



1235
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Five 2,500 SF 3 Bed / 3½ Bath luxury apartments.

Situated in the heart of the Art Deco District in South Beach.

Luxury living, sophistication and contemporary design, just minutes away from Lincoln Road, the beach, fine restaurants and other local amenities.



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Location



SHOPPING

- 01 Lincon Road Mall
- 02 Apple Store
- 03 Britto Central
- Collins Avenue Shopping District
- The Shops at West Avenue



PARKS & RECREATION

- 04 Flamingo Park
- 05 Lummus Park
- 06 New World Symphony
- 07 Regal Cinemas SOBE 18
- 08 Equinox
- 09 Barry's Bootcamp
- 10 Green Monkey Yoga
- 11 Miami Beach Golf Club



RESTAURANTS/FOOD

- 12 Whole Foods Market
- 13 Starbucks Coffee
- 14 Avila Tei Miami
- 15 Barton G
- 16 Panera Bread
- 17 Einstein Bros Bagels



HOTELS

- 18 Mondrian South Beach Hotel
- 19 Mirador Miami Beach
- 20 Loews Miami Beach Hotel
- 21 Hilton Grand Vacations Suites
- 22 Cardozo Hotel South Beach
- 23 Cleveland Hotel





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Building features

Luxury Boutique residences by renowned Architect, Jaime Schapiro

5 exclusive 2,500 Sq.Ft - 3 Bed / 3½ Bath units with 9 foot high ceilings

Private rooftop swimming pool and sun deck

Beautiful designer lobby design

2 covered assigned parking spaces per residence parking

Bicycle storage

Convenient access to Flamingo Park

Walking distance to Lincoln Road, Whole Foods, Starbucks and other local restaurants and shops.





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Residence features

2,500 Sq.Ft - 3 Bed / 3 1/2 Bath residence with 9 foot high ceilings.

