

PALAU

SUNSET HARBOUR



Uniquely situated on the water,
Palau Sunset Harbour is a beautifully
designed, boutique condominium residence
located in South Beach overlooking
Sunset Islands III and IV and Biscayne Bay.

Palau's serene setting, stunning architecture,
state-of-the-art technology and luxurious
amenities offer residents a truly unique
living experience in South Beach.



Palau Sunset Harbour
45 Exclusive Waterfront Residences
in the Heart of South Beach

RESIDENCES

- One, two, and three-bedroom residences with generous indoor and outdoor living space
- Floor-to-ceiling, energy-efficient and impact-resistant sliding glass doors
- Generous oversized balconies
- Smart home-ready technology
- Spa bathroom with exotic stone, steam rooms and water closets
- Spacious walk-in closets
- State-of-the-art designer kitchen featuring professional-grade appliances and European cabinetry
- Lanai residences with private courtyards and entrances
- Penthouse residences with private rooftop terraces



Stunning & Sophisticated

AMENITIES

- More than 320 linear feet of private bay front
- Private garden building entry
- Valet parking with an indoor pick-up/ drop-off station
- Secret garden atrium designed by Raymond Jungles
- Waterfront promenade with reflection seating areas
- Floating glass fitness center with state-of-the-art equipment and beautiful secret garden views
- Rooftop swimming pool and sun deck with panoramic views of Biscayne Bay and South Beach
- Full Service concierge
- Library and media room
- Bicycle racks and storage
- Beautifully appointed residential lobby
- Private boat slips available for purchase



Secluded and Inspired



LIFESTYLE

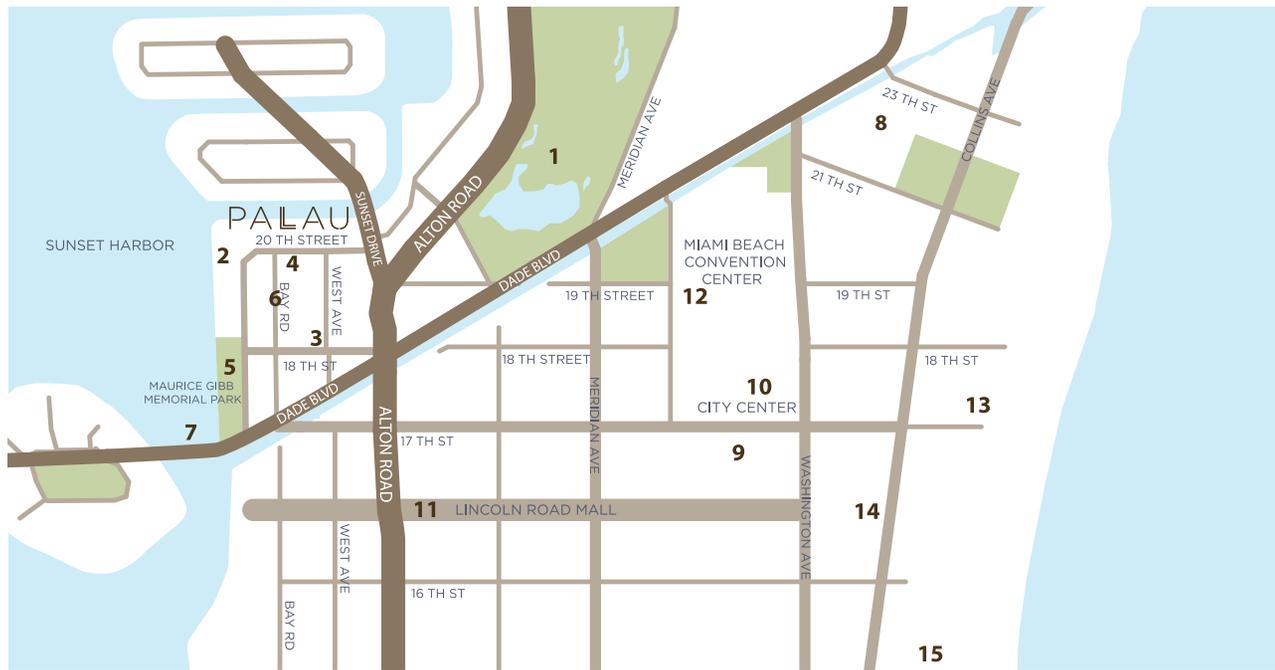
Residents have the opportunity to enjoy all that South Beach has to offer. Top restaurants, renowned shopping districts, exquisite beaches are all within walking distance of the tranquility of Palau. Take a stroll to the symphony, walk to the market, entertain guests on the roof top deck of Palau, enjoy a day of boating on the beautiful Atlantic.



PALAU
SUNSET HARBOUR

LOCATION

The Sunset Harbour neighborhood is a hidden gem situated just steps away from bustling Lincoln Road.



OCEAN ►

1. Miami Beach Golf Club
2. Sunset Harbour Yacht Club
3. Fresh Market
4. Publix
5. Memorial Park
6. Sunset Harbour Shopping Center
7. Venetian Causeway
8. Bass Museum and Miami City Ballet
9. New World Symphony
10. The Jackie Gleason Theater
11. Lincoln Road
12. Miami Beach Convention Center/ Art Basel
13. Public Beach access
14. Collins Shopping district
15. Ocean Drive

◀ MIAMI



Your Exclusive Enclave

NORTHWEST VIEW



NORTHEAST VIEW







South 27 Lofts



Meridian 5



Los on the Bay



The Jefferson



Peloro

THE DEVELOPER

SMG Management is the proud developer of Palau.

Founded by long-time business partners, Meir Srebernik, former CEO of Dankner Investments, and Stanley P. Gold, CEO of Shamrock Holdings, the team collectively brings to bear over 50 years of real estate experience.

With significant investment from the principals of SMG and Shamrock, the investment company of the Roy E. Disney Family, SMG is uniquely positioned to successfully develop this beautiful project.

CONSTRUCTION

G.T. MacDonald Construction and Development is a South Florida builder based in Plantation, Florida for over 30 years.

GT has completed high-end unique projects, both residential and commercial in the Miami Beach Marketplace. Projects on Miami Beach include Capri on the Bay located at 1491 Lincoln Terrace, Caribbean located at 3737 Collins Avenue, The Mondrian South Beach, The Gale Hotel, 1111 Lincoln Road, and Lincoln Road Center.

ARCHITECTURE

Designed by world-renowned architect Kobi Karp, Palau's stunning design is a blend of exquisite indoor and outdoor spaces. Palau features dramatic and artistic landscape architecture by Raymond Jungles, a floating rooftop pool, a sun deck with breath taking panoramic views. Palau is stunningly designed modern living within the beauty of South Beach.

LANDSCAPE ARCHITECTURE

Raymond Jungles, Inc. (RJI) is a dynamic creative and ecologically sensitive landscape architecture firm practicing from its studio on the banks of Miami River just west of Downtown Miami.

The firm has maintained a South Florida and international presence since 1981, completing a variety of award winning projects of different complexities in the intervening 31 years. RJI has created gardens in eleven countries including Antigua, Anguilla, the Bahamas, British Virgin Islands, China, Costa Rica, Mexico, Panama, and St. Kitts and Nevis.

Exclusively listed by

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SMG MANAGEMENT

| G.T. MACDONALD CONSTRUCTION AND DEVELOPMENT, INC.

| KOBI KARP ARCHITECTS

| RAYMOND JUNGLES

Designed by metrostudio.com



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