



# PALMA

MIAMI BEACH RESIDENCES

**PALMA** es inmediatamente un ícono arquitectónico en esta área de Miami Beach. Exclusivo y prestigioso, está diseñado para ser una carta de amor para aquellos que buscan una residencia boutique creada para unos pocos privilegiados. Desde el momento en que ingresas, experimentarás el glamour y los interiores románticos creados por el galardonado Studio Ramirez. En tu hogar, despertarás a la perfección de los planos de **PALMA**, diseñados para ser tu santuario mediterráneo y lugar para celebrar la vida.

DISEÑADO para una  
*vida de lujo*

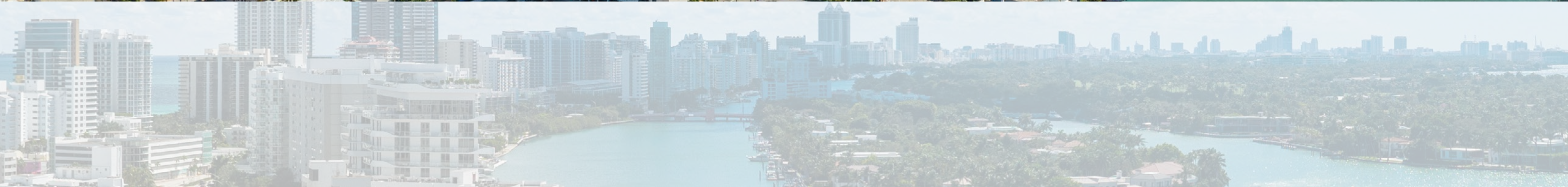


OCEAN

BAY



*Water everywhere the eye can see.*



# PALMA

MIAMI BEACH RESIDENCES



# PALMA

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BEACH ACCESS

MIAMI BEACH BANDSHELL

CARLYLE

AQUATIC CENTER

72 PARK

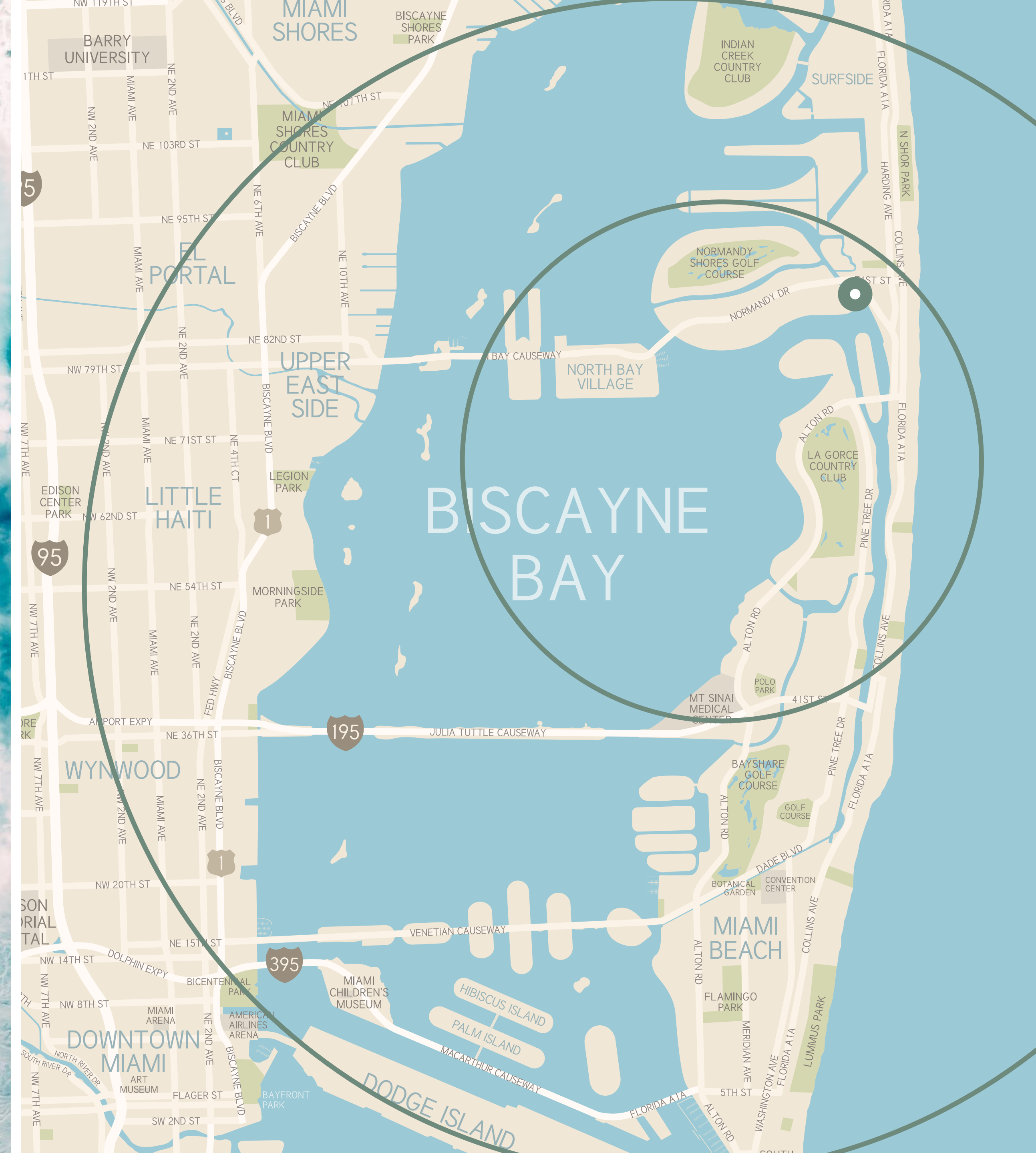
MIAMI BEACH TENNIS CENTER

NORTH SHORE PARK YOUTH CENTER

PARKVIEW PADDLEBOARD DOCK



*El lujo de la vida isleña*  
**PALMA**



ENAMÓRATE  
DEL MOMENTO



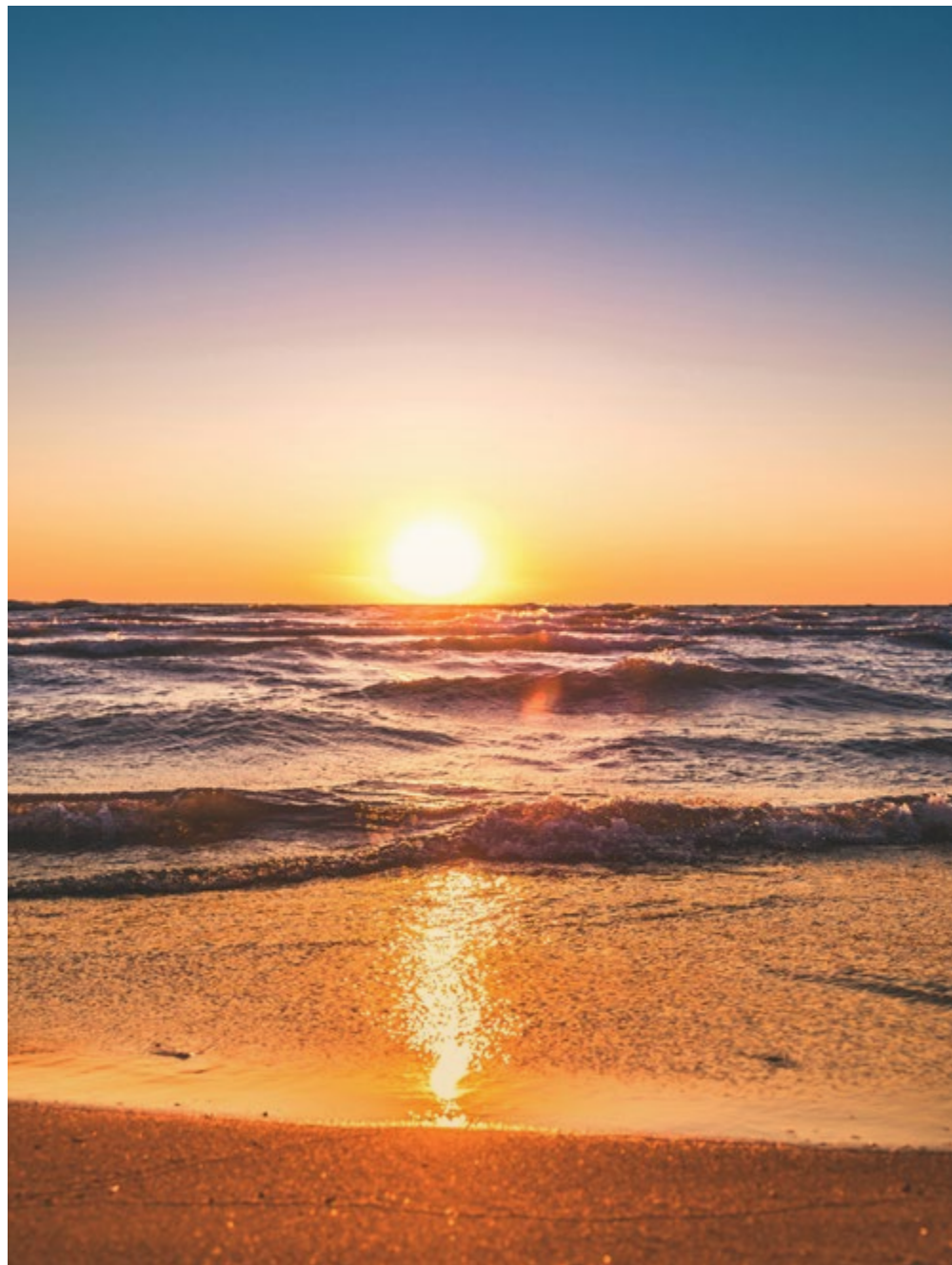
Y DEL ENTORNO

*Una hermosa historia  
islaña en tu vida,  
y tú eres  
la musa.*





UNA CELEBRACIÓN  
DE TU VIDA



DESDE EL AMANECER  
HASTA EL ATARDECER



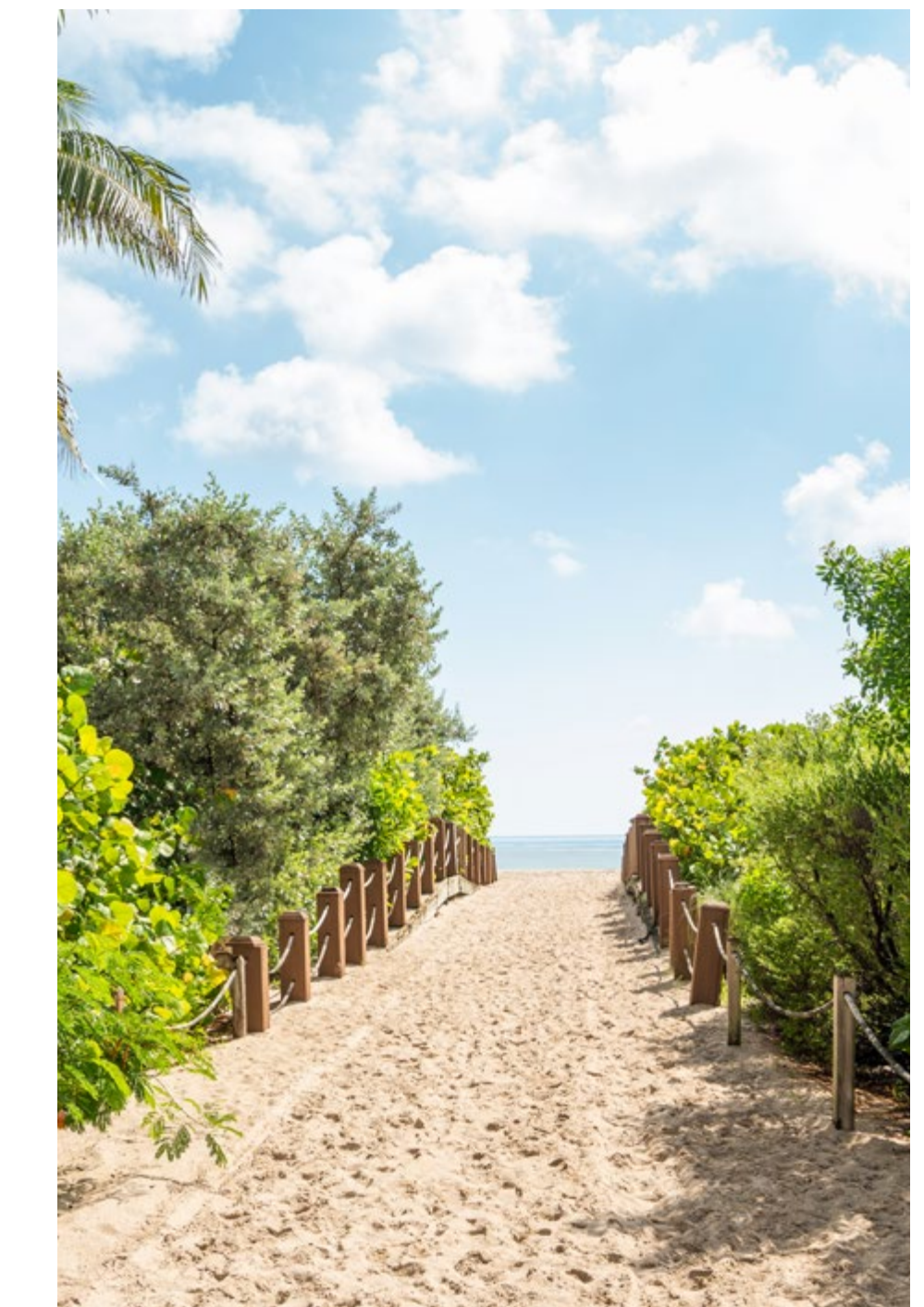


## TIENDAS BAL HARBOUR

Disfruta de un lujo incomparable de compras en Bal Harbour Shops, el epítome de la sofisticación en Miami Beach. Una colección seleccionada de boutiques de diseñadores de renombre mundial, marcas exclusivas y opciones gastronómicas exquisitas que están a minutos de tu hogar. Desde la moda de alta gama hasta la joyería fina, descubre el pináculo del estilo y la elegancia en uno de los destinos de compras más prestigiosos del mundo. Aquí, el lujo no conoce límites.



TENNIS  
KAYAKING  
JET SKIS  
TOMAR SOL  
GOLF  
PADDLE BOARDING  
BALONCESTO  
CORRER  
CICLISMO  
NATACIÓN



UNA VIDA ACTIVA EN  
TU VECINDARIO

Vive un estilo de vida activo y vibrante en PALMA Miami Beach. Desde paseos costeros, relajación en la playa y emocionantes deportes acuáticos como el jet ski y el paddle board, tendrás un mundo de actividad física siempre a tu alcance. Además, añade el tenis, golf y voleibol playa cercanos, ¡y cada día será una aventura.





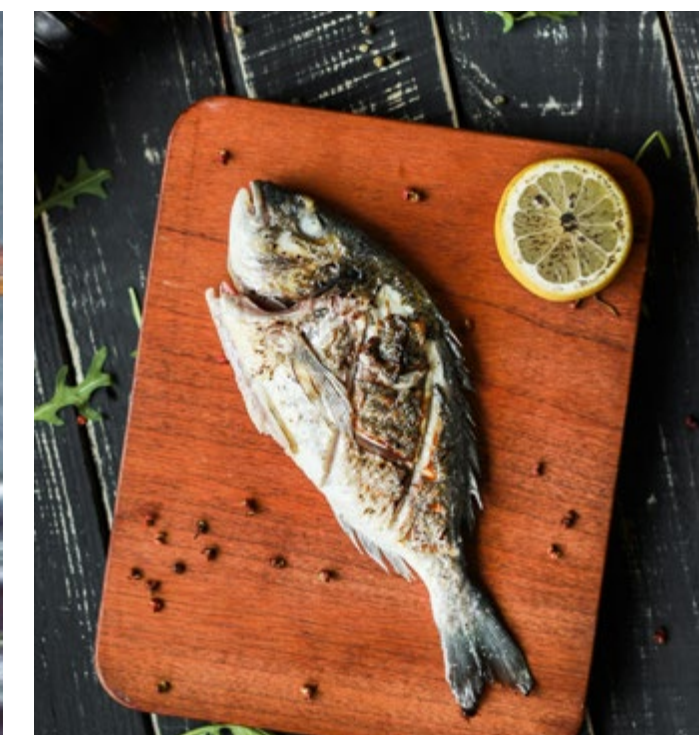
## UNO DE LOS MEJORES SPAS DEL PAÍS

La esencia del lujo, justo al lado de tu hogar, es donde puedes adentrarte en un mundo de tranquilidad y rejuvenecimiento. El Carillon Miami Wellness Resort ofrece una variedad de tratamientos de lujo y fue nombrado uno de los mejores por Condé Nast Traveller. Desde relajantes masajes hasta revitalizantes faciales, todos pueden adaptarse para restaurar tu cuerpo y mente.



## UN ENCANTADOR ESCENARIO GASTRONÓMICO ESTILO MEDITERRÁNEO.

Desde **PALMA**, puedes embarcarte en un viaje culinario a través de un vibrante barrio de tipo mediterráneo. Recorre calles pequeñas bordeadas de encantadoras cafeterías, animados bistrós y acogedoras trattorias. Encuentra desde fragantes paellas de mariscos hasta tentadores kebabs, cada uno ofreciendo el sabor de vivir en una isla cerca al mar. Aquí, puedes explorar y descubrir delicias en cada esquina.



# FAMOSO CHEF DE NUEVA YORK ABRE AL LADO



Roberta's

LA POPULAR PIZZERÍA ROBERTA'S  
DE NUEVA YORK ANUNCIA UNA  
UBICACIÓN PERMANENTE EN MIAMI  
- EATER / MIAMI

ROBERTA'S HARÁ SU ESPERADO  
REGRESO A MIAMI  
- TIMEOUT

LA ICÓNICA PIZZERÍA ROBERTA'S  
DE NUEVA YORK ESTÁ LISTA PARA  
REGRESAR A MIAMI CON UNA  
UBICACIÓN PERMANENTE  
EN 72 PARK  
- PROFILE MIAMI

LA ICÓNICA PIZZERÍA ROBERTA'S  
DE NUEVA YORK ESTÁ PREPARADA  
PARA ELEVAR LA EXPERIENCIA  
GASTRONÓMICA EN MIAMI BEACH  