Private sunrise and sunset terraces

16 Ft. movable glass wall opening onto front patio

Private elevator

Smart Home technology ready with remote controls via iPads and Mobile Apps

Floor-to-ceiling energy efficient and hurricane impact windows

Two energy efficient air conditioning units per residence



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Residence features

Euro-style kitchen cabinets with quartz countertops

Ultramodern stainless steel Bosch® kitchen appliances

Lots of storage space

In-unit laundry room with washer and dryer





Residence features

High end designer bathroom fixtures

Elegant floating designer bathroom vanities with roman tub in master bathroom

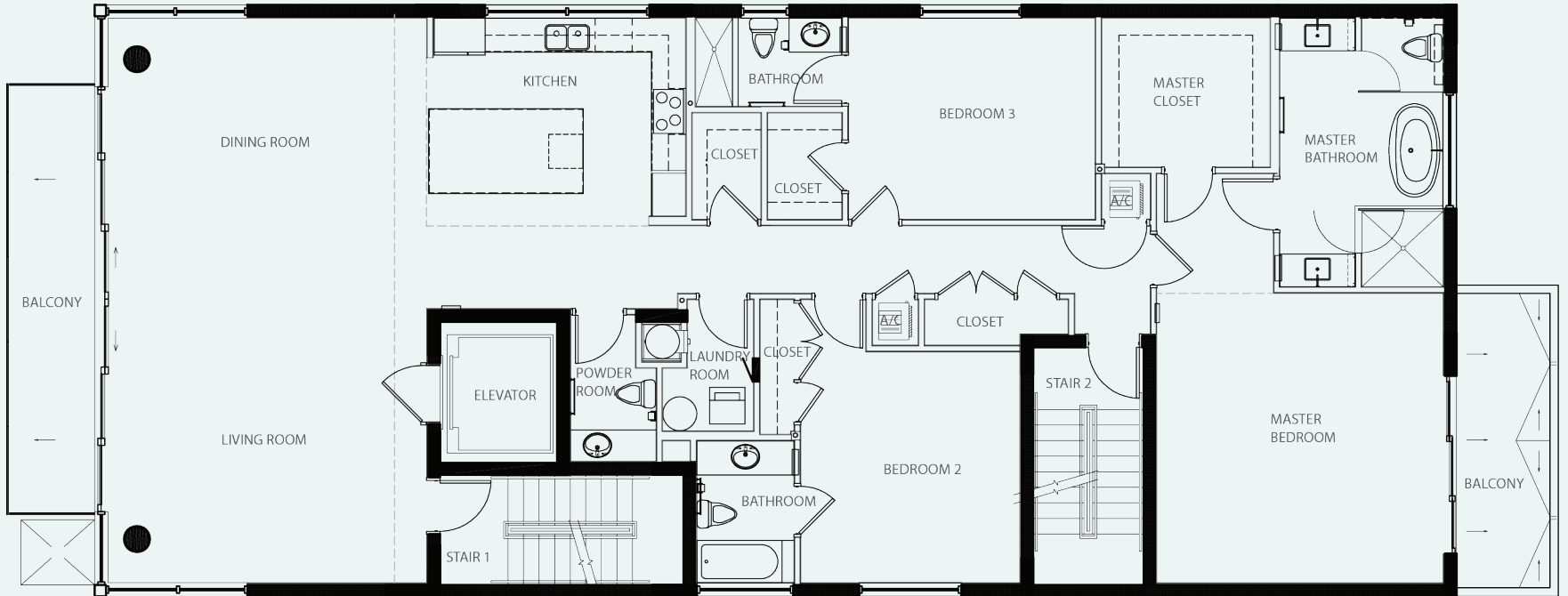
Frameless glass-enclosed shower in master bathroom

Spacious walk-in closets.

1235 West Floor Plans - Model A



MODEL A		3 BEDROOMS		3.5 BATHS
AC AREA: 2,510 Sq.Ft / 234 M ²		BALCONIES: 283 Sq.Ft / 26 M ²		TOTAL : 2,793 Sq.Ft / 260 M ²

