

Boasting an impressive 200 feet of frontage on Biscayne Bay in East Edgewater, Missoni Baia is a one-of-a-kind work of high-performance architecture. Designed by internationally acclaimed Hani Rashid of Asymptote Architecture and developed by OKO Group under the leadership of Vladislav Doronin, one of Europe's most successful developers, this visionary architectural landmark is influenced by Minimalist art and driven by forward-thinking engineering. Missoni Baia offers a residential experience of unparalleled quality, as distinctive as the aesthetic of Missoni, one of the world's most legendary fashion houses, and inspired by the same pioneering spirit of technical innovation and design excellence. New York designer Paris Forino envisioned the tower's 146 elegantly crafted two- to four-bedroom residences and curated the Missoni fabrics, furnishings, and artworks that complement Asymptote's modern architectural design. The building offers expansive amenities unrivaled in Miami—including an Olympic-sized pool and one of the city's largest and most elegantly appointed spas—and a richly layered landscape designed by Enzo Enea. Missoni Baia sets a new standard for quality and sophistication in East Edgewater.

## THE MISSONI LIFESTYLE

One of the most recognizable and well-respected fashion labels in the world, Missoni embodies a passion for visionary design, quality, and innovation. Missoni Baia perfectly captures the Missoni family's joyful spirit and infuses the entire experience of the building with their relaxed sense of luxury.

## EAST EDGEWATER

A residential enclave nestled between Biscayne Bay and the Design District and Wynwood Art District, East Edgewater is Miami's most desirable, up-and-coming neighborhood—close to beaches, luxury shopping, and fine dining. The Arsht Center for the Performing Arts, the Frost Museum of Science, and the Pérez Art Museum Miami are all nearby, as are the Downtown and Brickell, The Bright Line Rail at MiamiCentral Station, American Airlines Arena, and Marlins Park baseball stadium. Miami International Airport is approximately a 12-minute drive away.

## BUILDING FEATURES

- 146 residences ranging in size from 2,400 to 3,672 square feet
- 57 stories
- 200 linear feet of bayfront frontage
- Minimalist modern design and architecture to maximize natural light
- Exterior sculptural, structural columns wrapped in aluminum, framing the building
- Minimum-relief balcony railings with support from interior of balcony
- Balcony glass treated with frit and extending 10" lower than typical balconies to conceal slab with frosted glass

## AMENITIES

### LOBBY-LEVEL AMENITIES

- 27' ceiling height in lobby reception
- Personal concierge and 24-hour front desk attendant
- Package room for deliveries
- Valet parking service
- Lobby-level indoor bayside residential lounge
- Outdoor bayside terrace for use by residents and their guests, only
- Extensive landscaping of outdoor terraces for privacy
- Access to baywalk along the water

### FIFTH-FLOOR BUILDING AMENITIES

- Enclosed skybridge connecting tower to parking garage
- Private screening room
- Hair and nail salon
- Kids' club and indoor play-area
- Pet spa
- On-site building manager's office

### EXPANSIVE SIXTH-FLOOR POOL DECK AMENITIES

- Outdoor bridge connecting the sixth-floor building amenities to pool deck
- Olympic-length lap pool
- Lounge pool
- Outdoor whirlpool spa
- Poolside daybeds
- Kids splash-pad water play area
- Children's play lawn
- Outdoor barbeque and bar cabana for alfresco dining
- Two poolside resident lounges
- Men's and women's private locker rooms
- Elevated tennis court

### SIXTH-FLOOR BUILDING AMENITIES

- Wraparound outdoor deck with multiple lounge-seating areas
- Bayside terrace with cantilevered pool overlooking the bay
- Indoor bay-terrace lounge with double ceiling height
- Resident game room with billiard table, bar, large video screen and lounge seating
- Resident private dining and party room

### SEVENTH-FLOOR BUILDING AMENITIES

- 1,700 square feet gym with 180° views of the bay
- Private yoga studio
- Private training room
- Men's and women's locker room
- Expansive spa with men's and women's sauna and steam rooms, and private massage treatment rooms with showers

## RESIDENCE FEATURES

### GENERAL

- Direct bay views from every unit
- Flow-through north and south units with 270° views
- East-facing units with 180° views
- 10'-deep balconies facing the bay
- 8'-deep balconies facing the city
- Floor-to-ceiling glazing throughout the units
- Walk-in closets in dressing areas
- 2-, 3-, and 4-bedroom residences, each with staff area
- Automated unit climate control
- Centralized hot water
- Two parking spaces per residence

### MASTER BATH

- His and hers vanities and bathrooms
- Floor-to-ceiling marble, including marble baseboard
- Double showerheads

### KITCHEN

- Custom-designed European cabinetry
- Gaggenau appliances including:
  - Microwave
  - Wine cooler
  - Cooktop
  - Side-by-side large fridge and freezer
  - Zone dishwasher
  - Pull-out pantry
  - Hood above cooktop
  - Garbage disposal in sink

## 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 U.S. market, as well as a passion for working with renowned architects and designers, including Jacques Grange, Skidmore, Owings & Merrill, and Zaha Hadid.

[okogroup.com](http://okogroup.com)

### DEVELOPER

#### OB GROUP

OB Group is a real estate development firm founded by entrepreneur Oleg Baybakov. Baybakov served as chief administrative officer of Norilsk Nickel, the world's largest nickel producer, where he oversaw major real estate projects, and later helped develop the Moscow International Business Center. Baybakov is recognized as one of the world's top art collectors. His daughter, Maria Baibakova, leads the family's philanthropic efforts, notably Baibakov Art Projects.

### DEVELOPER

#### CAIN HOY

Cain Hoy Enterprises 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 2015.

[cainhoyenterprises.com](http://cainhoyenterprises.com)

### EXCLUSIVE SALES & MARKETING

#### CERVERA REAL ESTATE

Combining unparalleled local knowledge with an established international clientele, Miami-based Cervera Real Estate has been South Florida's leader in luxury condominium sales for more than four decades. Cervera was the area's first brokerage to market extensively on an international scale. With a team of more than 400 professionals, the company has exclusively represented the most prominent developers, sold over 110 condominium projects, and closed more than 50,000 units. Today, Cervera remains the broker of choice for Miami's newest luxury developments.

[cervera.com](http://cervera.com)

### BRANDING & ADVERTISING

#### AND PARTNERS, NY

Since 1999, And Partners has helped brand and market over \$6 billion of residential properties. Their approach integrates branding, design, innovation, and technology—along with deep experience outside the real estate industry—to design every detail of the customer experience. The result is a more robust and more intelligent turnkey offering for real estate projects of all kinds.

[andpartnersny.com](http://andpartnersny.com)

### 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](http://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](http://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](http://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 is adding a New York office 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](http://enea.ch)