





ART. INNOVATION. JOY.

These are the qualities that have defined Missoni, the legendary Italian fashion house, whose colorful, one-of-a-kind style has been recognized around the world since its early days. Inspiring a way of living as much as a way of style, Missoni has always been guided by visionary design and innovative craftsmanship, its styles infused with a tangible sense of joyfulness and relaxed luxury. Now for the first time in its history, Missoni is giving physical form to this unique sensibility through a residential property: Missoni Baia.

Missoni Baia's 249 bayfront residences celebrate the timeless appeal of waterfront living in relaxed, modern style. With an impressive 200 feet of waterfront on Biscayne Bay and amenities worthy of a luxurious resort, Missoni Baia is like no other residential tower in Miami.

Welcome to Missoni Baia.
Welcome to the sweet life.



MISSONI

The Missoni brand is very much synonymous with the Missoni family. Angela Missoni, the founding couple's daughter, took over from Rosita as the firm's creative director in 1997 and now leads the legendary label. As the creative force behind the entire house of Missoni, Angela has taken the company in new directions while remaining true to its heritage.

She developed a new way to approach the Missoni image and communications, establishing a new position for the brand in the world of fashion. Angela has initiated new and important collaborations with talents like Carine Roitfeld, Mario Testino, Edward Enninful, Mario Sorrenti, Mert and Marcus, and Juergen Teller. Most recently she has worked with Oscar-winning Italian director Paolo Sorrentino and actress, model and philanthropist Elisa Sednaoui to launch the latest Missoni fragrance worldwide.

Through the decades, Angela has been involved in projects that focus on reinforcing global awareness of the brand, and the growth of the family business. Amid that work emerged the study of the latest concept for the Missoni boutiques worldwide. For this, Angela worked closely with world-famous architect Patricia Urquiola. Together they created an organic environment that plays on various tones and textures, in order to give maximal visibility to the strong aesthetic of all the Missoni collections, elements of which ultimately become protagonists in a space.

The influential magazine Women's Wear Daily has praised Missoni's designs under her creative direction: "Angela Missoni is the scion of a decades-old family dynasty, but she's still breaking new ground." Now Angela and OKO Group have come together to bring the singular Missoni style to life in the brand's first-ever residential development.



Angela Missoni
Creative Director of Missoni



The Building

LIFE, LIVED BEAUTIFULLY.

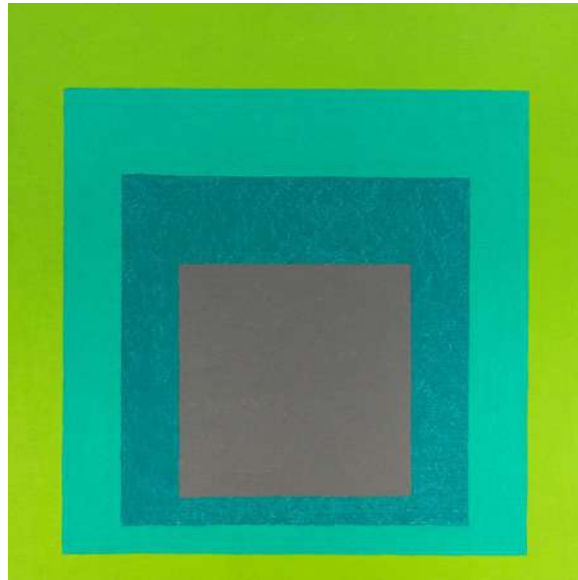
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The tower's visionary design, by the internationally acclaimed New York firm Asymptote Architecture, captures the Missoni spirit of innovation and imagination with its forward-thinking, high-performance design. Like a luminous three-dimensional fabric, its shimmering, prismatic skin refracts the bright Miami sun into an ever-changing play of light.



As with Missoni, Asymptote's design draws inspiration from the world of art. The building's precision and restraint speak to the influence of the Minimalist and Kinetic art movements, particularly the works of Donald Judd, Sol LeWitt, and Jesús Rafael Soto. Every element of the architecture is an immersive artistic experience.

