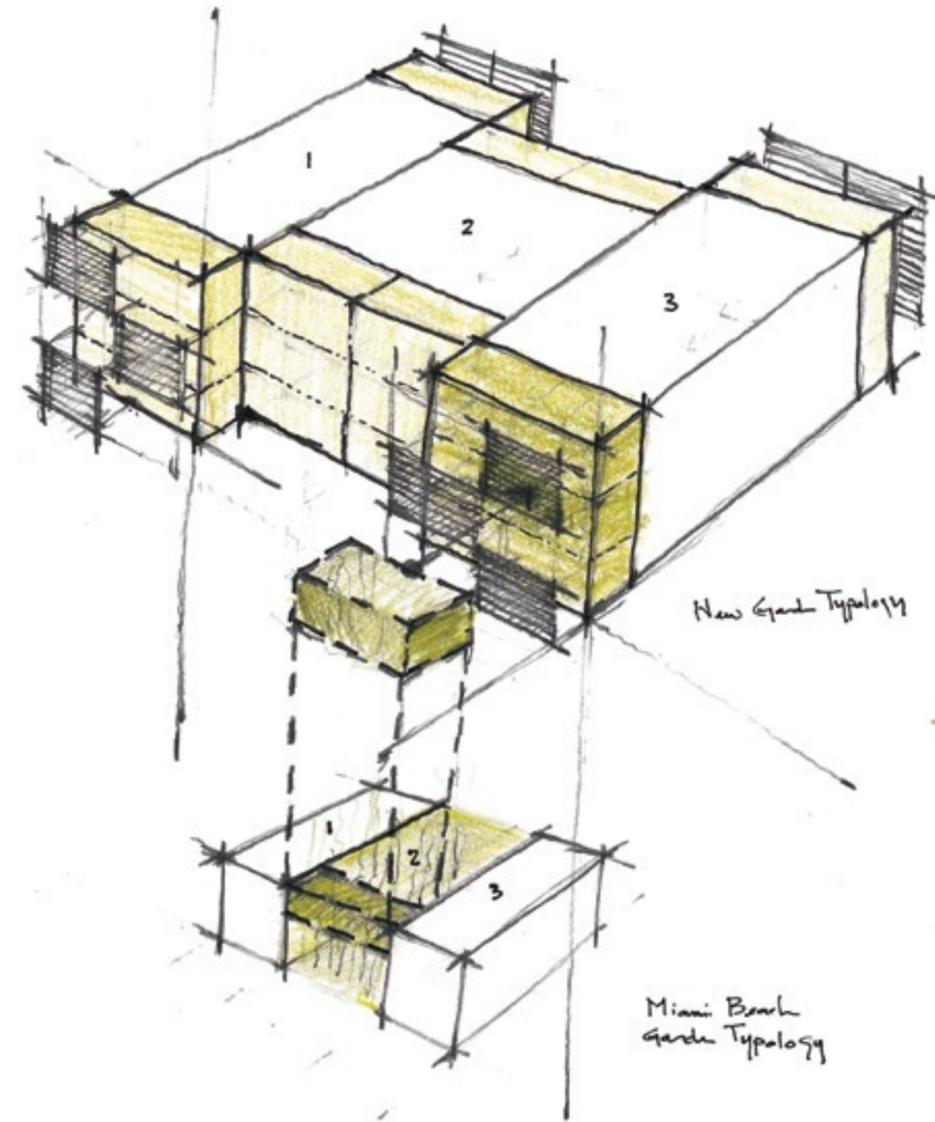
HOUS

DISCOVER THE SOPHISTICATION OF A BOUTIQUE CONDOMINIUM IN SOUTH BEACH'S
MOST EXCLUSIVE RESIDENTIAL NEIGHBORHOOD. WITHIN LOUVER HOUSE,
12 SPACIOUS RESIDENCES ACCESSED BY PRIVATE ELEVATORS FEATURE
THE FINEST INTERIOR DESIGN, OVERSIZED PRIVATE TERRACES, AND LUSH GARDENS.



"DESIGNED TO BE A PART OF ITS ENVIRONMENT, LOUVER HOUSE EMBRACES
THE TROPICAL QUALITIES OF THE SOUTH OF FIFTH NEIGHBORHOOD
AND REINTERPRETS THEM FOR CONTEMPORARY LIVING."

- RENE GONZALEZ, ARCHITECT



New Grand Typology

Miami Beach
Grand Typology



ARTIST'S CONCEPTUAL RENDERING

Airy and contemporary, yet beautifully private, Louver House captures the spirit of South of Fifth. The neighborhood's characteristic tree-lined streets and lush gardens are reimagined here in generously sized private terraces and gardens as well as a landscaped rooftop pool terrace and dining areas.

