



LA VIE EST BELLE
PRIVATE PROPERTIES
DEVELOPMENT

VILLA L'ATELIER





Located within the serene gated community of Normandy Isle, a secluded island nestled in the waters of Biscayne Bay, VILLA L'ATELIER is a work of art that blends the best aspects of work life balance.



Adjacent to the renowned Normandy Shores Golf Club and just a short ride to some of Miami's finest shopping and entertainment, you will find no shortage of amusement after a productive session from the thoughtfully designed home studio.



Spanning 5,043 square feet (469 sq. meters) spread across two floors of mostly open space, VILLA L'ATELIER includes 4 ample bedrooms, 3 full bathrooms and 3 powder rooms.



Floor to ceiling windows, and state of the art lighting by Delta Light illuminate every inch of area. Enclosed in glass and featuring a full length free standing desk, is the eponymous atelier, or artist's work studio.



Step into the open concept kitchen fit for a Michelin star chef, and outfitted with a full suite of Miele appliances. The magnificent floating island is ornamented with a quartz and solid oakwood countertop.







Cotto D'Este glazed limestone tiles adorn the floors in the kitchen, hallways, and bathrooms. Simple yet elegant Toto, Kohler and Terra fixtures in each bathroom.

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
Azul

ARTS

New World Symphony
The Wolfsonian
Perez Art Museum

LEISURE

Design District
Bal Harbour Shops
Normandy Shores
Indian Creek Country Club

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.



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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.