EN 72 PARK  
- FLORIDA YIMBY



NUEVA YORK SE  
ENCUENTRA CON  
MIAMI BEACH



## LA REVITALIZACIÓN AYUDA A MIAMI BEACH A ENTRAR EN UN NUEVO REINO DE POSIBILIDADES *MEJOR QUE NUNCA ANTES*

El Parque Oceanside de North Miami Beach está siendo referido como el Central Park de esta área. Los votantes han aprobado un nuevo centro urbano y esta transformación monumental. Se invertirán un total de \$53.8 millones en una instalación multipropósito ubicada en un terreno de cuatro acres a pocas cuadras de PALMA y contará con un centro acuático de competición, un centro de innovación, una biblioteca, un estacionamiento y espacios verdes adicionales que están cuidadosamente diseñados y embelleciendo el área.



# CENTRO ACUÁTICO

# REVITALIZACIÓN







*Una experiencia Mediterránea  
que comienza en Miami Beach*



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### NUESTRO EQUIPO

DESARROLADOR  
**Lefferts**

ARQUITECTURE  
**Built Form**

DISEÑO INTERIORES  
**Studio Ramirez**

ARQUITECTURA PAISAJÍSTICA  
**Keith**

### LOS DETALLES

RESIDENCIAS COMPLETAMENTE  
AMUEBLADAS Y SIN RESTRICCIÓN  
DE ALQUILER MÍNIMO

### MIX RESIDENCIAL

**1 Habitación**  
405-573 SF | 38 - 53 M<sup>2</sup>

**2 Habitación**  
620-889 SF | 58 - 83 M<sup>2</sup>

**Penthouses**  
414-1342 SF | 38 - 125 M<sup>2</sup>



14  
PISOS

126  
RESIDENCIAS

## NO HAY OTRO LUGAR COMO ESTE.

Bienvenido a **PALMA**, donde el encanto costero se encuentra con la emoción de Miami Beach. Descubre una joya escondida a lo largo de esta costa, llena de atracciones para el entusiasta del aire libre. Imagínate paseando por la impresionante Miami Beach o tomando el sol en el North Beach Oceanside Park. Ponte en acción en el Miami Beach Tennis Center o juega en el prestigioso Normandy Shores Golf Club. Sumérgete en la aventura con voleibol de playa, motos acuáticas, tablas de paddle y alquiler de kayaks fácilmente disponibles. Y no te pierdas el icónico Miami Beach Boardwalk, tu puerta de entrada a un mundo de restaurantes, cafeterías, bares y parques, todo bajo la sombra de las palmeras meciéndose.

Imagina la magia de la música en vivo bajo las estrellas en el Miami Beach Bandshell, o explorando la vibrante energía de un mercado de agricultores rodeando la vecina Fuente Normandy. Con acceso perfecto al centro de Miami y a las exclusivas tiendas de Bal Harbour, cada momento en **PALMA** está impregnado de posibilidades.

La vida en la playa nunca ha lucido tan atractiva, y ahora, con **PALMA**, es toda tuya para abrazarla.



## CARACTERÍSTICAS DEL EDIFICIO

- Edificio emblemático de 14 pisos diseñado por Built Form
- Ubicación privilegiada en Miami Beach, a solo unos pasos de la playa
- Edificio ecológico de vanguardia con tecnología SMART y certificación LEED Gold
- Tiendas seleccionadas en el nivel de la planta baja.







# LAS AMENIDADES



## PISCINA ESTILO RESORT

### AMENIDADES

- Vestíbulo de doble altura con ventanas de piso a techo
- Recepción
- Acceso seguro las 24 horas al edificio, comodidades, garaje y áreas residenciales privadas
- Piscina estilo resort con lujosas cabañas y asientos
- Cocina de verano al aire libre con bar y área de eventos en la plataforma de la piscina
- Salón para residentes en el nivel de la piscina con asientos interiores y exteriores para eventos privados de los residentes
- Centro de ejercicio de última generación completamente equipado con Technogym y vista a la zona de la piscina
- Jacuzzi de bienestar y piscinas de agua fría tipo ártico
- Edificio inteligente con tecnología avanzada y acceso a internet de alta velocidad a través de fibra óptica
- WiFi en todas las áreas comunes.