Within this boutique property, 12 spacious residences that are accessed by private elevators feature the finest interior design with oversized private terraces and lush gardens extending the living space of every residence to the outdoors.



111 DENVER AVENUE IS WITHIN
THE OCEAN BEACH HISTORIC
DISTRICT OF MIAMI BEACH.



Architectural drawings and text on a rusted metal wall.



ARTIST'S CONCEPTUAL RENDERING

SEE LEGAL DISCLAIMERS ON BACK COVER



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

AMENITIES

- Gated entry
- Secured garage parking
- 24 hour security video surveillance
- State-of-the-art fitness center
- Outdoor yoga studio
- Rooftop garden with infinity-edge pool deck
- Full time residential manager
- Wi-Fi/high speed Internet access in common areas
- Electric vehicle charging station in select locations

RESIDENCES

- Ornate kitchen cabinets with quartz countertops
- High end designer bathroom fixtures
- Sub-Zero and Wolf appliances
- Electrolux washer and dryer
- Elegant floating designer bathroom vanities
- Frameless, glass-enclosed showers
- 13 feet deep by 37 feet wide private terraces with glass railings on select units (up to 531 square feet of outdoor living space)
- Spacious, walk-in closets
- Smart-technology ready
- 8 foot solid core doors throughout
- Sound insulated walls throughout

LOCATION

- Exclusive South of Fifth location
- Steps from the beach
- Steps from the most exclusive restaurants in Miami Beach

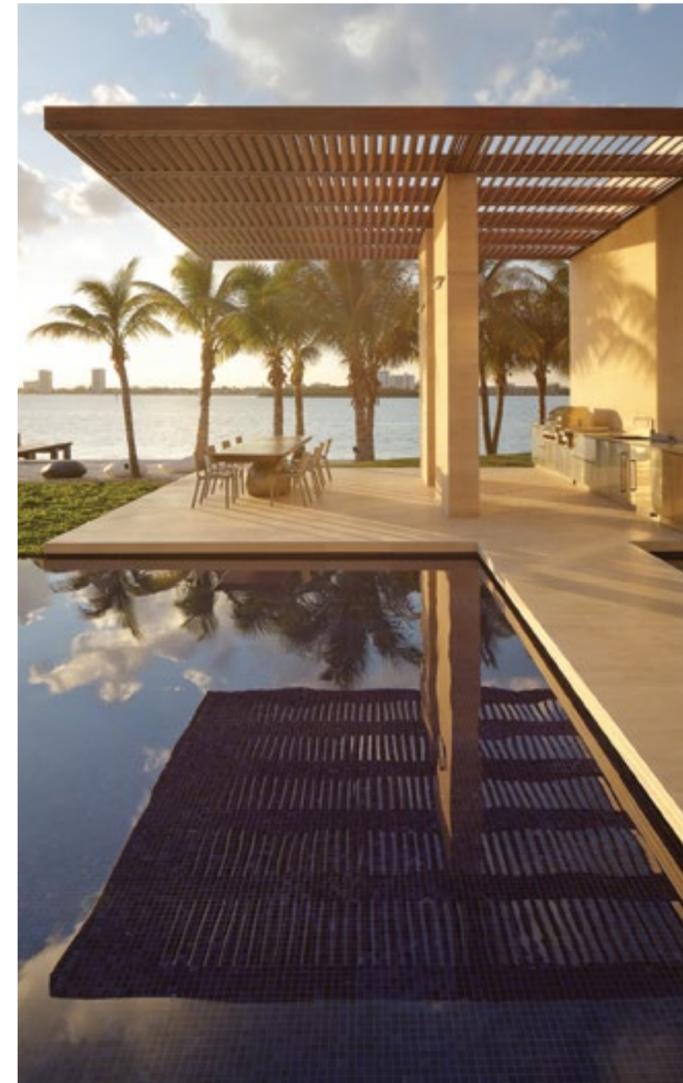
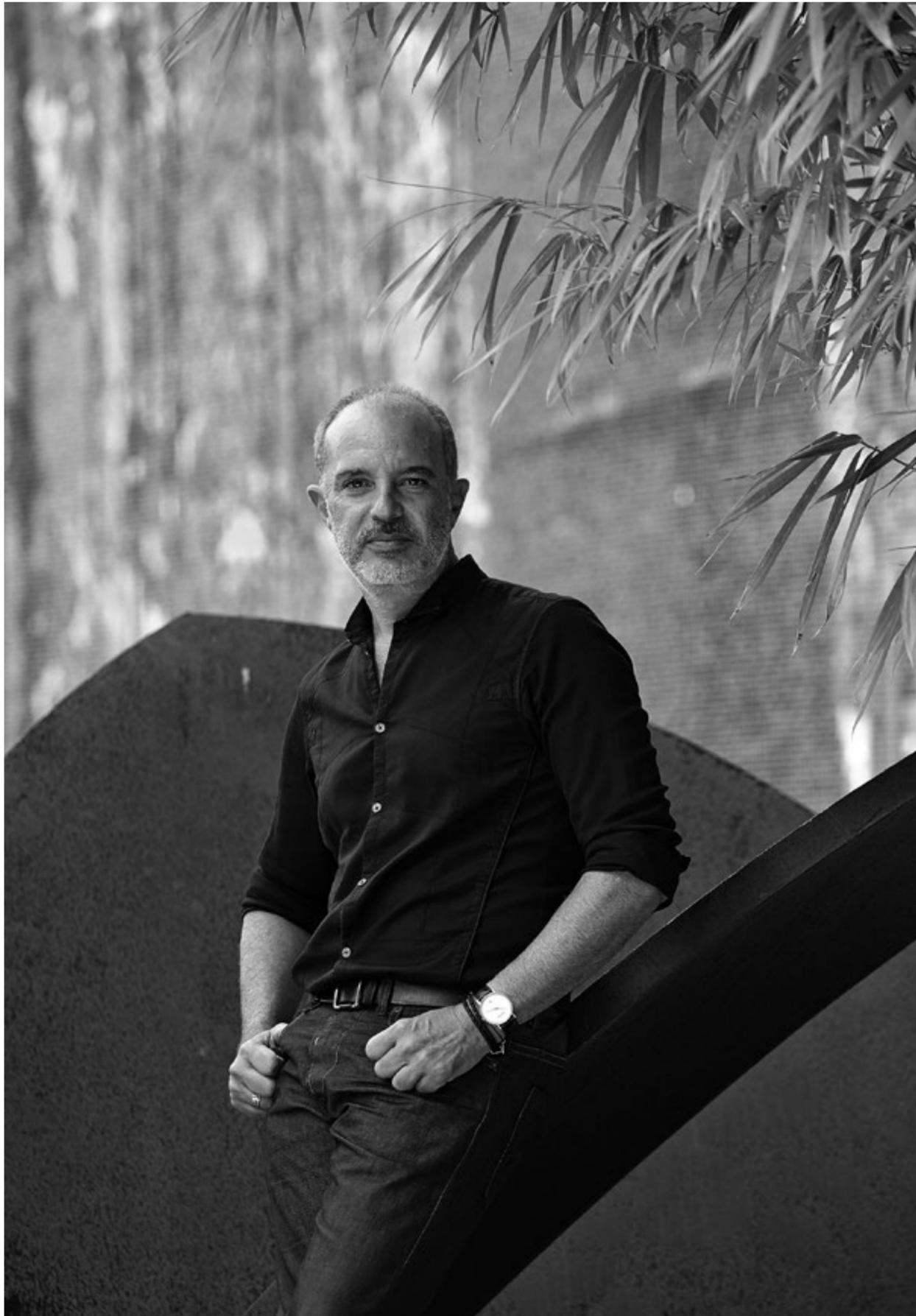


