

LA VIE EST BELLE PRESENTS

# VILLA AZZURO

MIAMI BEACH





Overlooking the waters of  
pristine Biscayne Bay, and  
located in the exclusive  
San Marco Island.  
1369 N Venetian:  
Villa Azzuro is an  
homage to the classic  
seaside dwelling.





By boat or by car, arriving  
at your uniquely designed  
residence is seamless.







The harmony between land and sea is reflected throughout the property through an elegant balance of earth and water. Solid oakwood, cotto'd'este tiling, quartzstone and earthy tones throughout compliment the fluid floorplan.



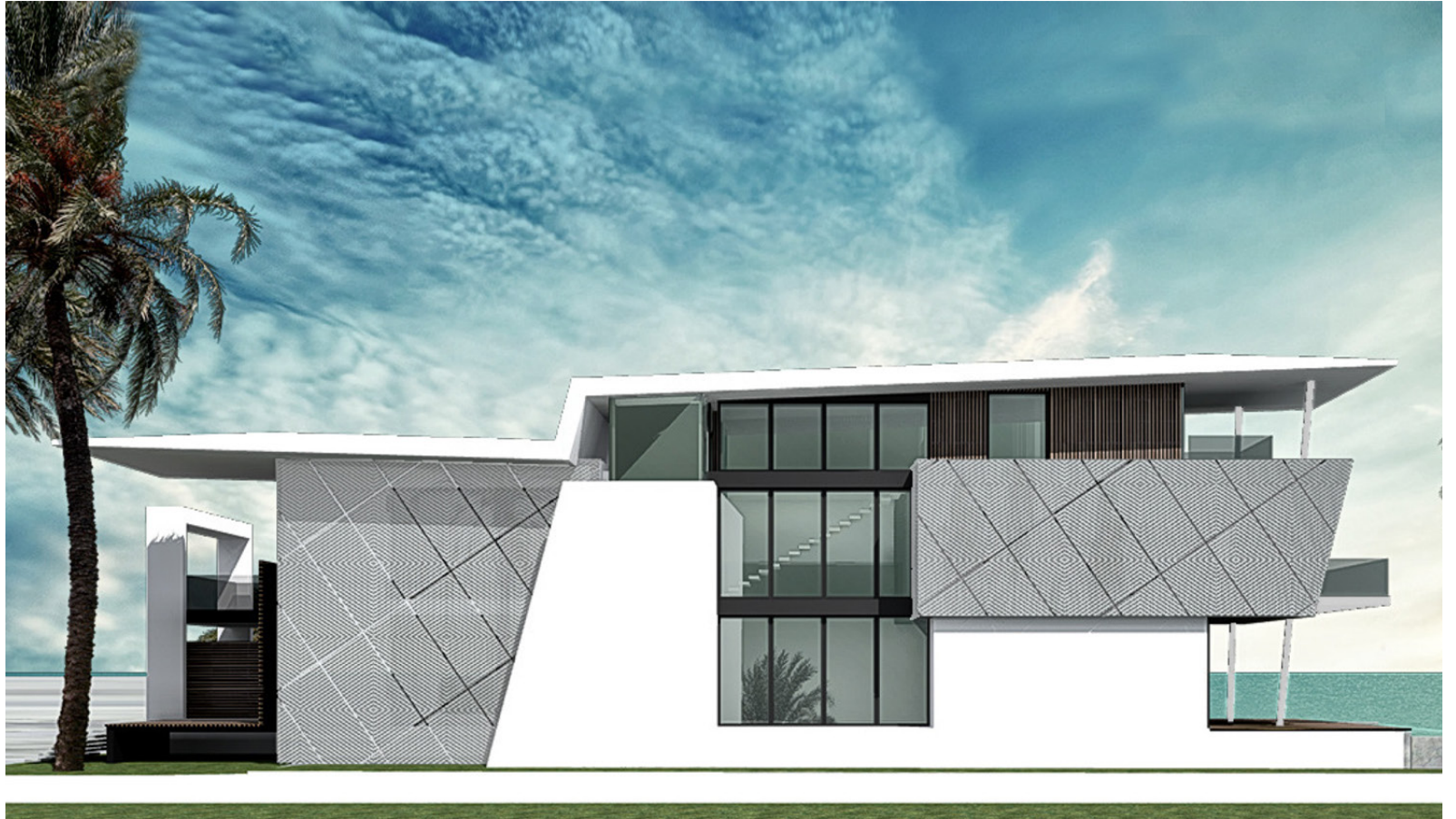


Take a swim in your pool and admire the ocean that is your backyard.





Five bedrooms, five full bathrooms and one powder room divided across two floors, encompass a total of 7,103 square feet of living space.