## PALMA BEACH CLUB

Bienvenido a la “playa de lujo”, donde el deleite se encuentra con la relajación en el corazón de Miami Beach. Imagínate descansando en nuestras lujosas sillas de playa, donde cada detalle está adaptado a tu comodidad y disfrute. Nuestro atento personal anticipa cada una de tus necesidades, garantizando un servicio impecable con una sonrisa.

¿Antojo de sabores mediterráneos? Nuestro servicio de comida a pedido trae el sabor del Mediterráneo directamente a tu cabaña. Finalmente, un club de playa curado a la perfección.





# LAS RESIDENCIAS



## CARACTERÍSTICAS RESIDENCIALES

- Residencias de lujo en la playa con diseños modernos y espacios abiertos
- Todas las residencias están completamente acabadas y amuebladas por el galardonado Studio Ramirez
- Vistas panorámicas al océano y a la bahía en unidades selectas
- Balcones privados para disfrutar al aire libre desde tu hogar
- Techos lujosos de 9-10 pies de altura que brindan amplitud y luz a tu residencia
- Puertas corredizas de vidrio de piso a techo con cristal resistente a impactos
- Edificio inteligente con tecnología avanzada
- Las residencias están preinstaladas para internet de alta velocidad y Wi-Fi
- Sistema de aire acondicionado central y calefacción eficiente en energía
- Lavadora y secadora convenientemente apiladas incluidas
- Armarios espaciosos para tu guardarropa de playa chic

## COCINA

- Gabinetes europeos importados con accesorios premium
- Paquete de electrodomésticos Bosch que incluye refrigerador, horno, cocina, microondas y lavavajillas
- Encimeras y salpicaderos de piedra premium para la máxima experiencia culinaria
- Lavadero de acero inoxidable contemporáneo montado debajo del mostrador
- Grifo elegante con mango de rociado integrado

## BAÑO PRINCIPAL

- Gabinetes europeos importados con accesorios y tiradores de cajón premium
- Encimeras y salpicaderos de piedra premium
- Lavadero rectangular de porcelana con grifos elegantes duales (en algunas residencias selectas)
- Pisos y paredes de porcelana personalizados en áreas húmedas
- Cabinas de ducha de vidrio
- Accesorios y complementos de estilo europeo premium.











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## TU “A VECES” HOGAR ISLEÑO, DONDE LA FLEXIBILIDAD ES LIBERTAD.

PALMA ofrece a los propietarios la máxima flexibilidad para crear una residencia a tiempo completo o alquilar sus hogares a tiempo completo o parcial.

Creemos que la mejor propiedad es aquella que puedes disfrutar cuando visitas y, de lo contrario, obtener ingresos cuando estás ausente. Nada podría compararse con la libertad que obtienes en la propiedad en PALMA.



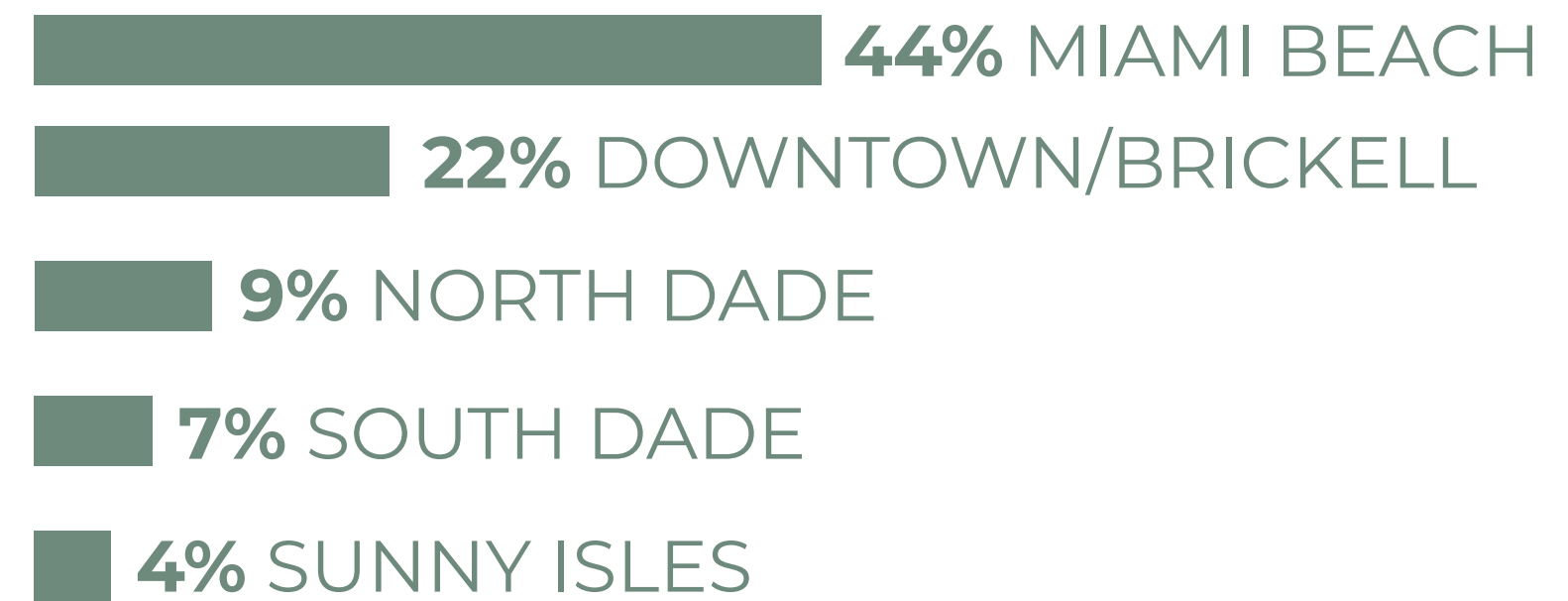
### ESTADÍSTICAS DE VISITANTES DE



### MOTIVOS DE VISITA



### MOTIVOS DE VISITA



### DATOS DE AIRBNB EN MIAMI BEACH, FL

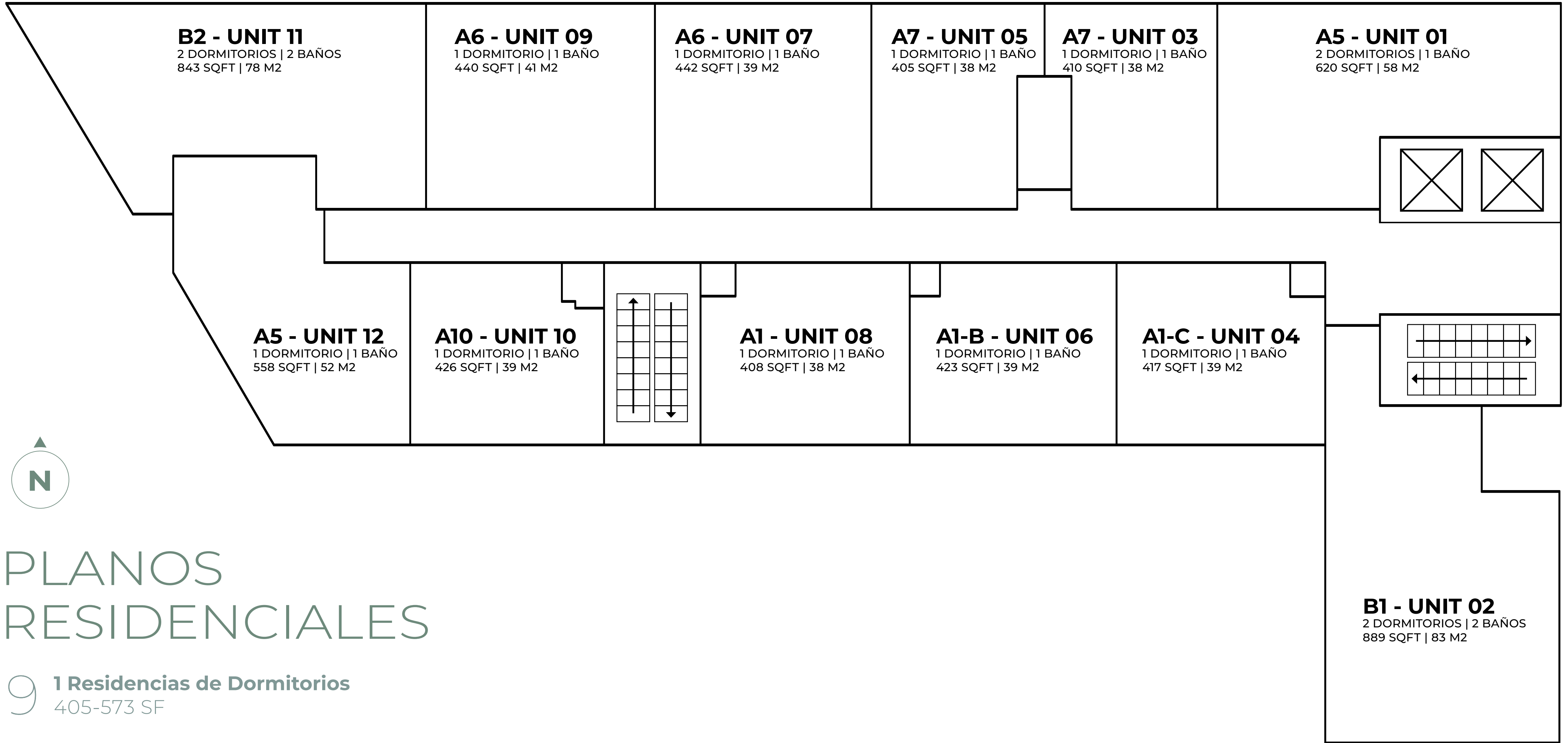
Tasa de ocupación	<b>61%</b>	<b>18% YOY</b>
Tarifa diaria promedio	<b>\$199</b>	<b>21% YOY</b>
Ingresos mensuales promedio	<b>\$3,642</b>	<b>20% YOY</b>

- DATO DE MASHVISOR 2024

LAS ESTADÍSTICAS NO SON LA OPINIÓN DEL DESARROLLADOR Y SÓLO SIRVEN PARA MOSTRAR OPINIONES DE TERCEROS. PARA SU PROPIA PRONÓSTICA SIEMPRE ES RECOMENDABLE HACER SU PROPIA INVESTIGACIÓN Y DEBIDA DILIGENCIA.