ARTIST'S CONCEPTUAL RENDERING

LANDSCAPED ROOFTOP TERRACE

On the lushly landscaped rooftop terrace, residents enjoy a contemporary infinity-edge pool and relaxing lounge areas overlooking the tree-lined streets of South of Fifth.





RENE GONZALEZ ARCHITECT CREATES WORK THAT IS INFLUENCED BY EXTERNAL FACTORS INCLUDING SKY, WATER, AND VEGETATION TO DESIGN BUILDINGS THAT ARE INEXORABLY LINKED TO THE CULTURAL AND NATURAL ENVIRONMENT BEYOND THEIR PHYSICAL BOUNDARIES.

Rene Gonzalez Architect (RGA) creates buildings that actively engage in a "design conversation" with their surroundings. Founded in 1997 in Miami, the multi-award-winning firm believes that a building is inexorably linked to the cultural and natural environment beyond its physical boundaries. The firm's designs are influenced by external factors, both ethereal and earthly, including sky, water, vegetation, and the bustle of human activity. Detail-oriented and contemporary, the firm specializes in the design of museum and gallery spaces, exhibition design, hospitality, retail, and residential projects.

RGA's approach is always holistic, often engaging interiors, product design, and landscape design with the architecture. The results have been consistently harmonious, visceral, and dramatic. RGA strives to shift the perception of space and design, and evoke powerful emotions within the area residents occupy. The firm has been featured in more than 200 national and international publications. Gonzalez is the only architect in the last 50 years to be honored twice by the national AIA for projects in Miami. Additionally, AIA Miami recently presented him with its Silver Medal for Design and named the office as Firm of the Year.