## 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.







## 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.





The Forge

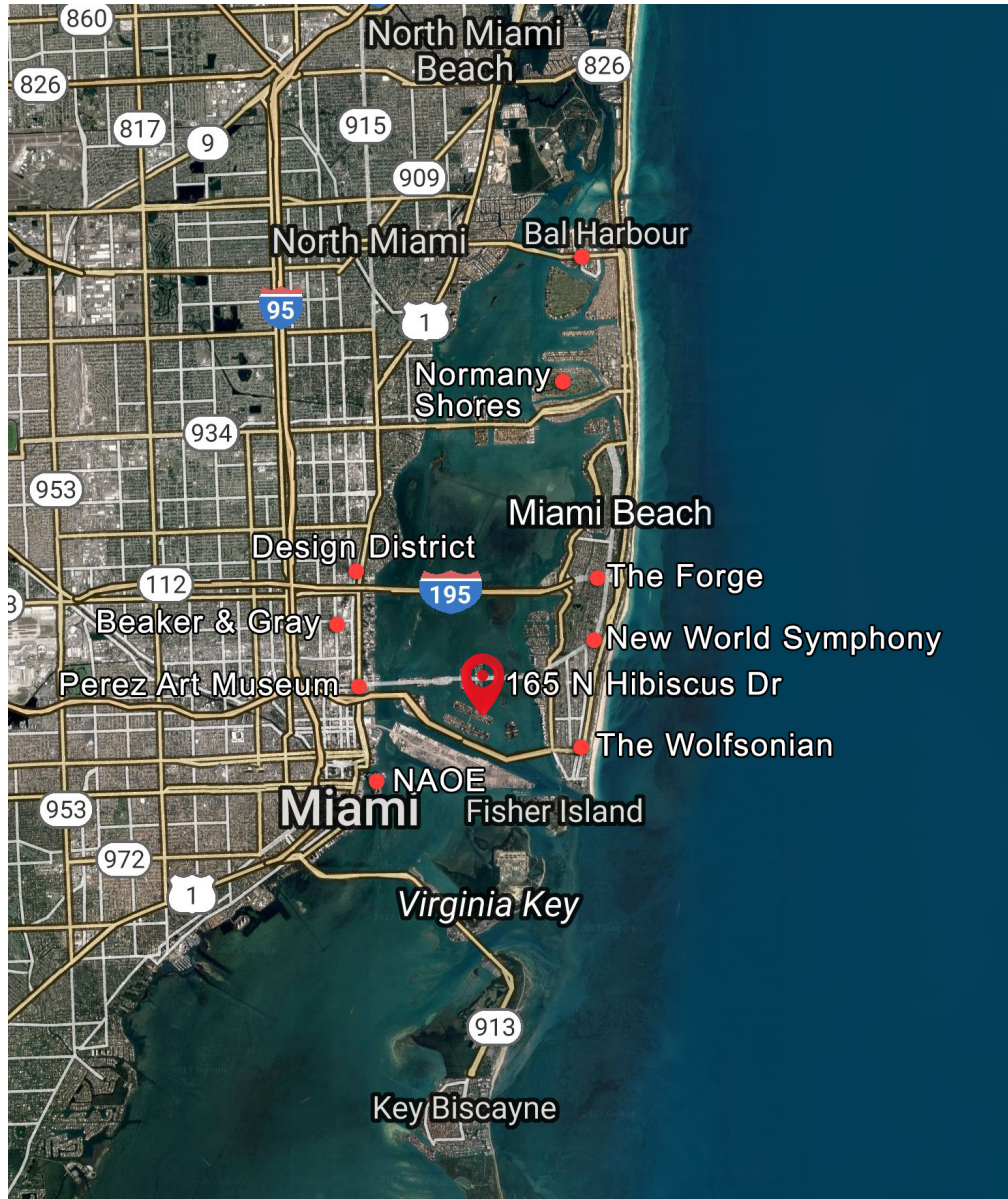


New World Symphony



Perez Art Museum





## POINTS OF INTEREST

### DINING

The Forge  
NAOE  
Beaker & Gray

### ARTS

New World Symphony  
The Wolfsonian  
Perez Art Museum

### LEISURE

Design District  
Normandy Shores Golf Course  
Bal Harbour Shops



Presented by *LA VIE EST BELLE* in collaboration with *SABAL Development* and *TOGU Architecture*, this avant garde residence is a functional work of art. Careful consideration has been placed on every facet of its design and construction, perfect for the discerning individual that prizes elegance and craftsmanship.



LA VIE EST BELLE<sup>\*</sup>  
PRIVATE PROPERTIES  
DEVELOPMENT



**SABAL CONSTRUCTION**



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.