# PLANOS DE PISO + KEYPLANS



# PLANOS RESIDENCIALES

9 **1 Residencias de Dormitorios**  
405-573 SF

3 **2 Residencias de Dormitorios**  
620-889 SF



# PALMA

MIAMI BEACH RESIDENCES

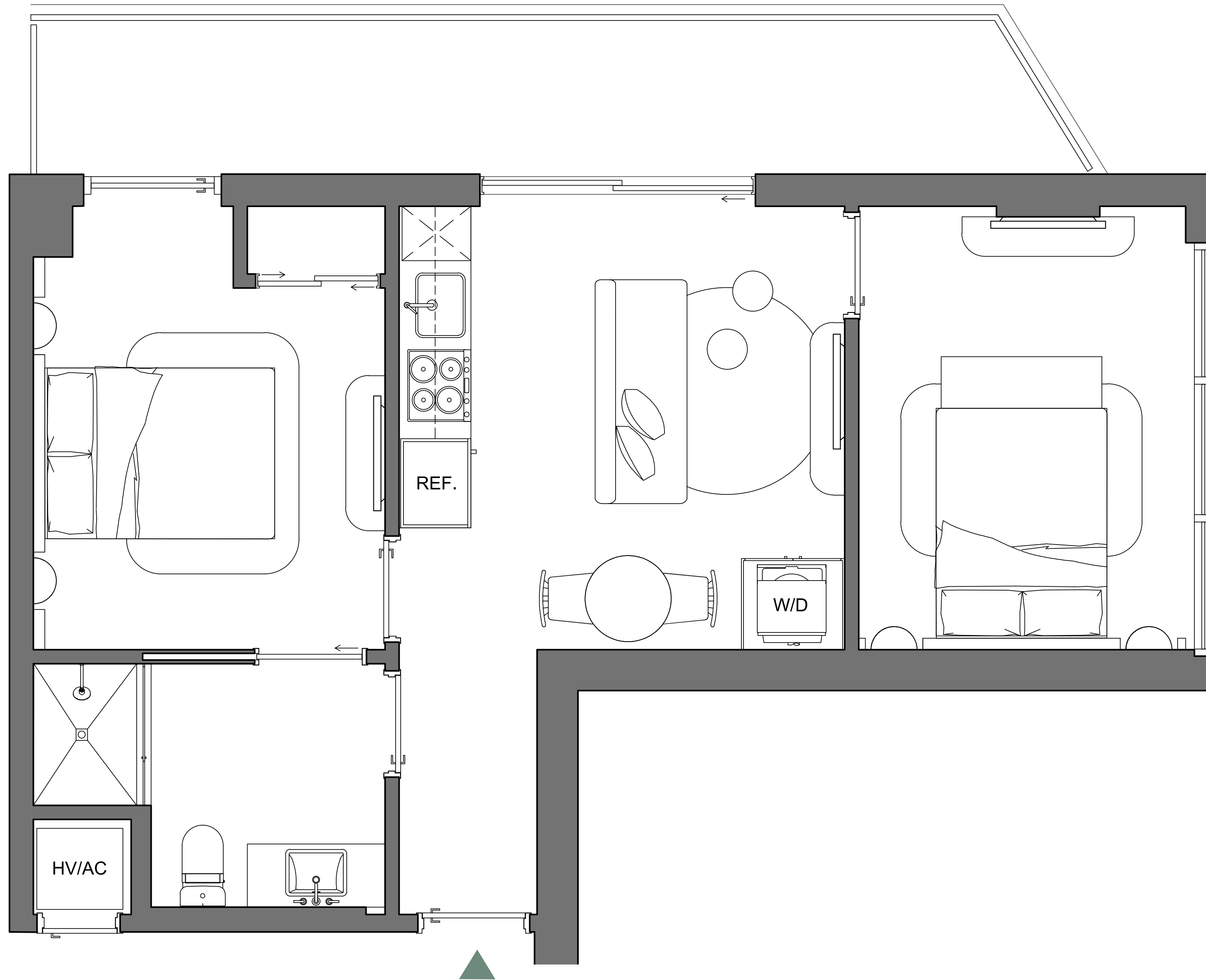
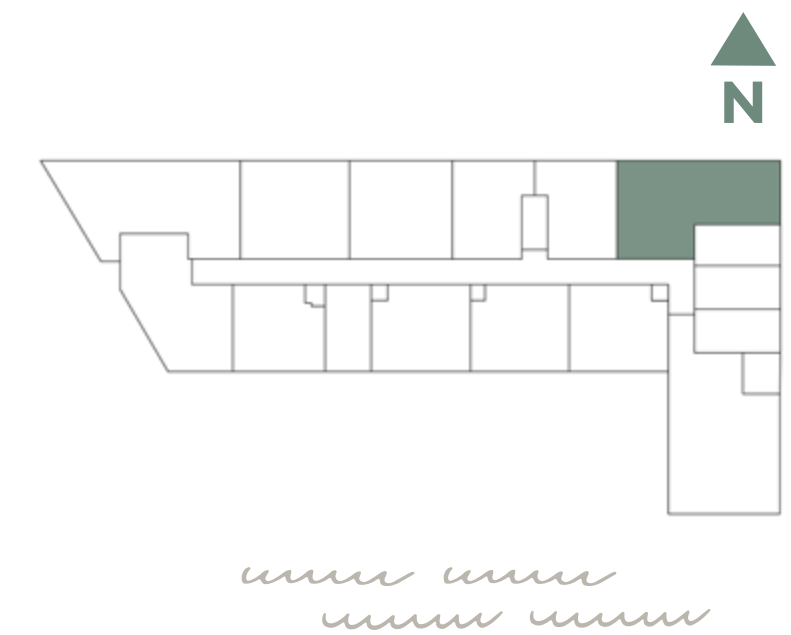
A5/01

**DOS DORMITORIOS / UN BAÑO**

INTERIOR 620 SQFT | 58 M2

EXTERIOR 149 SQFT | 14 M2

**TOTAL 769 SQFT | 71 M2**



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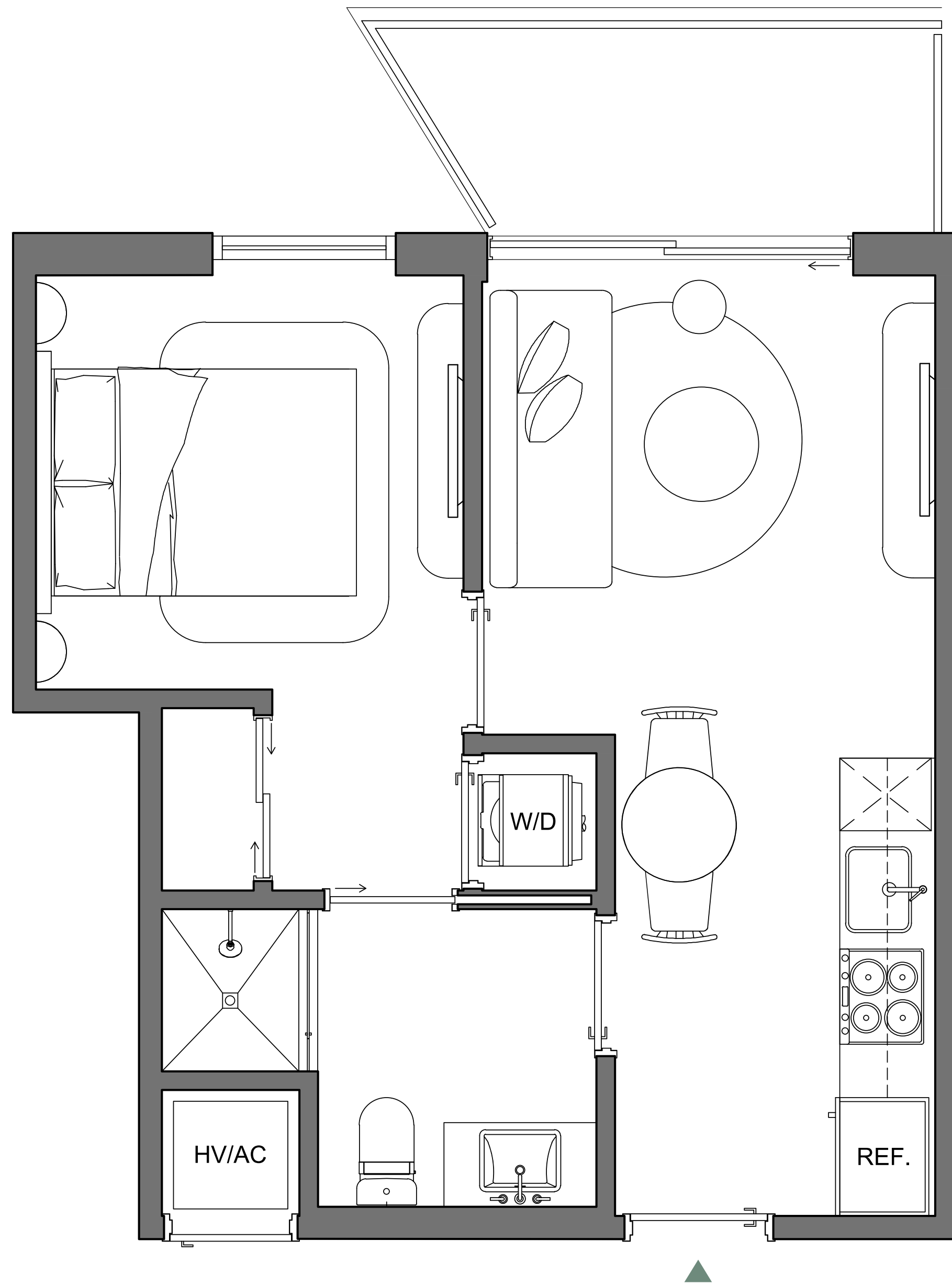
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LEFFERTS