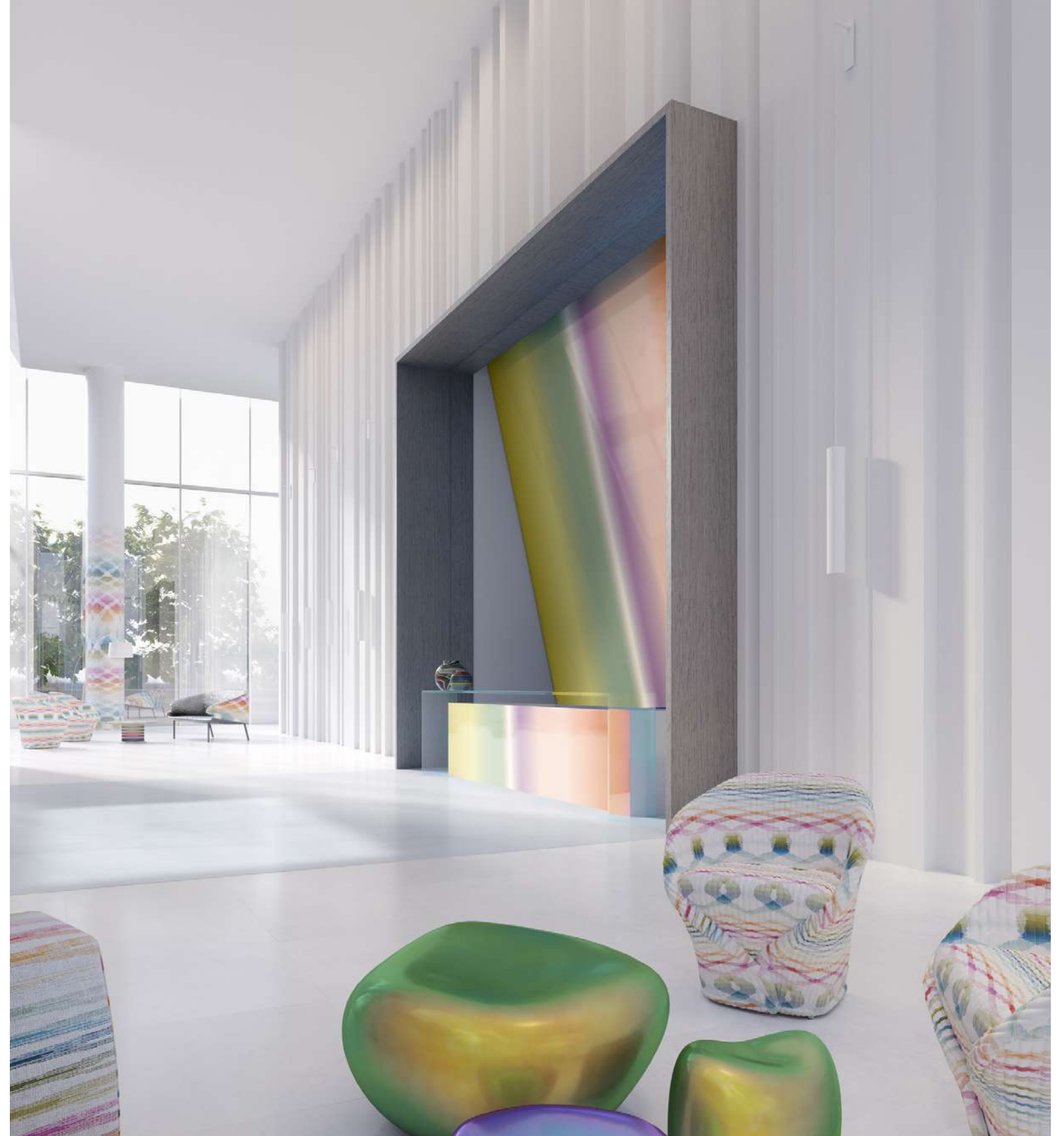
The palette of the lobby's reception area plays luminous, etched, dichroic glass against cool, honed white-pearl marble.