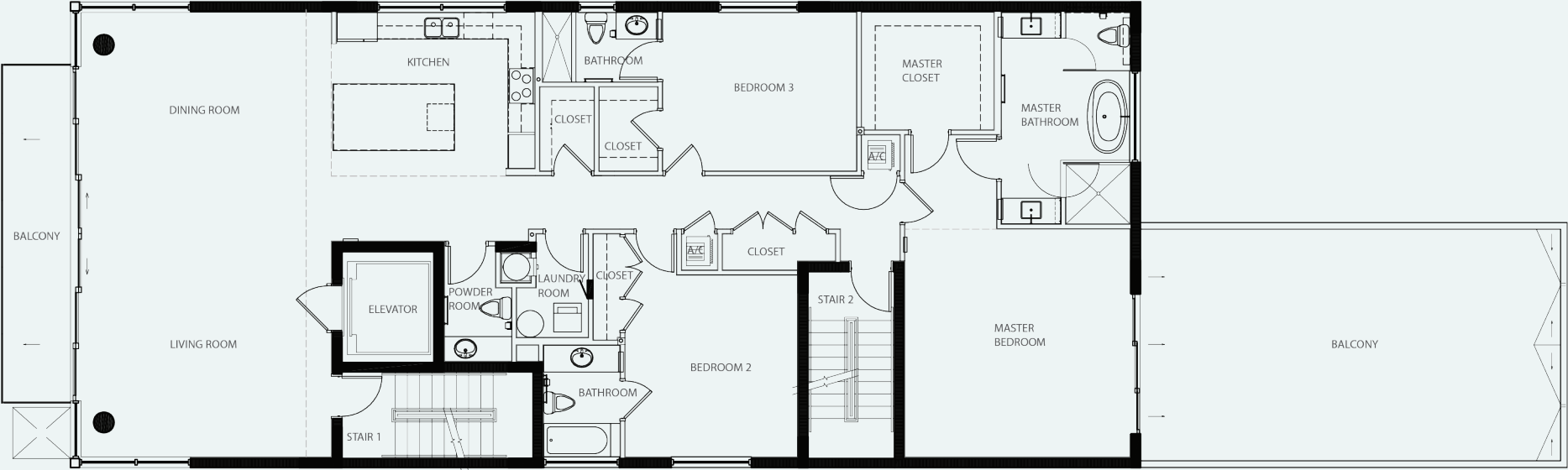


1235 West Floor Plans - Model B

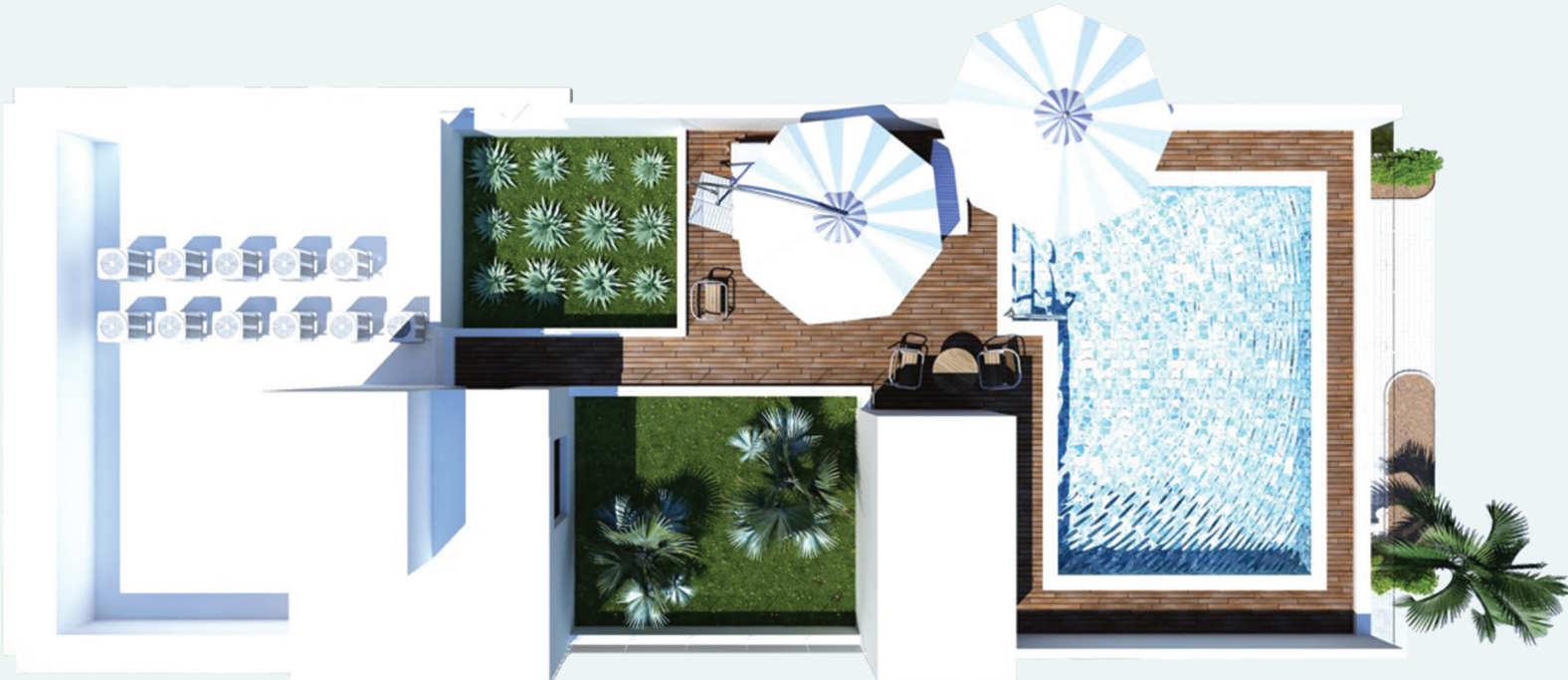


MODEL B | 3 BEDROOMS | 3.5 BATHS

AC AREA: 2,510 Sq.Ft / 234 M² | BALCONIES: 828 Sq.Ft / 77M2 | TOTAL : 3,338 Sq.Ft / 310 M2

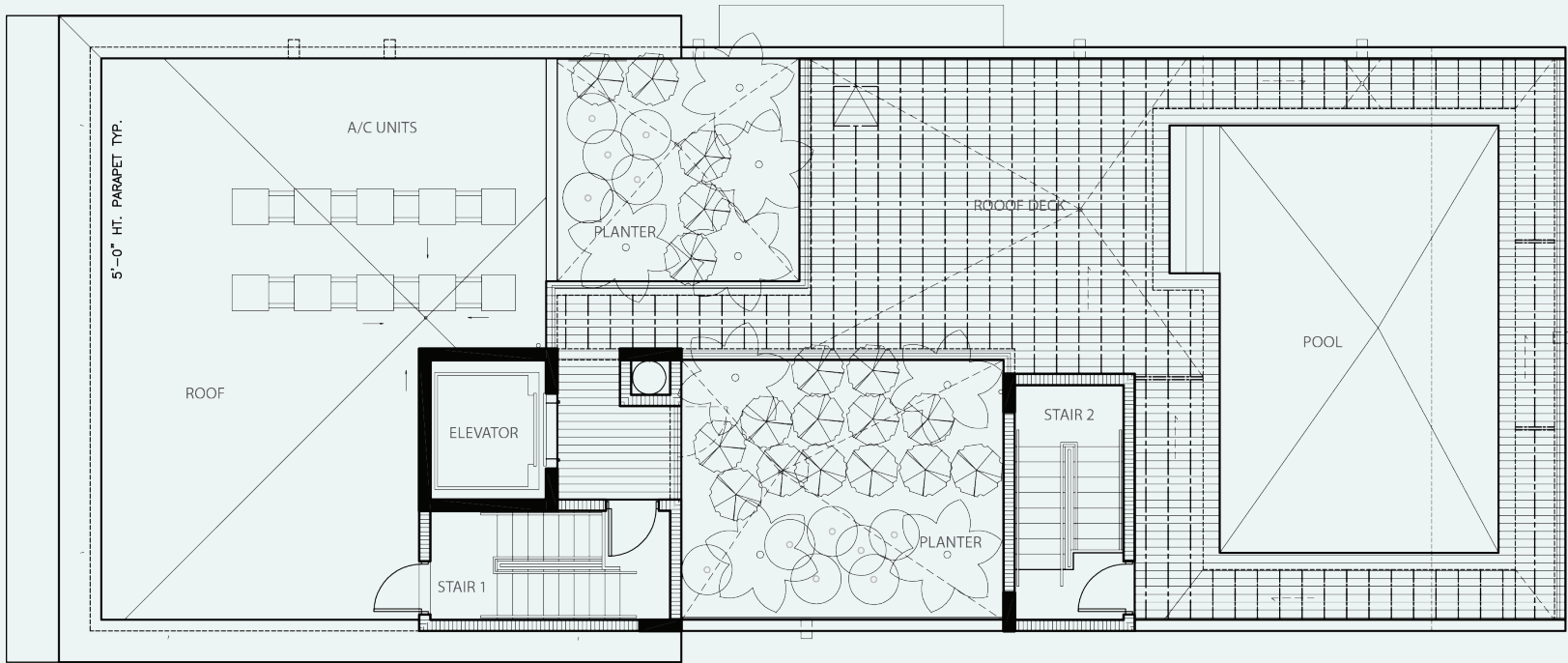


1235 West Floor Plans - Roof-Top pool



ROOF-TOP POOL

WOODEN FLOOR SUNDECK | BEAUTIFUL LANDSCAPING | GREAT VIEWS OF THE BAY AND OF FLAMINGO PARK





WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

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