



1270 NE 82nd ST.
MIAMI



PRESTIGIOUS WATERFRONT

Positioned on a quiet cul-de-sac overlooking the waters of Biscayne Bay, 1270 NE 82 Street is a unique offering. Just a short ride to some of Miami's finest shopping and entertainment, you will find no shortage of amusement.



South eastern exposure drenches the home with sunlight. Admire the tranquil waterfront view from your beautifully finished roof top deck, or from your spacious terraces. Cool off with a dip in the outdoor lap pool, and take in the views of Biscayne Bay.





Soaring 20 ft. ceilings in the great room, with an open view from the second floor. And Sonos sound system allows you to control the home's music with the touch of a finger.





Spanning 10,290 square feet spread across two floors of open space, including 5 ample bedrooms, 5 full bathrooms and 1 powder room.

INTERIOR DETAILS

Inalco boasts more than 40 years' experience in the ceramic tile sector. Differentiation lies at the core of the company's development, which is strategically focused on design and innovation.



Inalco's ceramic tile series have a style all their own. They are trend setting and yet timeless. Inspired by fine materials, they guarantee added value and the benefit of exclusive products that stand out from all the rest.



KITCHEN

Since being founded in 1899 Miele has followed its 'Forever Better' brand promise. This means: We do everything we can to always be better than all other suppliers and strive to be better than we already are. For our customers this means the peace of mind of knowing that choosing Miele is a good decision - and probably the decision of a lifetime.

BATHROOMS

Utilizing the latest manufacturing technology and thanks to a tradition of old-world craftsmanship, GRAFF's commitment to creating cutting-edge, premium-quality collections is evident in each and every product.



TOGU ARCHITECTURE

Renowned for its passion and uncompromising attention to detail, TOGU Architecture earned its reputation curating art and furniture at opulent hotels throughout France and Switzerland. Its impressive portfolio includes custom-designed wood and glass furnishings, as well as lighting that showcases priceless relics, at the Louvre's Department of Egyptian Antiquities.



4151 S Douglas Rd, Miami, FL 33155

SABAL DEVELOPMENT

Offering the only high-end construction of its kind in the world, Sabal Development carefully selects each project for its complementary habitat. Rather than distract or compete with its surroundings, each property peacefully coexists in, and complements its, setting. Whether perched on the bay or tucked away in a lush, tropical landscape, Sabal Development, designs are context-driven and environmentally conscious, with sustainably sourced materials and appliances that are meticulously chosen to promote relaxation and serenity.



430 W 62nd St, Miami Beach, FL 33140



7311 Belle Meade Is. Dr, FL 33196





SABAL DEVELOPMENT



SABAL CONSTRUCTION

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All plans, specifications, prices, brands, features, materials, finishes, amenities, renderings, sizes and dimensions, and other statements contained in this brochure (collectively, "Plans and Renderings") are based upon preliminary development plans, which are conceptual in nature, are subject to change without notice and may not be relied upon. No guarantees or representations whatsoever are made that any matters described or depicted in such Plans and Renderings will be provided or, if provided, will be of the same type, size, location or nature as described herein. All prices are subject to change, and price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. All depictions and other descriptions of appliances, brands, counters, floor coverings, upgrades and other matters of detail depict options and upgrades which are not representative of standard features for the dwellings, may not be available for all model types, and are not included with the dwellings unless expressly provided in your purchase agreement. Other proposed and/or existing projects, parks, commercial, retail, or other facilities referenced herein are not owned or being developed by the Developer. The Developer has no control over such facilities and there is no guarantee regarding their continued existence.

All measurements and dimensions for dwellings reflected herein are estimates based on preliminary plans which will vary with actual construction. Measurements of rooms set forth on floorplans are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All floorplans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specification. This offering is made only by the purchase agreement and disclosure summary for the dwelling and no statement should be relied upon if not made therein. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate to residents of NY or in any jurisdiction where prohibited by law. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.