JOSEF ALBERS



JESÚS RAFAEL SOTO





Amenities

LIFE, LIVED ACTIVELY.



Joyfully engaging the outdoors in relaxed, carefree luxury is a hallmark of the Missoni family's philosophy of living. Missoni Baia offers an unparalleled range of both indoor and outdoor amenities that appeal to both body and soul.



With over 30,000 sq. ft. of amenity space

On floors five through seven of the tower, amenities include a bayfront lounge with a pool overlooking the water; a media room; a beauty salon; a children's playroom; a pet spa; an expansive gym overlooking the bay; and one of Miami's largest residents-only spas. An outdoor bridge connects the seventh floor's indoor amenities suite to the flow-through pool deck, which includes cabanas, an Olympic-sized lap pool, plunge pools, children's water features, and an elevated tennis court.

LOBBY LEVEL

- Valet parking service
- Outdoor bayside terrace, for use by residents and their guests only
- Access to baywalk along the water
- Personal concierge and 24-hour front-desk attendant
- Package room for deliveries
- Indoor bayside residential lounge

5TH FLOOR

- On-site building manager's office
- Private screening room
- Hair and nail salon
- Kids' club
- Pet spa
- Residents' game room with billiard table, bar, large video screen and lounge seating

6TH FLOOR

- Wraparound outdoor deck with multiple lounge-seating areas
- Bayside terrace with cantilevered pool overlooking the bay
- Indoor bay-terrace lounge with double-height ceiling
- Residents' private dining and party room
- Private screening room

7TH FLOOR

- 3,300-square-foot gym with 180° views of the bay
- Private yoga studio
- Private training room
- Men's and women's locker rooms
- Expansive residents-only spa with men's and women's sauna and steam rooms, and private massage treatment rooms with showers

7TH FLOOR POOL DECK

- Olympic-size pool
- Lounge pool
- Outdoor whirlpool spa

- Poolside daybeds
- Kids' splash-pad
- Children's play lawn
- Outdoor barbecue & cabana bar
- Two poolside residents-only lounges
- Men's and women's locker rooms
- Elevated tennis court

OFF-SITE

- Exclusive access to Grand Bay Beach Club in Key Biscayne
- Men's and women's private locker rooms
- Elevated tennis court
- Grand Bay Beach Club







P 20 — MISSONI BAIA

Residences

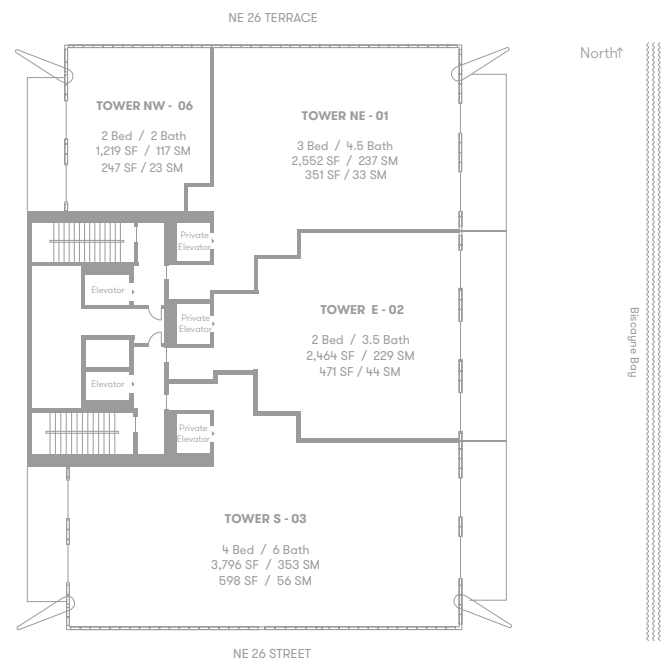
LIFE, LIVED SOULFULLY.

