

BEACH HOUSE 8

FACT SHEET

Address: **3651 Collins Ave, Miami Beach, FL 33140**

Website: **www.beachhouse8.com**

Developer: **Valerio Morabito, Morabito Properties & Ugo Colombo, CMC Group**

Architect: **Arquitectonica**

Interior Designer: **Michele Bonan**

Number of Stories: **10 stories**

Number of Units: **8 Units**

Unit Mix: **Four Bedroom Residences**

Pricing: **From \$5.9 Million**

Square Footage:

Units BH2-BH8 - 3,783 interior square feet with outdoor living areas ranging from 989 to 2,899 square feet.

BH PH - 5,242 interior square feet with 4,794 of private roof top terrace.

Deposit Structure:

10% at reservation, 10% at contract, 15% at purchaser floor/slab, 15% at tophoff, remaining 50% at closing

Residence Features:

Boffi Kitchens

Marble countertops quarried in Italy for kitchen & baths

Custom made, built out closet systems

Energy efficient LED downlighting in key areas

Lutron Home-Works Lighting Control System

Crestron Home Automation System with the ability to control Audio, Video, HVAC,

Lighting and Window treatments

Prewired for Motorized Window Treatments

Prewired for Multi Room Audio

Prewired for HSIA (High Speed Internet Access)

Prewired for Telephones, Cable TV and Satellite Video

Security System

Features & Amenities:

NY concierge services provided

2 parking spaces for each residence

1 pool-side cabana for each residence

Fitness center with Techno Gym equipment

Completed terrace floors with stone

75' pool with Jacuzzi

Private pool and beach service

BEACH HOUSE 8



BEACH HOUSE 8 PRICE LIST

Level	Floor	Unit Area Square Feet	Parking Space	Interior & Exterior Square Feet	Price
BH2	2	3,783	2	6,682	<i>Sold</i>
BH3	3	3,783	2	4,797	\$6,300,000
BH4	4	3,783	2	4,832	\$6,800,000
BH5	5	3,783	2	4,761	\$7,200,000
BH6	6	3,783	2	4,955	<i>Sold</i>
BH7	7	3,783	2	4,995	<i>Sold</i>
BH8	8	3,783	2	4,914	<i>Sold</i>
BHPH	9 & 10	5,242	3	11,472	\$16,000,000

BEACH HOUSE 8 305-890-2026 www.BEACHHOUSE-8.COM



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. PRICES, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.