INTERNATIONALLY ACCLAIMED ARTIST MICHELE OKA DONER IS RENOWNED FOR NUMEROUS PUBLIC ART INSTALLATIONS, INCLUDING A MILE AND A QUARTER LONG BRONZE AND MOTHER OF PEARL INLAID CONCOURSE AT MIAMI INTERNATIONAL AIRPORT.

Louver House is pleased to present the work of internationally acclaimed artist Michele Oka Doner. Her work, which is fueled by a lifelong study and appreciation of the natural world, has been acquired by major museums and private collections in the United States and Europe, including the Metropolitan Museum of Art; the Art Institute of Chicago; La Musée Des Artes Décoratifs at the Louvre; the Virginia Museum of Fine Arts; the Cooper-Hewitt National Design Museum, New York; the Wolfsonian-FIU in Miami Beach; and the Pérez Art Museum Miami.

Oka Doner, who is renowned for her numerous public art installations, has been featured and reviewed by The New York Times, The Washington Post, The Financial Times, La Repubblica, Art News, ARTFORUM, and other publications. She has received numerous awards and grants, including the Legends Award from the Pratt Institute; the Award of Excellence from the United Nations Society of Writers and Artists; a Kress Foundation grant; and a grant from the New York State Council of the Arts. Born and raised in Miami Beach, Oka Doner lives and works in New York City.



FOR LOUVER HOUSE, MAST CAPITAL FOUNDER AND CEO CAMILO MIGUEL JR. ENVISIONED A LUXURY RESIDENTIAL BUILDING THAT WOULD BE ELEGANT, WARM, AND FORWARD THINKING. A DESIGN WITHOUT COMPROMISE THAT REFLECTS THE VIBRANCE AND CHARM OF THE SOUTH OF FIFTH NEIGHBORHOOD.

Mast Capital is a Miami Beach-based real estate development and investment firm that seeks to acquire, enhance, and develop properties across various asset classes. Founded by Camilo Miguel Jr. in 2006, Mast has established itself as a leading investor and developer of high-end residential, hospitality, office, and retail projects, with a particular focus on supply constrained markets. Mast employs a sophisticated team with distinctive talents and abilities, which enables the company to execute its singular vision of delivering excellence in its investments and projects.

In addition to securing real estate and related assets through the purchase of performing and nonperforming debt instruments, Mast can employ creative structures that enable the firm to transact on unique and complex opportunities. The firm's discretionary capital, together with its strong internal operational and management capabilities, enhances its ability to react quickly and take advantage of pricing disparities that exist in the market.

A PRIVILEGED LIFESTYLE IN SOUTH BEACH

Louver House is just minutes away from Miami Beach's premier marinas, providing residents with the luxurious convenience of keeping their private vessels nearby or chartering yachts or sailboats for a day of leisure with friends and family on the Atlantic Ocean. The marinas also offer jet skis, arrange sport-fishing adventures, and provide water taxi service to the excitement of Downtown Miami.





South Beach's South of Fifth neighborhood offers convenient access to area beaches when you want to work on your tan. Soak in the sun, take in the scenery, splash in the waves, and just forget about everything else. When the sun sets and it's time to pack up the beach umbrella, the best part of the day will be coming home to Louver House and staying in.

Poised at the southernmost tip of Miami Beach, South of Fifth – SoFi – is an intimate, elegant neighborhood with beautiful waterfront green spaces. In South Pointe Park, residents can enjoy spectacular sunsets over the water before strolling to acclaimed restaurants tucked throughout the area.



SAVINO & MILLER DESIGN STUDIO

Savino & Miller Design Studio provides professional consulting services in landscape architecture, architecture, urban design, and planning. The studio's strength lies in its multidisciplinary experience and collaborative approach to spatial design. Its work includes projects in urban design, streetscape design, site and community planning, residential, commercial, hotel/resort design, and park design. With a strong belief that the purpose of design is to improve the quality of life, its work is based on the creative exploration of ideas, merging function with the kinetic and potential essence of site. It brings projects to fruition with imagination, ecological sensitivity, and a clear understanding of the pragmatic.

BERMELLO AJAMIL & PARTNERS

Founded as an architectural practice in 1939, Bermello Ajamil & Partners grew through successive partnerships that broadened its range of services. Under the leadership of principals Willy Bermello, AIA and Luis Ajamil, PE, B&A has become a leading A/E firm, recognized internationally for outstanding design and exceptional performance in project management. From project inception through completion, the principal-in-charge and project manager guide each project, assuring accountability and continuity in communication, management, and design. We work together with our clients to set realistic goals and plan efficient, flexible work programs to meet project needs.

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