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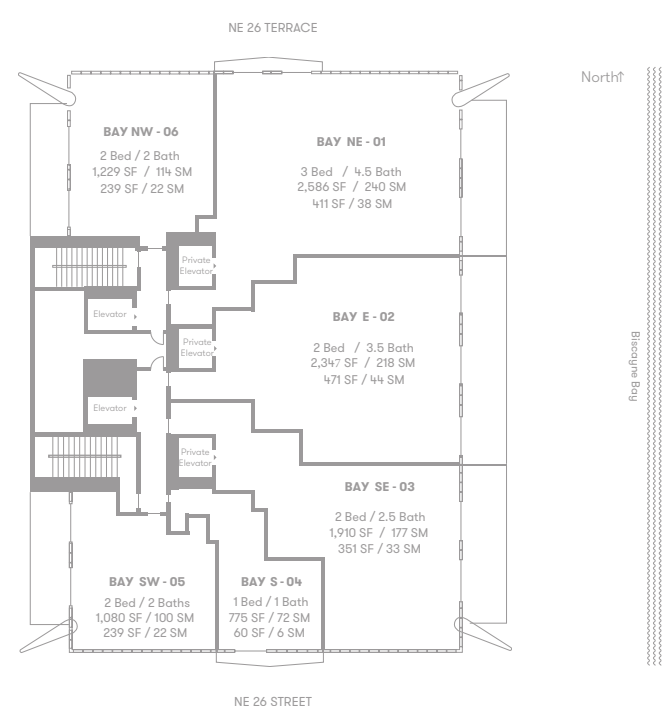
Missoni Baia was thoughtfully designed to ensure that its 249 one- to five-bedroom condominium homes, ranging in size from 776 to 3,788 square feet (72 to 352 square meters), all have sweeping views of the city, the bay, Miami Beach, or the Atlantic Ocean.

All East-facing residences have deep, shaded balconies enclosed by fritted-glass railings that conceal the edges of the concrete slabs without interrupting the sweeping water views—thus conveying the building’s architectural integrity.

KEY PLAN TOWER UNITS (FLOOR 38 - 56)



KEY PLAN BAY UNITS (FLOOR 8 - 36)







SOUTH PANORAMIC VIEW



EAST PANORAMIC VIEW



The kitchens boast a serene palette of Blue de Savoie marble counters and matte white lacquer cabinets.



A cool, calming palette of Dolomite mosaic and wall tiles, Calacatta Ice marble counters, his-and-hers water closets, and polished chrome fixtures graces the master bath.

