



3 BEDROOMS, 3 BATHS,  
1 POWDER ROOM

INTERIOR AREA 2756 SF / 256 SM  
OUTDOOR AREA 516 SF / 47.9 SM  
TOTAL AREA 3272 SF / 303.9 SM

PRIVATE ENTRY VESTIBULE WITH  
SERVICE ENTRANCE  
GALLERY  
GREAT ROOM WITH DIRECT OCEAN  
VIEWS  
CORNER MASTER BEDROOM WITH  
DIRECT OCEAN VIEWS

SECOND BEDROOM WITH DIRECT  
OCEAN VIEWS  
THIRD BEDROOM / MEDIA ROOM WITH  
DIRECT OCEAN VIEWS

## RESIDENCE FEATURES

Panoramic direct ocean views from all rooms through full height glass with sliding doors  
408 SF terrace with direct ocean views  
64 SF balcony with direct ocean views  
Private entry vestibule with service entrance  
Gallery ideally proportioned for display of art  
John Pawson custom designed open Bulthaup kitchen  
Great Room with direct ocean views  
John Pawson custom designed feature wall with cantilevered 15'-4" concrete bench and built-in sliding bleached oak wood panels to conceal flat screen television  
Bleached teak wood flooring  
John Pawson custom designed closet doors  
Ludwig Wittgenstein inspired hardware by FSB  
Side-by-side Miele washing machine and vented dryer

## KITCHEN

John Pawson custom designed open Bulthaup kitchen  
Stainless steel countertop  
Built-in white matte lacquered vertical cabinets with integrated backsplash  
John Pawson custom designed Bulthaup kitchen island in rough sawn dark oak with stainless steel countertop, integrated double sink and built-in dining counter  
Recessed pin spot down lights over kitchen island  
Vola fixtures  
Miele 36" flush mounted induction cooktop  
Miele 35" stainless steel hood  
Miele 30" double oven, clean touch steel  
Sub-Zero 36" integrated refrigerator and freezer  
Microwave oven  
Miele 24" stainless steel Integrated coffee machine, plumbed  
Miele 24" integrated stainless steel dishwasher  
Sub-Zero 24" undercounter integrated wine refrigerator

## MASTER BEDROOM SUITE

Corner Master Bedroom with direct ocean views and access to terrace with teak decking through sliding doors  
Dressing area and walk-in closet with John Pawson custom designed closet doors  
Bleached teak wood floors  
En-suite windowed bathroom with bleached teak wood floor and translucent onyx dividing walls

John Pawson custom pre-cast concrete double sink vanity with bleached teak built-in drawers and recessed cove lighting  
John Pawson custom mirrored cabinet with cove lit ledge  
Separate Wet Room with rain shower, custom 6-foot concrete tub and pre-cast concrete floors and walls  
Private water closet with wall mounted Duravit toilet  
Vola fixtures

## SECOND BEDROOM

Direct ocean views with access to terrace with teak decking  
John Pawson custom designed closet doors  
Bleached teak wood floors  
En-suite bathroom with ceramic tile floors and walls  
Duravit vanity basin and lit mirror  
Glass shower and door  
Duravit toilet  
Hansgrohe fixtures

## THIRD BEDROOM / MEDIA ROOM

Direct ocean views with access to private terrace with teak decking  
John Pawson custom designed closet doors  
Bleached teak wood floors  
En-suite bathroom with ceramic tile floors and walls  
Duravit vanity basin and lit mirror  
Glass shower and door with rain shower  
Duravit toilet  
Hansgrohe fixtures

## POWDER ROOM

John Pawson custom designed pre-cast concrete sink vanity with custom bleached teak drawers  
John Pawson custom lit mirror on bleached teak clad wall  
Bleached teak floor  
Vola faucets  
Wall mounted Duravit toilet

## OCEAN TERRACE AND BALCONY

408 SF ocean terrace  
64 SF balcony  
Direct ocean views  
Teak wood decking  
Glass handrails

CONCEPT BY IAN SCHRAGER. DESIGN ARCHITECT JOHN PAWSON.

All dimensions are approximate and subject to normal construction variances and tolerances. Plan and dimensions may contain variations from floor to floor. There are two generally accepted methods for calculating the square footage of the Unit. The "Parametrical Method" is based on the description of the boundaries of the Unit, as set forth in the Declaration of Condominium and only includes the airspace within a Unit. The "Architectural Method" measures a Unit to the outside finished surface of exterior walls and to the centerline of interior demising walls and includes portions of the Common Elements of the Condominium or portions of the Hotel Parcel. The square footage derived using the Architectural Method is greater than the square footage derived using the Parametrical Method. The square footage of the Unit using the Architectural Method is set forth above and is included in sales materials to allow a prospective buyer to compare the square footage of the Units with units in other condominium projects that utilize the Architectural Method. The Parametrical Method is used in the legal documents for 2901 Collins Condominium. This is not an offering in any state in which registration is required but in which registration requirements have not yet been met. This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement No. 1, issued by the New York State Department of Law. Oral representations cannot be relied upon as correctly stating 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. Artists Rendering. These photos are for illustrative purposes only and does not constitute a representation by Sponsor that the view in the photo nor any view comparable to that in the photo will be the view from any specific Unit in the Condominium.