# PALMA

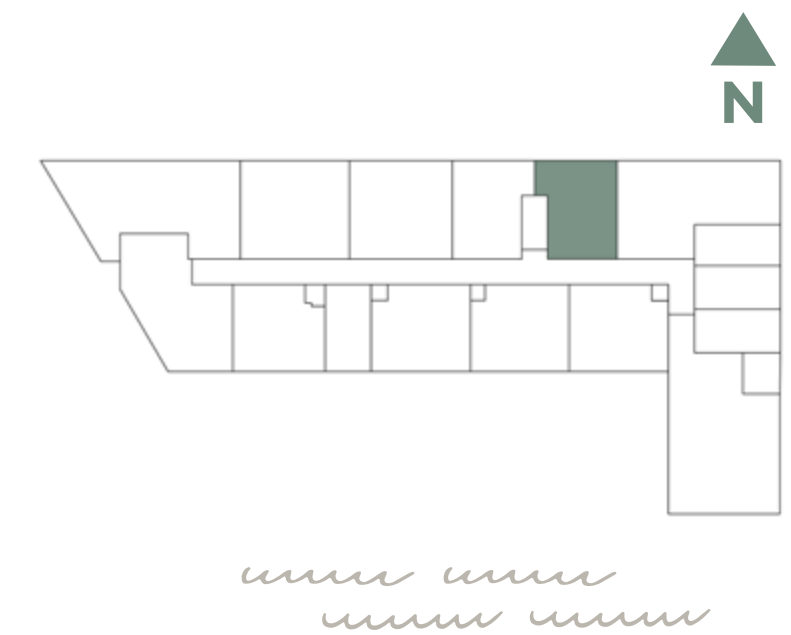
MIAMI BEACH RESIDENCES



A7/03

**UN DORMITORIO / UN BAÑO**

INTERIOR	410 SQFT   38 M2
EXTERIOR	58 SQFT   5 M2
<b>TOTAL</b>	<b>468 SQFT   43 M2</b>



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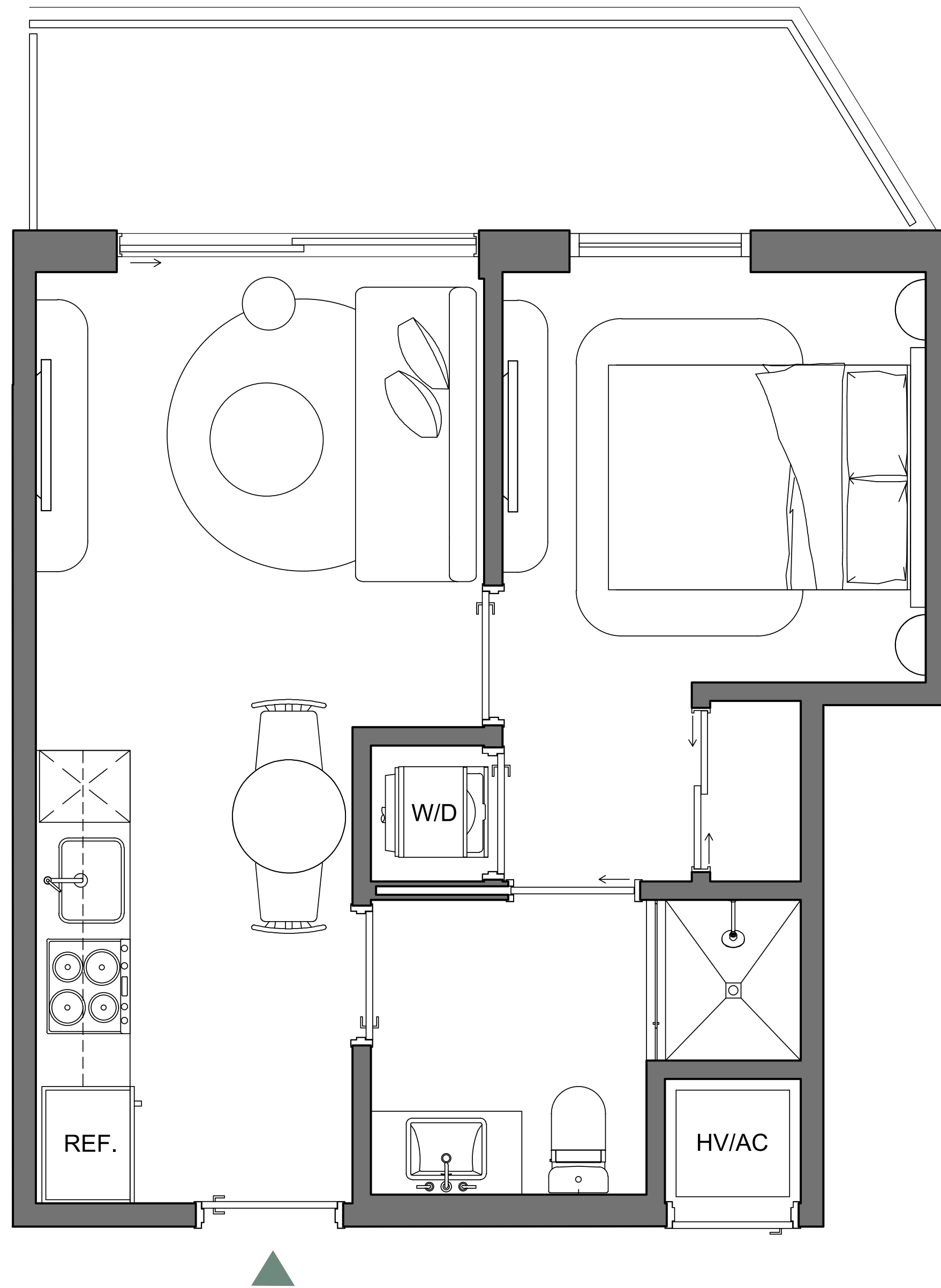
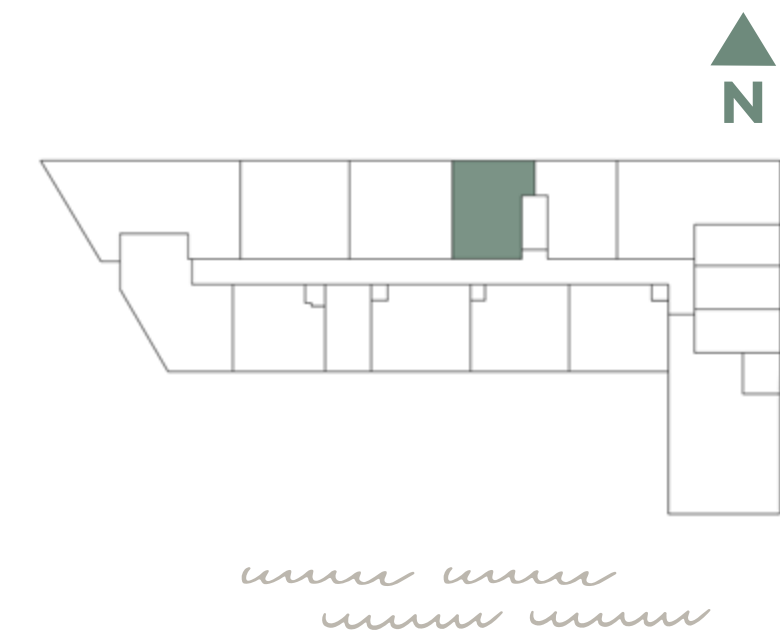
# PALMA

MIAMI BEACH RESIDENCES

A7/05

**UN DORMITORIO / UN BAÑO**

INTERIOR	405 SQFT   38 M2
EXTERIOR	90 SQFT   8 M2
<b>TOTAL</b>	<b>495 SQFT   46 M2</b>



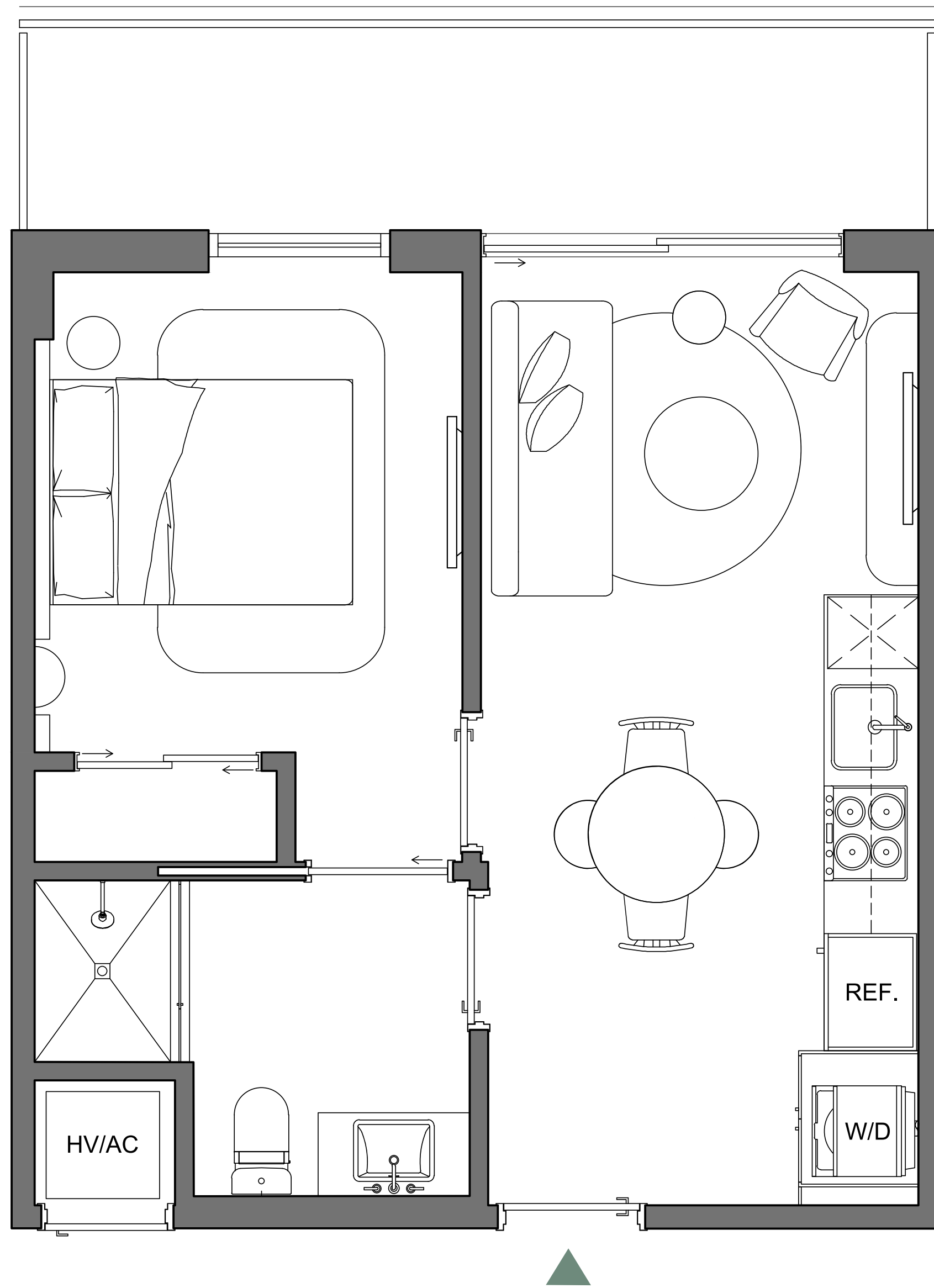
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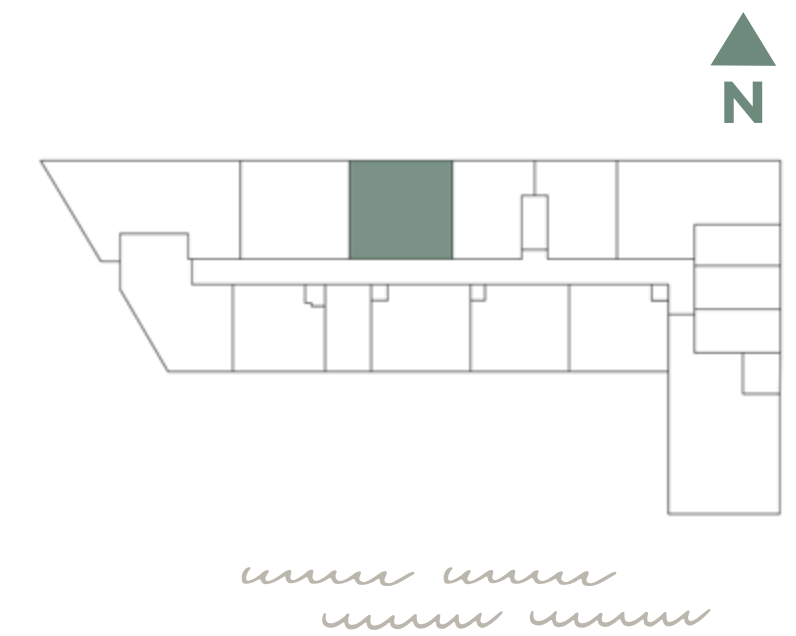
MIAMI BEACH RESIDENCES