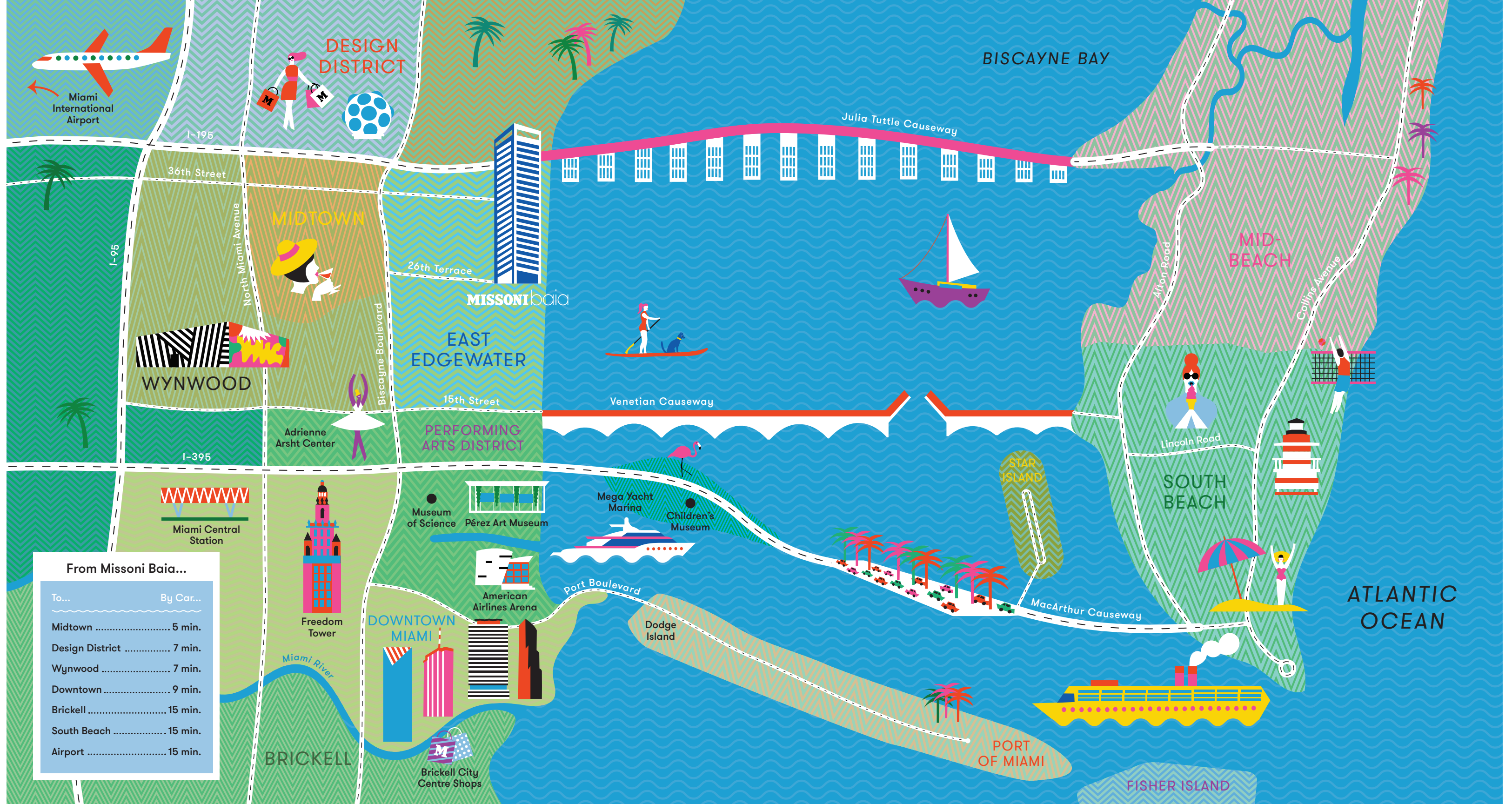




Neighborhood

LIFE, LIVED TASTEFULLY.

Located at the nexus of the city's most creative, culturally rich neighborhoods, East Edgewater speaks to the passion for art and the embrace of the carefree, casually luxurious good life that are at the core of the Missoni philosophy.



From Missoni Baia...

To...	By Car...
Midtown	5 min.
Design District	7 min.
Wynwood	7 min.
Downtown	9 min.
Brickell	15 min.
South Beach	15 min.
Airport	15 min.