Sponsor: Seville Acquisitions, LLC, 10400 Fernwood Road, Bethesda, MD 20817

Exclusive Sales & Marketing: Douglas Elliman Development Marketing

Equal Housing Opportunity

THE  
RESIDENCES AT  
THE MIAMI BEACH

# EDITION

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## INFORMATION SHEET

Ian Schrager presents a collection of only 26 limited edition one-of-a-kind residences designed by John Pawson

**Concept by** Ian Schrager

**Design Architect** John Pawson

**Original Hotel Architect** Melvin Grossman

**Residences Architect** Nichols Brosch Wurst Wolfe and Associates

## LOCATION

Ocean Front in Miami Beach at 29th Street and Collins Avenue

Located on Collins Avenue in Miami Beach, The Residences at The Miami Beach EDITION are situated between the ocean and the bay with breathtaking views of each. A magnet for art enthusiasts, the location plays host to the annual Art Basel Miami Beach with its myriad of events in and around the art fair. Today Miami Beach is a global hub for culture, commerce and leisure.

## BUILDING

The historic Seville Hotel was designed and built in 1955 on the site of the old Pancoast Hotel. The project was led by Melvin Grossman of the Crosby Corporation. For Grossman, the Seville design was situated between the DiLido Resort Hotel (1953) and the Barcelona (1957), confirming him as an important hotel architect in the postwar development of Miami Beach. The Seville is a classic tower-on-pedestal type building which was considered a salient feature of the property, establishing itself prominently within the urban landscape of Miami.

Created from a landmarked 1950s building in combination with a newly constructed 18-story tower, the residences are designed by world-renowned architect John Pawson. Pawson's name has become a byword for integrity and serenity. The harmonious proportions with which he conceives his interiors, together with the exceptionally high-quality materials and finishes used in their execution, induce an immediate sense of well-being in those who experience them.

From one-bedroom residences to duplexes, triplexes and penthouses with private pools and outdoor kitchens, The Residences at The Miami Beach EDITION are designed to meet the needs of sophisticated, modern people who understand the art of living and share a desire to enjoy the freedom of a well-run, well-designed, and uncluttered life.

## **BUILDING ENTRY AND ELEVATORS**

Dedicated private residents-only entrance with 2 private elevators and doorman

## **RESIDENCES**

Twenty six one-of-a-kind 1 to 4 bedroom residences designed by John Pawson ranging in size from 909 SF to 4597 SF. Two Penthouses with pool, indoor/outdoor lounge and an outdoor kitchen. Beach House and Bay House residences with outdoor kitchen, lounge area and plunge pool.

For a seamless transition into a comfortable home, Schragger introduces the concept of “Residential Prêt-à-Porter” which offers residences in complete move-in condition. Custom furniture packages exclusively designed by John Pawson and the Ian Schragger design team are available with everything one would need in a household, including linens, dishes and cookware all pre-selected, unpacked and put away prior to arrival. Schragger continues to exceed expectations by recognizing what residents want and need before they even know it themselves—a home with the work taken out of it, ideal for resort living.

## **SELECT RESIDENCES OFFER**

Direct Ocean or Bay Views  
Private Entry Foyer  
Great Room with ceiling heights up to 15'  
Dining Room  
Media Room  
Eat-in Kitchen  
Powder Room  
Terrace  
Indoor/Outdoor Lounge  
Outdoor Kitchen  
Lap Pool  
Plunge Pool  
Wellness Closet

## **FEATURES (SELECT RESIDENCES)**

Direct ocean views from through full height glass with sliding doors  
Private Entry Foyer  
John Pawson custom designed open Bulthaup kitchen  
John Pawson custom designed feature wall with cantilevered concrete bench and built-in area for a flat screen television  
John Pawson custom designed fireplace  
Bleached teak wood flooring

John Pawson custom designed closet doors  
Ludwig Wittgenstein inspired hardware by FSB  
Side-by-side Miele or stacked Bosch washing machine and vented dryer

#### **KITCHEN (SELECT RESIDENCES)**

John Pawson custom designed open Bulthaup kitchen  
Stainless steel countertop  
Built-in white matte lacquered vertical cabinets with integrated backsplash  
John Pawson custom designed Bulthaup kitchen island in rough sawn dark oak with stainless steel countertop, integrated double sink and built-in dining counter  
Recessed pin spot down lights over kitchen island  
Vola fixtures  
Miele flush mounted induction cooktop  
Miele stainless steel exhaust hood  
Miele single or double oven, clean touch steel  
Sub-Zero integrated refrigerator and freezer  
Miele microwave oven  
Miele stainless steel integrated coffee machine, plumbed  
Miele integrated stainless steel dishwasher  
Sub-Zero undercounter or full height integrated wine refrigerator