A6/07

**UN DORMITORIO / UN BAÑO**

INTERIOR	442 SQFT   41 M2
EXTERIOR	99 SQFT   9 M2
<b>TOTAL</b>	<b>541 SQFT   50 M2</b>



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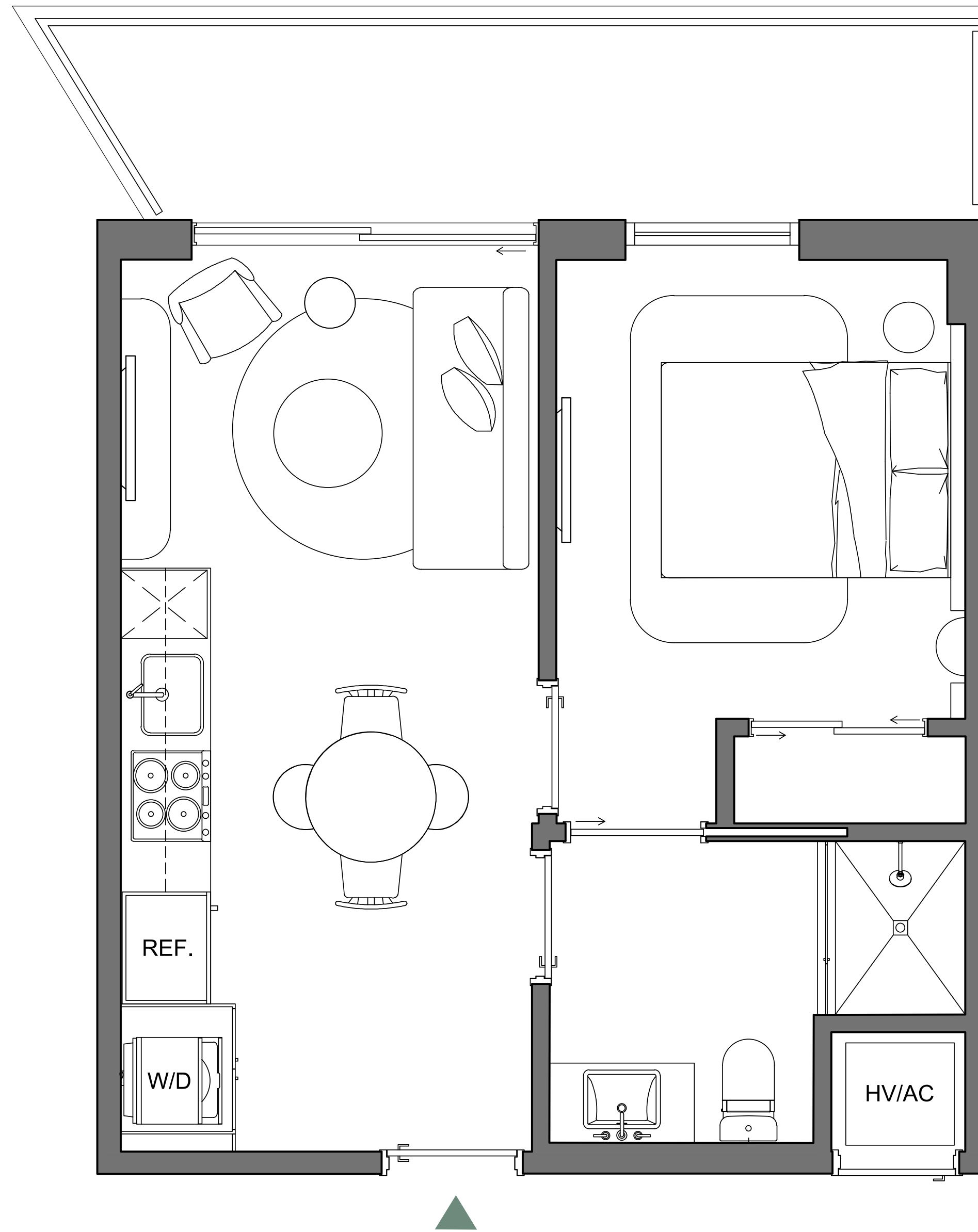
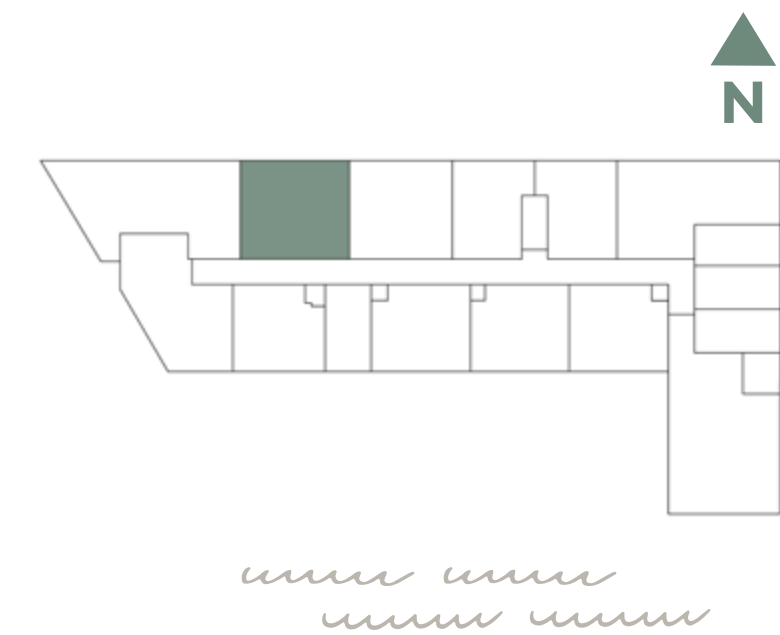
# PALMA

MIAMI BEACH RESIDENCES

A6/09

**UN DORMITORIO / UN BAÑO**

INTERIOR	440 SQFT   41 M2
EXTERIOR	102 SQFT   9 M2
<b>TOTAL</b>	<b>542 SQFT   50 M2</b>



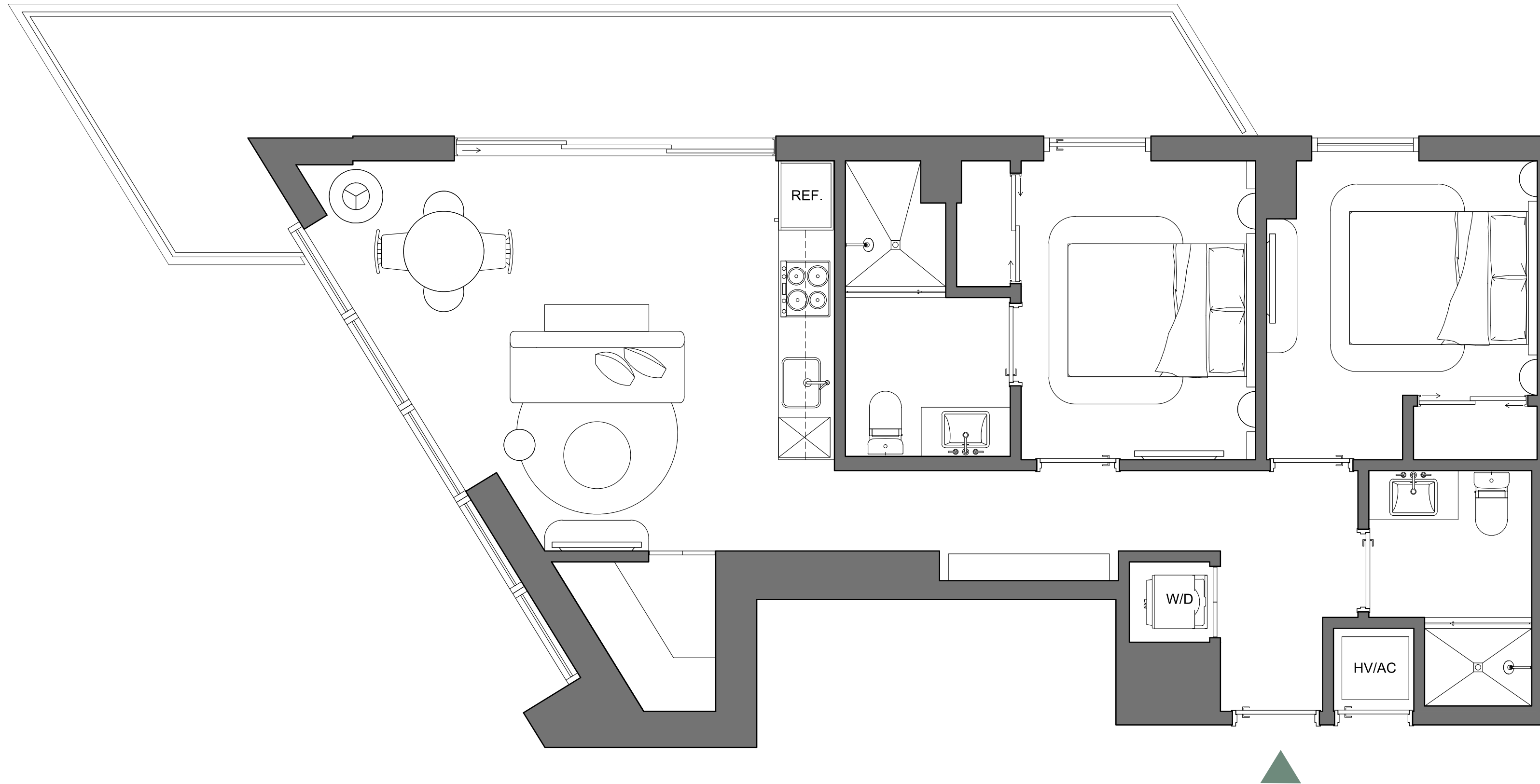
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# PALMA