PÉREZ ART MUSEUM MIAMI



CHROME HEARTS



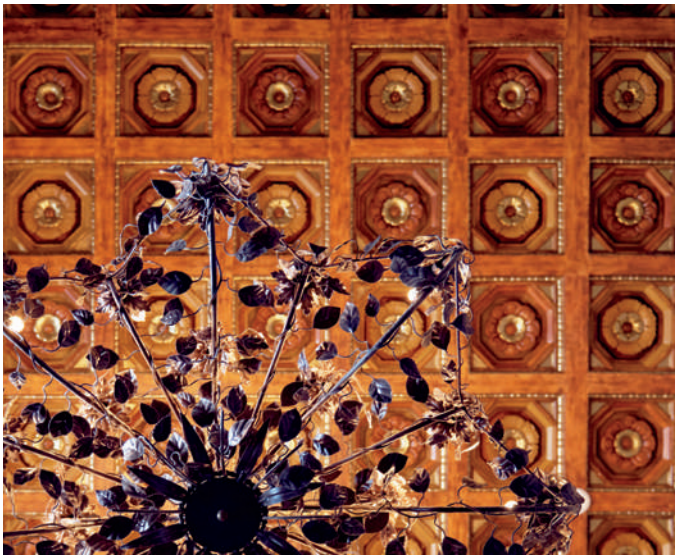
MUSEUM OF SCIENCE



AMERICAN AIRLINES ARENA



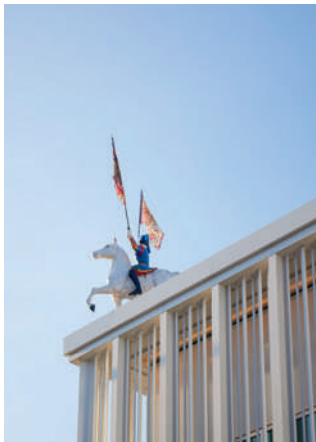
WYNWOOD WALLS



FENDI



PANERAI



HERMÈS



SUGARCANE RAW BAR GRILL



MANDOLIN AEGEAN BISTRO



IL GABBIANO

Culture

East Edgewater is nestled between Biscayne Bay and the dynamic Design District and Wynwood Art District, where cutting-edge art galleries mingle with luxury boutiques. It's also close to the Adrienne Arsht Center for the Performing Arts, the Pérez Art Museum Miami, the Patricia and Phillip Frost Museum of Science, the Rubell Family Collection, the Cisneros Fontanals Art Foundation, the Margulies Collection, and the architectural landmarks of Downtown Miami.

Leisure

Stroll or cycle along the boardwalk on Biscayne Bay, all the way to Downtown Miami, or take in a sporting event at the American Airlines Arena or Marlins Park baseball stadium. East Edgewater is close to so many of Miami's most engaging recreational activities.

Shopping

The world's most iconic luxury brands have set up shop in the art-filled environs of the Design District. Hermès, Louis Vuitton, Marc Jacobs, Burberry, Loewe, Panerai, Rolex, Tom Ford, Dior, and Christian Louboutin are just a few of the internationally renowned boutiques in Miami's most exciting shopping destination.

Dining

Miami has emerged as a global culinary destination, with world-class chefs and pioneering restaurants consistently elevating the city's flourishing restaurant scene. East Edgewater is surrounded by many of Miami's top eateries, including Mandolin Aegean Bistro, Michael's Genuine Food & Drink, il Gabbiano, Wynwood Kitchen & Bar, Blackbrick, and Sugarcane Raw Bar Grill.

Team

DEVELOPER

OKO Group LLC

Established by Chairman and CEO Vladislav Doronin, the real estate development firm OKO Group builds on the expertise of Doronin, one of Europe’s most successful developers, who has built more than 75 million square feet of world-class commercial, retail, and luxury residential space. As Chairman of the property and development firm Capital Group, Doronin has overseen 71 projects. OKO Group brings considerable financial strength to the US market, as well as a passion for working with renowned architects and designers, including Jacques Grange, Skidmore, Owings & Merrill, and Zaha Hadid.

okogroup.com

DEVELOPER

Cain International

Cain International is a global real estate investor led by Chief Executive Jonathan Goldstein, with offices in London, New York and Greenwich, Connecticut. Founded in 2015, it has invested over \$1 billion of capital, representing 5.2 million square feet of residential and mixed-use real estate projects. With particular expertise in residential development, Cain Hoy was named Residential Financier of the Year at the RESI Awards in 2016, and voted Financier of the Year at the Property Awards in 2015.

