



L'EXPÉRIENCE VILLA







## PRESTIGIOUS WATERFRONT

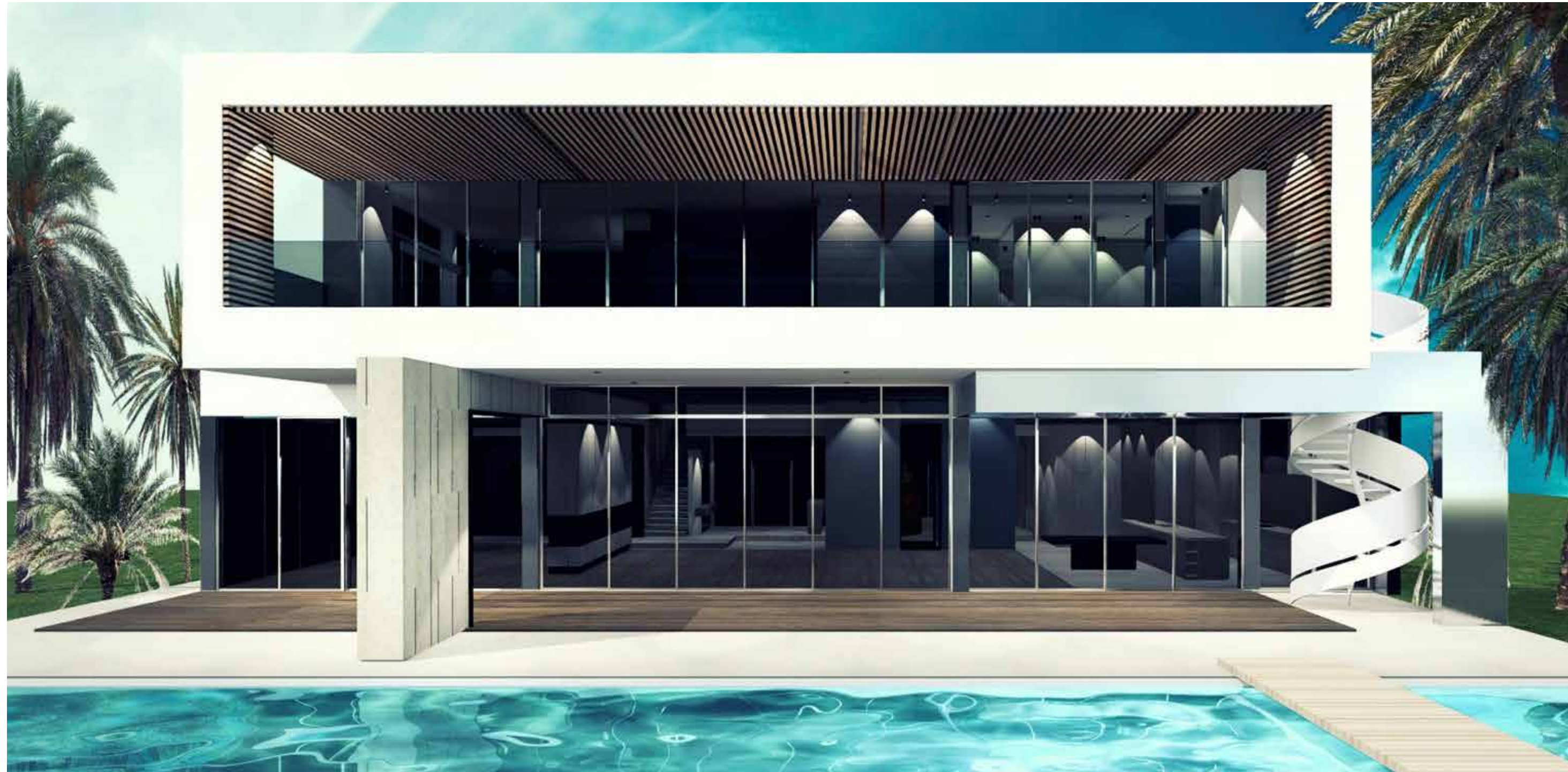
Located on prestigious Palm Island and overlooking the waters of Biscayne Bay, 135 Palm Ave. is an estate that provides unparalleled luxury and privacy.



Spanning 15,731 square feet spread across two floors of open space, there are 8 bedrooms, 8 full bathrooms and 3 powder rooms. There is a four-car garage, as well as a separate guesthouse.











State of the art lighting by DELTA LIGHT illuminate every inch of area. SAVANT smart home technology allows you to control the home's features with the touch of a finger. There is an elevator to every floor for added convenience



Step into the open concept kitchen outfitted with a full suite of Miele appliances. The magnificent floating island is made of INALCO ITOP-KER marbled stone, and solid Oak and Walnut wood adorn the remaining surfaces.