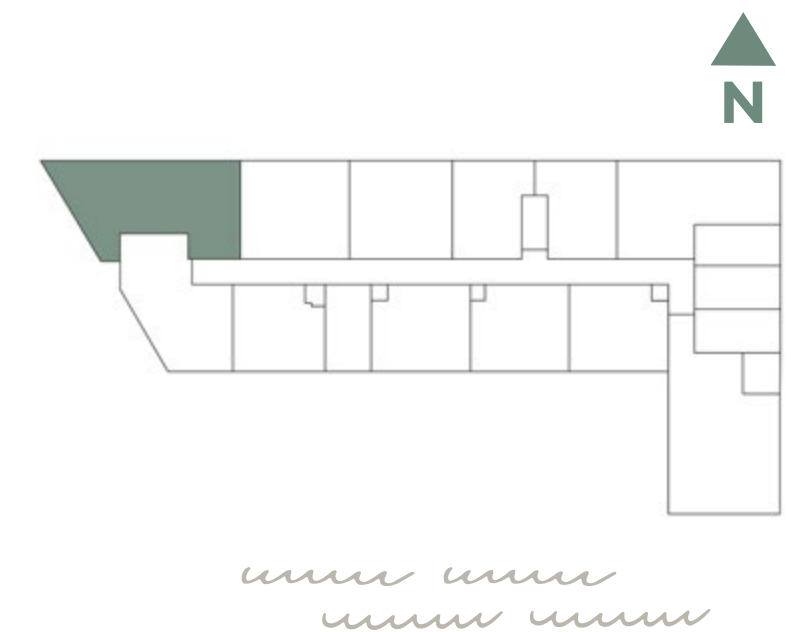
MIAMI BEACH RESIDENCES



B2/11

**DOS DORMITORIOS / DOS BAÑOS**

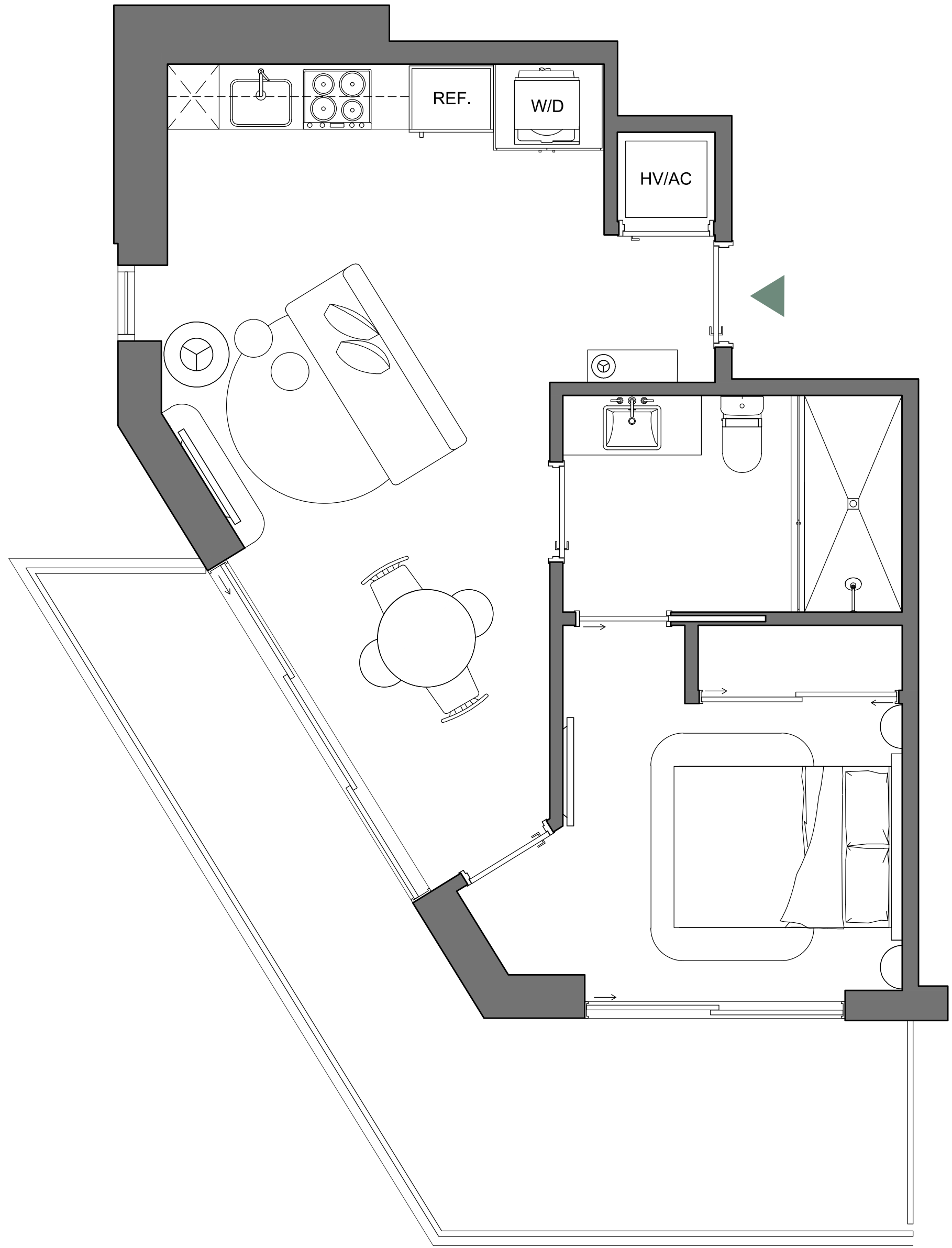
INTERIOR 843 SQFT | 78 M2  
 EXTERIOR 243 SQFT | 23 M2  
**TOTAL 1,086 SQFT | 101 M2**



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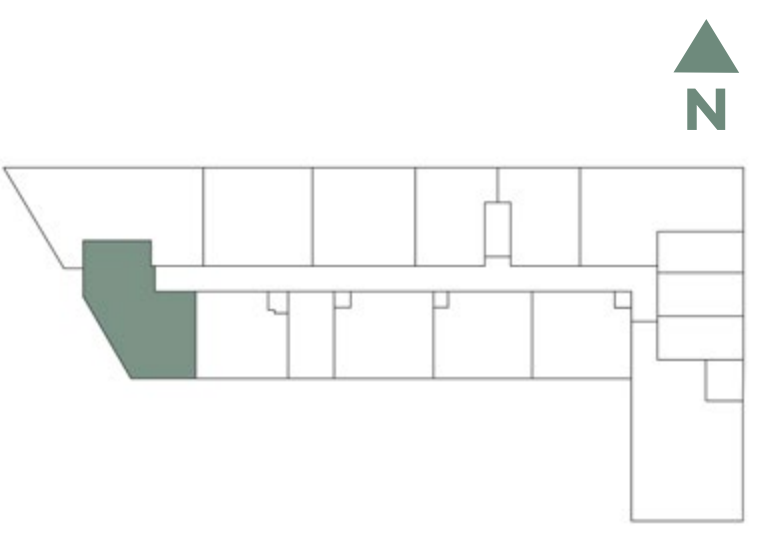
# PALMA

MIAMI BEACH RESIDENCES

A4/12

**UN DORMITORIO / UN BAÑO**

INTERIOR	558 SQFT   52 M2
EXTERIOR	201 SQFT   19 M2
<b>TOTAL</b>	<b>759 SQFT   71 M2</b>



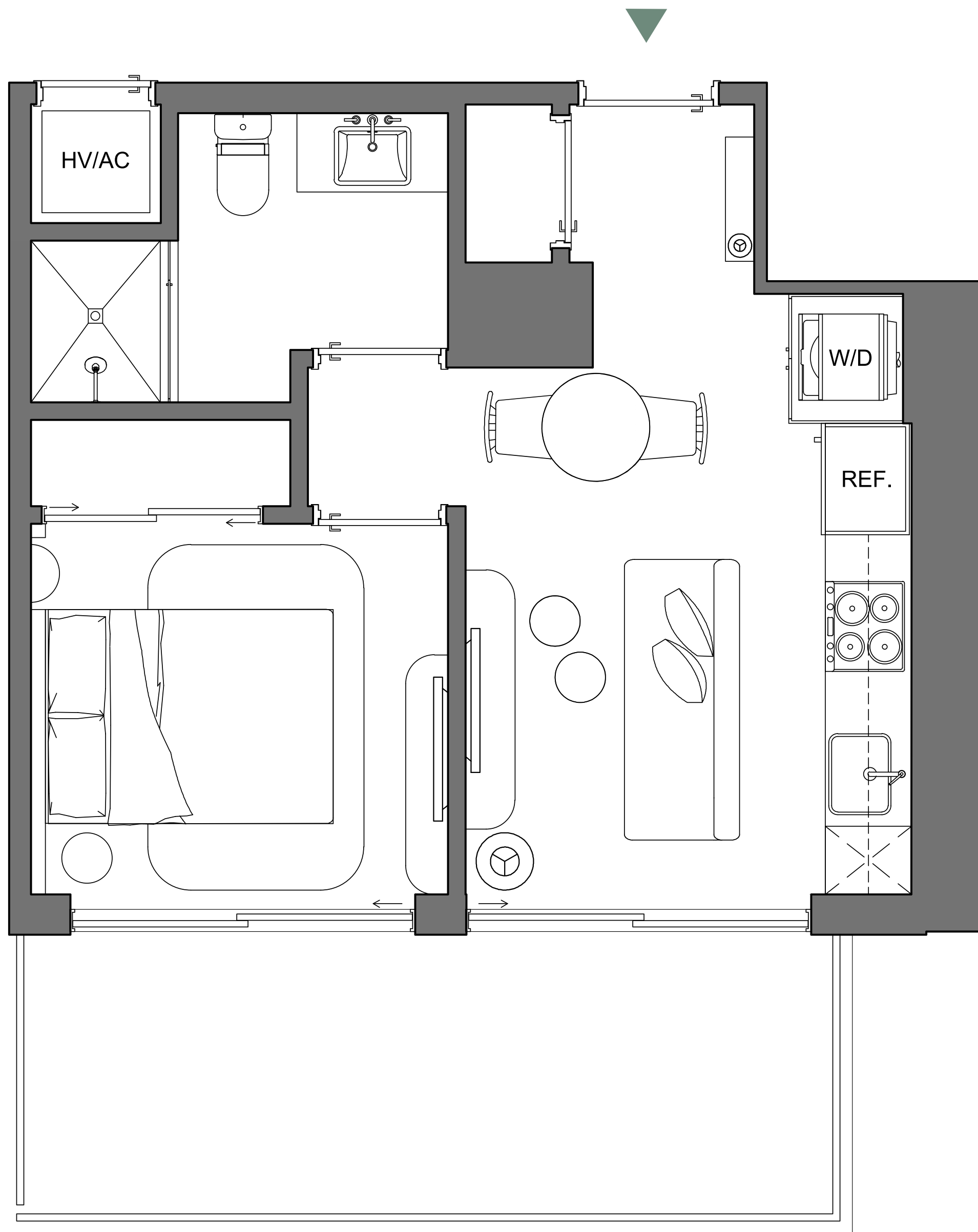
*www.lefferts.com*



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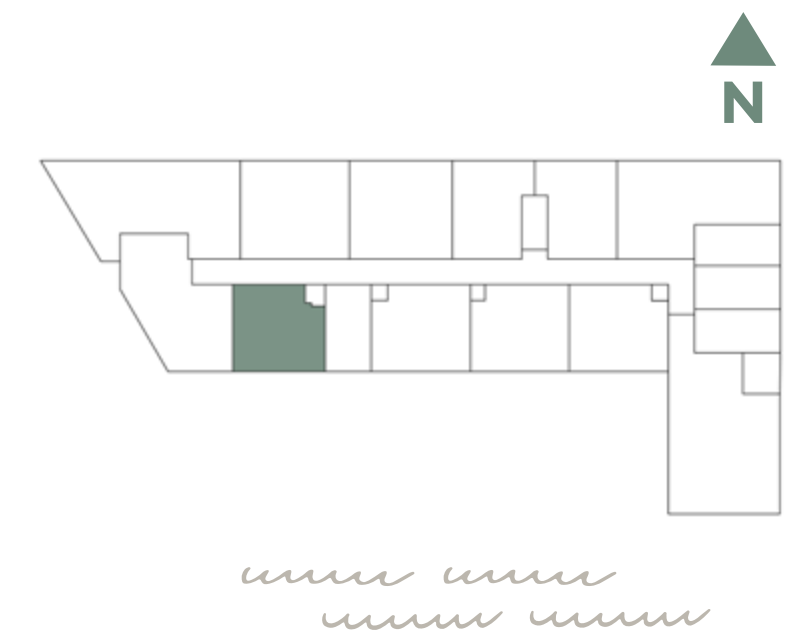
# PALMA

