



Apartment Two-bedroom (3+kk)

€ 1 588 147 | CZK 38 655 500

114 m², Miami, Florida



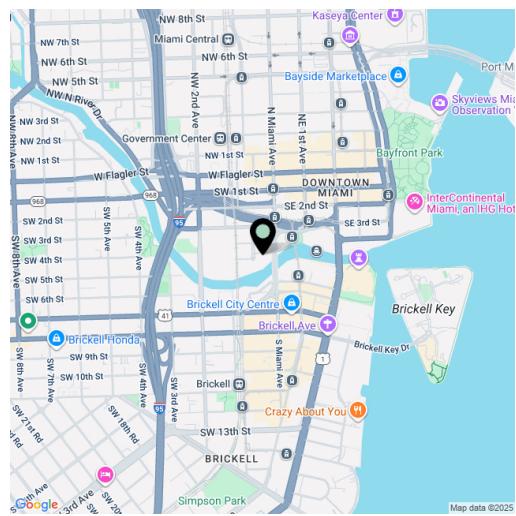


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Total area	161 m ²
Floor area*	114 m ²
Terrace	47 m ²
Parking	Valet Parking
Cellar	-
PENB	G
Reference number	110889



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

A new three-room apartment with an exceptionally large terrace and breathtaking views of the sea and city skyline is part of the visionary project by the Faena hotel and lifestyle brand, created in collaboration with world-renowned architects. FAENA RESIDENCES MIAMI will offer an unparalleled level of comfort, masterful design, and an extraordinary lifestyle in a new cultural and gastronomic district stretching along the waterfront, with direct access to Brickell City Center.

Expected completion in 2029.

The open-plan layout seamlessly connects the living room, kitchen, and dining area, leading directly onto a **private 47 m² terrace**, also accessible from the master bedroom. The master suite features an en-suite bathroom with a bathtub, shower, toilet, and double sinks, as well as a walk-in closet. The apartment also includes a second bedroom, a shared bathroom, and an entrance hall.

The residence will be finished in **premium design** quality, with meticulous attention to every detail and **two available variations** for flooring, kitchen finishes, and bathrooms. The equipment will include a **custom Italian kitchen** with a natural stone countertop and top-of-the-line **Gaggenau** appliances, pre-installation for **smart home technologies**, designer lighting preparation, and an integrated audio-video system. Bathrooms will feature **THG Paris** fixtures with handcrafted stone vanity units. Sliding glass doors and **large-format windows** will highlight the modern architecture and allow for unobstructed panoramic views.

FAENA RESIDENCES MIAMI comprises two glass towers connected by a striking **Sky Bridge** at a height of 213 meters (699 feet), where levels 61, 62, and 64 will host a lively social, cultural, and wellness center. The elegant shared areas will include a grand entrance lobby, landscaped gardens, padel and tennis courts, lounge, bar, a fully equipped **fitness center**, a **pool** with relaxation zones, and a **private marina** with nautical concierge.

This exceptional location combines the tranquility of an exclusive waterfront enclave with the cosmopolitan energy of vibrant **Brickell City Center**, offering gourmet restaurants, art galleries, luxury boutiques, and entertainment venues. In a city defined by constant transformation and innovation, this address represents an **iconic destination** where the serenity of the river harmoniously meets the vitality of urban life.

Prices are subject to change. Sale prices are listed in USD and may



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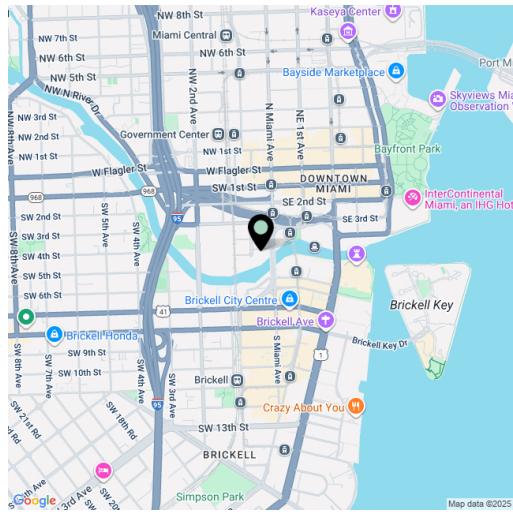
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fluctuate with exchange rates.

Parking will be provided via valet service.

Floor area: 114 m², Terrace: 47 m²



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Residence 05

LEVELS 14 + 23

SOUTH

COLLECTION I

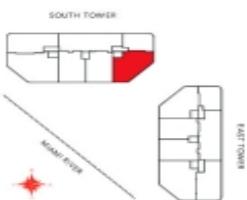
LEVELS 14-23

3895

SECTION I

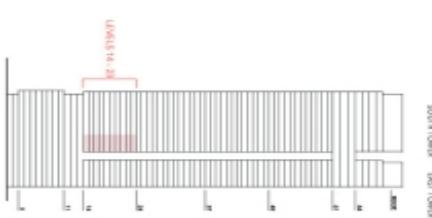
2 BEDROOMS
2 BATHROOMS

INDOOR: 1,210 Sq/Ft 114 m²
 OUTDOOR: 502 Sq/Ft 47 m²
 TOTAL LIVING: 1,732 Sq/Ft 161 m²



This detailed floor plan illustrates a residential unit layout. Key features include:

- FOYER**: Located at the entrance, leading into the unit.
- ELEVATOR**: Located in the Foyer area.
- KITCHEN / DINING**: A combined kitchen and dining area measuring 15'-2" x 11'-4".
- LIVING**: A living room area measuring 15'-4" x 14'-6".
- BEDROOM**: A bedroom measuring 15'-0" x 15'-10".
- PRIMARY BEDROOM**: A large bedroom measuring 12'-2" x 11'-5", featuring a King-size bed.
- BATH**: A shared bathroom located between the Primary Bedroom and the Queen Bedroom.
- W.I.C.**: Walk-in closets located in the Primary Bedroom and the Queen Bedroom.
- W.I.D.**: Walk-in closet located in the Living Room area.
- A.C.**: Air conditioning unit located in the Living Room area.
- QUEEN**: A second bedroom measuring 10'-0" x 10'-0".
- TERRACE**: Two outdoor terraces: one measuring 22'-6" x 10'-0" located off the Primary Bedroom, and another measuring 10'-0" x 12'-2" located off the Living Room.
- Dimensions**: The unit has a total width of 32'-0" and a depth of 62'-0".
- Other**: Includes a central air conditioning unit, multiple light fixtures, and decorative elements like potted plants.



FAENA
RESIDENCES

Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

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