

SABAL DEVELOPMENT

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860 S SHORE DR.

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MIAMI BEACH





Located within the gated community of Normandy Isle, Villa L'artiste is a serene enclave nestled on an island overlooking the waters of Biscayne Bay.







Adjacent to the renowned Normandy Shores Golf Club, and just a short ride to some of Miami's finest shopping and entertainment destinations.



With over 80 feet of frontage on the water you can admire the tranquil view from your roof top deck or terraces, composed of beautiful and resilient Brazilian IPE wood. There is a swimming pool as well as a connecting dock to the ocean.





Spanning 5,121 square feet spread across two floors of openly designed space, Villa L'artiste includes 5 bedrooms, 5 full bathrooms and 1 powder room.



Step into the kitchen outfitted with a full suite of Miele appliances. The magnificent floating island is ornamented with INALCO ITOPKER marbled stone, and solid Oakwood countertop.





COTTO D'ESTE blazed limestone and GIGACER tiling adorn the kitchen, hallways, and bathrooms. Elegant STOCCO and Graff fixtures in each bathroom.



State of the art lighting illuminate every inch of area.





# 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.



# TOGU

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.





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Offering the highest level of construction of its kind, 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.





## POINTS OF INTEREST

### DINING

NOBU Miami  
OLA  
Il Mulino

### ARTS

New World Symphony  
The Wolfsonian  
Perez Art Museum

### LEISURE

Design District  
Bal Harbour Shops  
Normandy Shores  
Indian Creek Country Club





NOBU



New World Symphony



Perez Art Museum



# SABAL DEVELOPMENT



SABAL LUXURY BUILDER

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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.