cainint.com

DEVELOPER

OB Group

OB Group is a real estate development firm founded by entrepreneur Oleg Baybakov. Previously, Baybakov served as Chief Administrative Officer of Norilsk Nickel, the world’s largest nickel producer, where he oversaw major real estate projects. Baybakov’s flagship real estate venture is the Moscow International Business Center, known as Moscow City, a 148-acre financial district with more than a dozen class-A office towers on par with London’s Canary Wharf. Baybakov is recognized as one of the world’s top art collectors and is an active philanthropist. In 2008, Baybakov endowed Baibakov Art Projects, an organization led by his daughter Maria Baibakova that engages in exhibiting and supporting the arts in Russia, the US and the UK.

DESIGN ARCHITECT

Asymptote Architecture

Founded in 1989 by Hani Rashid and Lise Anne Couture, New York-based Asymptote Architecture is an international practice distinguished by intelligent, visionary designs informed by cutting-edge technologies. The firm’s recent projects include the Yas Viceroy Hotel in Abu Dhabi, the ARC Multimedia Museum in Daegu, South Korea, and the luxury residences of 166 Perry Street in New York City. Asymptote is presently designing the Hermitage Modern Contemporary Museum in Moscow. Asymptote’s work is included in the collections of the Museum of Modern Art, the Centre Pompidou, and the Solomon R. Guggenheim Museum, among others.

asymptote.net

EXECUTIVE ARCHITECT

Revuelta Architecture International

Established by principal Luis Revuelta, Miami-based Revuelta Architecture International has designed some of the tallest and most complex residential buildings in the southeastern United States. Among them are several of the area’s most prestigious luxury condominiums, including the Santa Maria, Epic Residences & Hotel, Bristol Tower, the Bath Club, Azure, Jade Residences, and Grovenor House. Over the years the firm has partnered with respected local and national development teams on successful high-end residential, commercial, and hospitality projects throughout South Florida.

revuelta.com

INTERIOR DESIGN

Paris Forino Interior Design

New York-based Paris Forino Interior Design, launched in 2012 by Australian-born Paris Forino, is a full-service international design firm specializing in luxury residential real estate, hotel, and restaurant projects. Forino brings 15 years of experience, including tenures with Tihany Design and CetraRuddy Architecture, to complex, high-end commissions, which currently include more than 40 projects in the United States, Canada, and Europe. Forino has been published in Elle Décor and the New York Post, which ranked hers as one of the top four firms “designing New York City” in 2015.

parisforinodesign.com

LANDSCAPE ARCHITECT

Enea Garden Design

Since establishing his firm in 1993, renowned Swiss landscape architect Enzo Enea has completed more than 1,000 gardens for private residences, hotels, resorts, residential buildings, and parks around the world, including projects in Russia, Greece, France, Italy, Spain, Germany, Austria, China, Brazil, Colombia, the Bahamas, and the United States. Based near Zürich, the firm opened a second office in Miami in 2005 and a third one in New York in 2016. Enea’s work has received numerous international awards, including honors from the American Society of Landscape Architects and the RHS Chelsea Flower Show in London.

enea.ch

EXCLUSIVE SALES & MARKETING

Fortune Development Sales

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented more than eighty of South Florida’s most successful projects. Led by visionary founder Edgardo Defortuna, Fortune has 18 offices around the world with nearly 1,000 associates and a worldwide brokerage network reaching prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paolo, and Manhattan to Paris. Fortune Development Sales is an affiliate of Fortune International Group, a recognized leader in development, sales and marketing since 1983. The company’s current development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Sunny Isles, Auberge Beach Residences and Spa Fort Lauderdale and Hyde Resort & Residences Hollywood.

fortuneintlgroup.com

ON-SITE SALES GALLERY

717 N.E. 27th St.

Miami, FL 33137

+1 305 800 7000

missonibaia.com

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All plans, features and amenities depicted herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. The sketches, renderings, graphics materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The developer expressly reserved the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. 