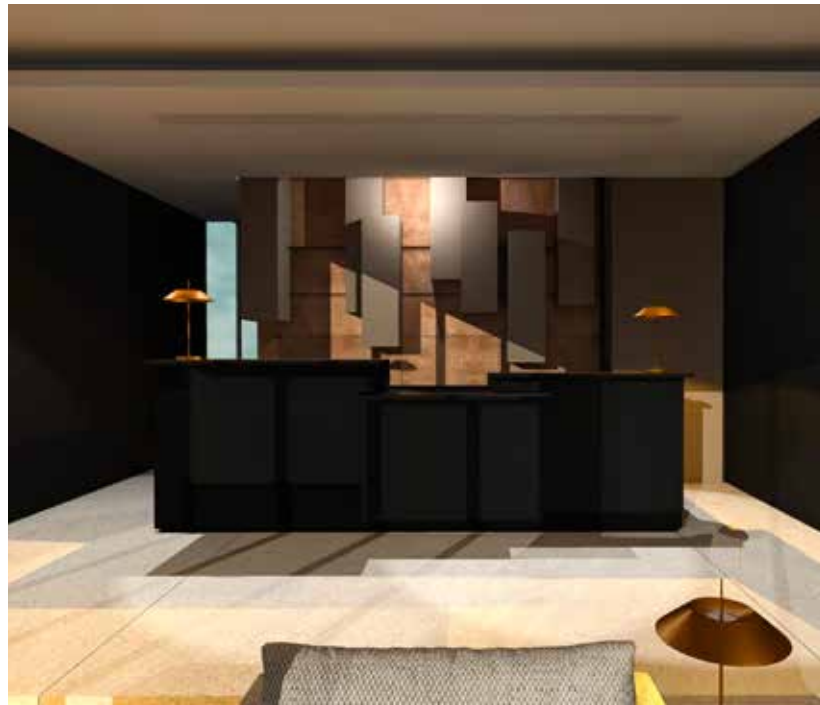
















Open views of Biscayne Bay greet you from your bed as floor to ceiling windows flood the Master Suite with morning sunshine. Feel the ocean breeze from your beautifully finished roof top deck complete with wet bar, or from your spacious terraces.











With 75 feet of frontage along the water, and composed of beautiful and resilient Brazilian IPE wood, the deck hosts a swimming pool, spa jacuzzi, sauna, and a connecting dock.









## INALCO

STORM iTOPKer is inspired by the dynamism and beauty of natural stone. A new version of a classic in dark grey with white veins, this solid surface evokes nature at its most vigorous in a contrasting gentle natural finish.



Inspired by stone eroded by the sea, PACIFIC iTOPKer comes in two neutral natural-look shades of colour. It stands out for its gentle bush-hammered relief pattern and, in particular, the worn effect of its abundant veins, bringing movement to the surface.



## SAVANT

Savant was founded in 2005 with the goal of providing the best experience in home automation. To us, that means products that are inventive, easy to use, and future-friendly, so our customers will be able to enjoy them for years.



## DELTA LIGHT

From its very beginning Delta Light® has been driven by design and technology. Glancing at the product range, one can immediately tell that innovation is the central impulse of development. Based on a passion for lighting and design, extensive trend and market research, and in-depth knowledge of product development, Delta Light's Belgian based design team over the years succeeded in creating a range of timeless, elegant and often industry changing lighting fixtures.





## MIELE

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.



## FANTINI

Fantini is a typical example of an Italian design factory, a family business established in 1947 by brothers Giovanni and Ersilio Fantini, a place with immense creative intensity that manages to combine great hand-crafting skills with industrial technology and processes.







## DORNBRACHT

Dornbracht – since 1950, this name has signified the production of high-quality designer fittings and accessories for the bathroom. Aloys F. Dornbracht GmbH & Co. KG is a medium-sized company run by a family in its third generation whose products have received numerous awards and significantly shaped the decor, architecture and functionality in bathrooms and kitchens.





Bazaar Mar



New World Symphony



Perez Art Museum



POINTS OF INTEREST

DINING

- Il Mulino
- N by NAOE
- Bazaar Mar

ARTS

- New World Symphony
- The Wolfsonian
- Perez Art Museum

LEISURE

- Design District
- Miami Beach Golf Club
- Bal Harbour Shops



## 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.



## 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.









# LA VIE EST BELLE

PRIVATE PROPERTIES  
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.