#### **MASTER BEDROOM SUITE (SELECT RESIDENCES)**

Ocean views and access to terrace with teak decking through sliding doors  
Dressing area and walk-in closet with John Pawson custom designed closet doors  
Bleached teak wood floors  
En-suite windowed bathroom with bleached teak wood floor and translucent onyx dividing walls  
John Pawson custom pre-cast concrete double sink vanity with bleached teak built-in drawers and recessed cove lighting  
John Pawson custom mirrored cabinet with cove lit ledge  
Separate Wet Room with rain shower, custom 6-foot concrete tub and pre-cast concrete floors and walls  
Private water closet with wall mounted Duravit toilet  
Vola fixtures

#### **SECOND BATHROOM (SELECT RESIDENCES)**

Duravit vanity basin and lit mirror  
John Pawson custom designed lit mirror  
Glass shower and door with rain shower

Duravit toilet  
Hansgrohe fixtures

#### **POWDER ROOM (SELECT RESIDENCES)**

John Pawson custom designed pre-cast concrete sink vanity with custom bleached teak drawers  
John Pawson custom lit mirror on bleached teak clad wall  
Bleached teak floor  
Vola faucets  
Wall mounted Duravit toilet

#### **ROOF LEVEL (SELECT RESIDENCES)**

Indoor/Outdoor Rooftop Lounge with floor to ceiling glass sliding doors  
Ocean roof terrace with direct ocean, bay and city views  
Custom designed outdoor kitchen with BBQ grill, sink, undercounter refrigerator and icemaker  
Trellis covered outdoor dining area  
John Pawson custom designed lap pool  
Plunge pool  
John Pawson custom concrete benches  
Powder Room with custom concrete vanity and wall mounted Duravit toilet  
Outdoor shower  
Wellness closet  
Teak wood decking

#### **SERVICES AND AMENITIES**

The Residences at The Miami Beach EDTION extends beyond the realm of each individual residence to include access to services, privileges and amenities provided by a world class hotel.

#### **EXCLUSIVE MARKETING AND SALES AGENT**

Douglas Elliman Development Marketing

#### **ANTICIPATED OCCUPANCY**

First Quarter 2014

THE  
RESIDENCES AT  
THE MIAMI BEACH

# EDITION

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## AVAILABLE THROUGH THE MIAMI BEACH EDITION

- Priority access to all hotel facilities and amenities
- Room reservations with special residents rates at The Miami Beach EDITION; room upgrades based on availability
- Priority access to all rentable public space for private functions
- Access to meeting rooms and business center
- Priority access to hotel restaurants and bars
- Priority status on hotel restaurants and bars reservations
- Access to all public events, special events and other amenities available to hotel guests
- Residential VIP signing privileges and direct billing services at The Spa, restaurants, lounge/bars, Pool Bar, Pool Grill, EDITION Retail Shop (and other entertainment facilities within The Miami Beach EDITION)
- Priority reservations for poolside cabanas, beach and pool chaise lounges and umbrellas
- Priority reservations for all recreational water sports
- Access to the fitness center
- Access to The Spa and salon services
- Special event planning
- Valet parking and limousine reservations

## AVAILABLE AT THE RESIDENCES

- Dedicated Director of Residences
- Dedicated Residence-only private entrance
- 24-hour concierge services
- Doorman services
- Bellman services
- Newspaper, mail, magazine, and package delivery to your door
- Pick-up and delivery services for laundry and dry cleaning
- Move-in coordination with moving company

Concierge assistance with airline and private air reservations  
Concierge assistance with airport and ground transportation arrangements  
Theater & entertainment information & reservations  
Concierge assistance with reserving golf tee times  
Arrange for rental of personal electronics, audio-visual equipment and multi-lingual secretarial services  
Handling of local and international postage, shipping and packaging services  
Concierge assistance with arranging childcare and babysitting services  
Concierge assistance with arranging pet walking, sitting, and grooming services  
Kennel information & reservations  
Wake-up calls  
Take-out service

#### A LA CARTE RESIDENTIAL SERVICES \*

Housekeeping services  
Linen service  
In-Residence dining  
Massage and spa services  
Catering services and event planning for private meetings, events or functions  
Personal shopping and delivery services, including groceries, cleaners, pharmacies, etc.  
Messenger services for local pick-ups and deliveries  
Overnight delivery service  
Technical support services for computers, entertainment centers and telecommunication equipment  
Painting service  
Repair service  
Plant care service  
Private storage  
Administrative and personal assistant services  
Pre-arrival refrigerator and pantry stocking  
Car washing  
Car detailing  
Alterations/tailoring services  
Fresh flower service



Private chef services

Translation services

Personal trainer services

Notary public services

Hurricane preparedness service

*\* A la carte services not included in COA dues*

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