MIAMI BEACH RESIDENCES

A10/10

**UN DORMITORIO / UN BAÑO**

INTERIOR 426 SQFT | 40 M2  
 EXTERIOR 135 SQFT | 12 M2  
**TOTAL 561 SQFT | 52 M2**

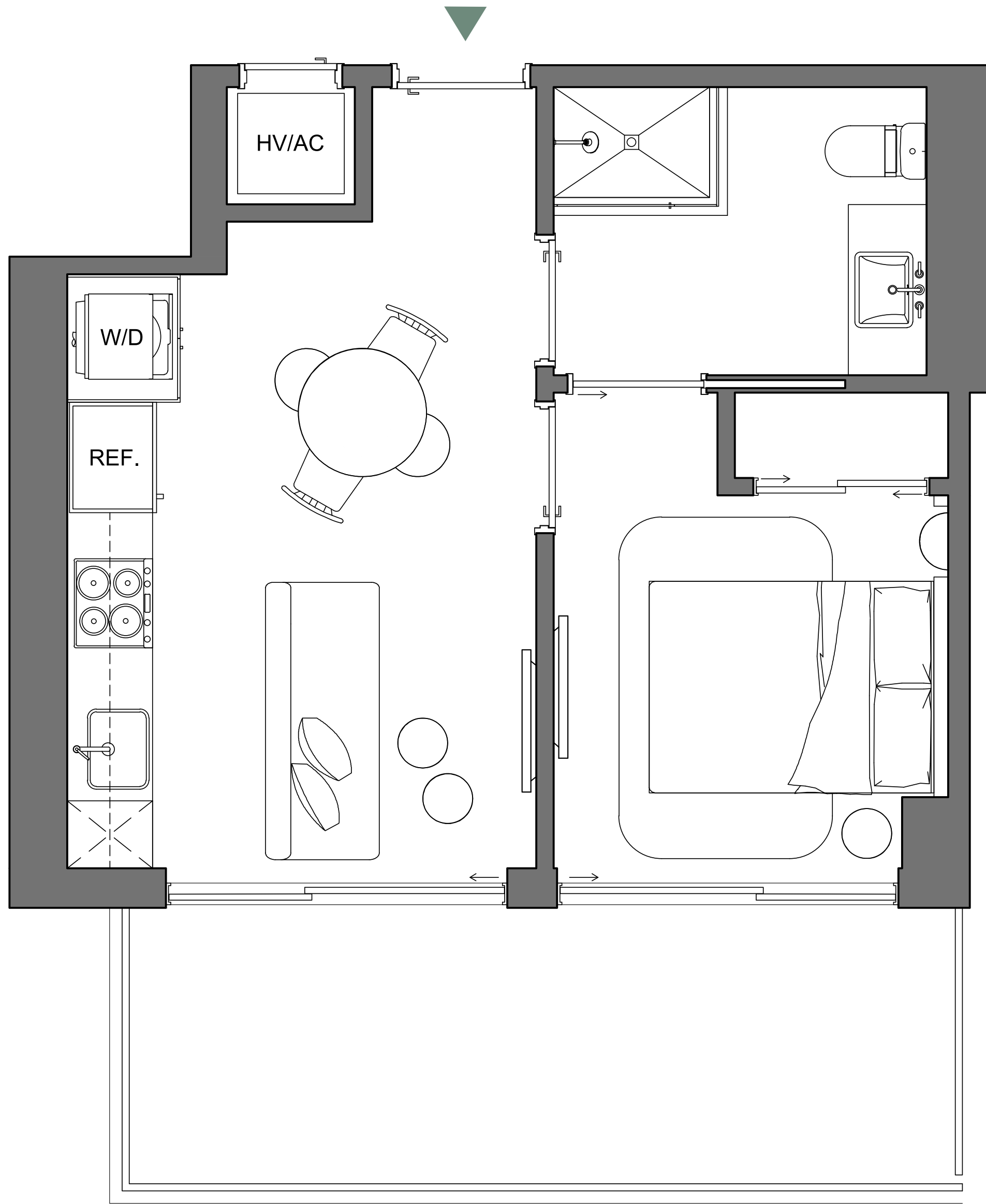


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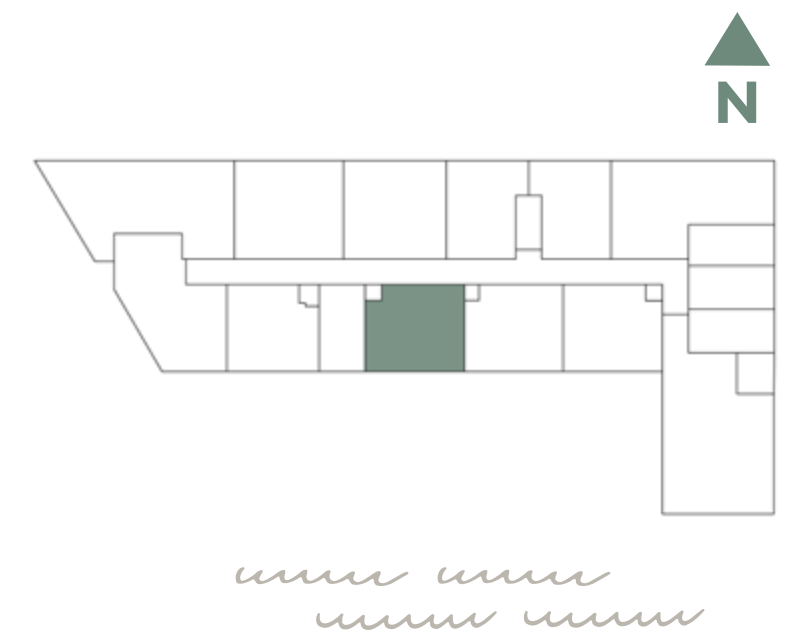
# PALMA

MIAMI BEACH RESIDENCES

A1/08

**UN DORMITORIO / UN BAÑO**

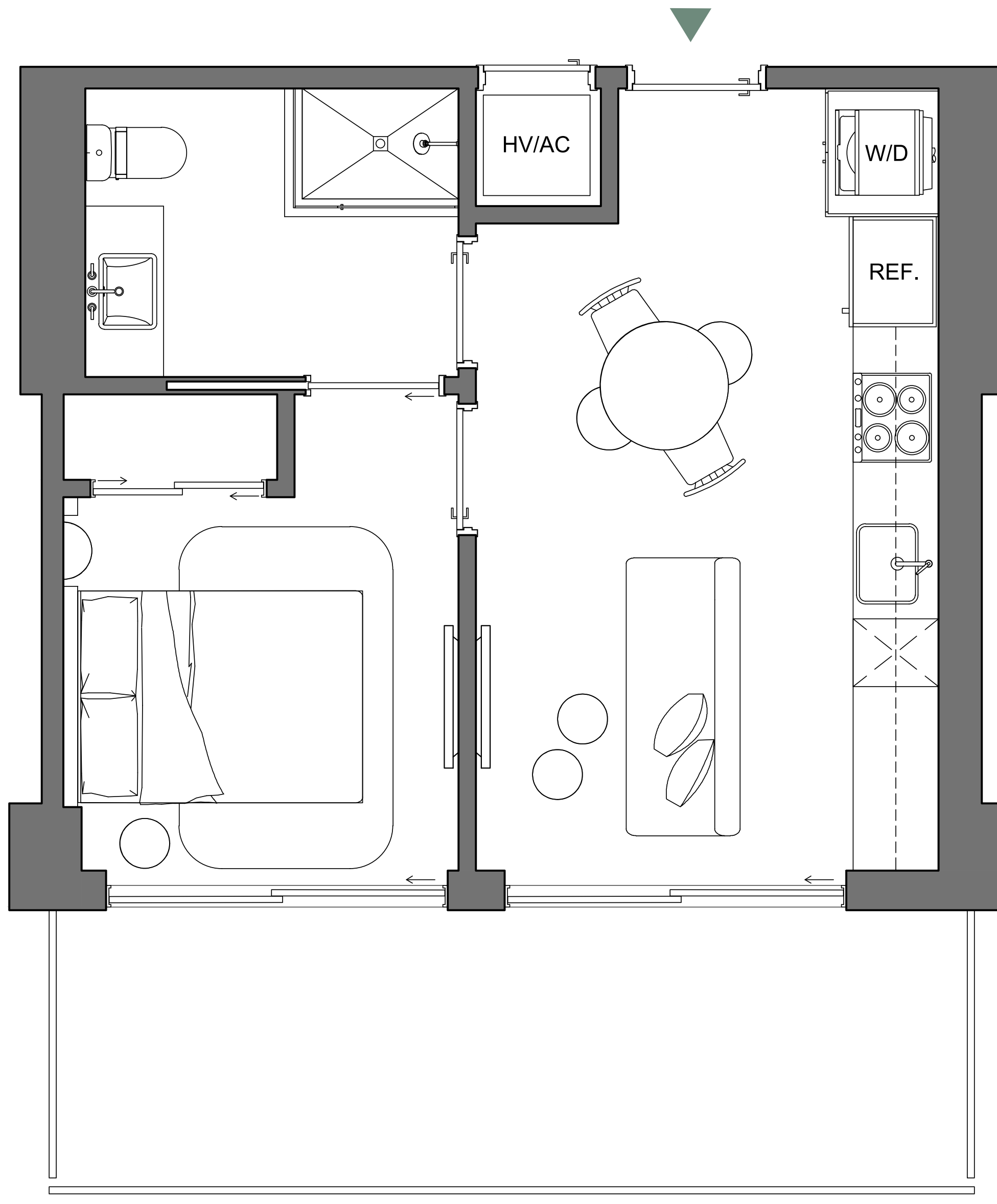
INTERIOR	408 SQFT   38 M2
EXTERIOR	140 SQFT   13 M2
<b>TOTAL</b>	<b>548 SQFT   51 M2</b>



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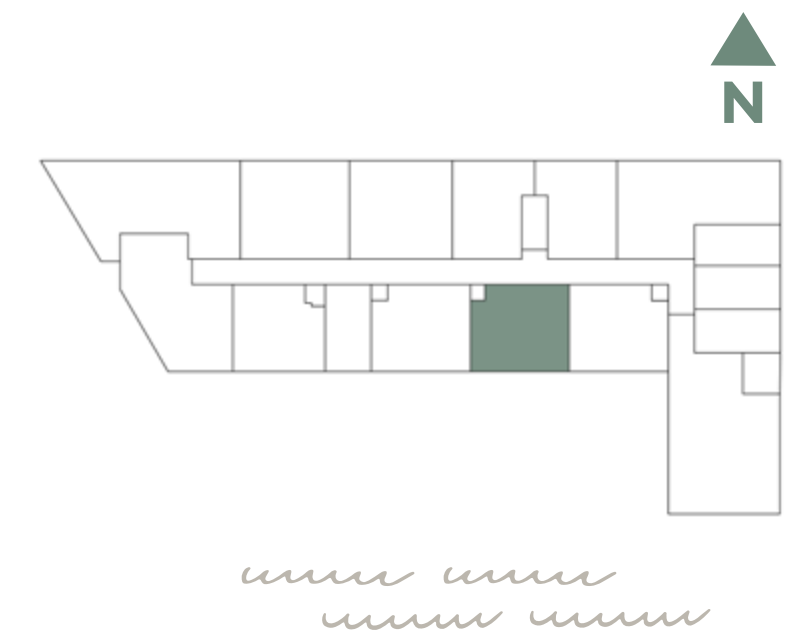
# PALMA

MIAMI BEACH RESIDENCES

A1B/06

**UN DORMITORIO / UN BAÑO**

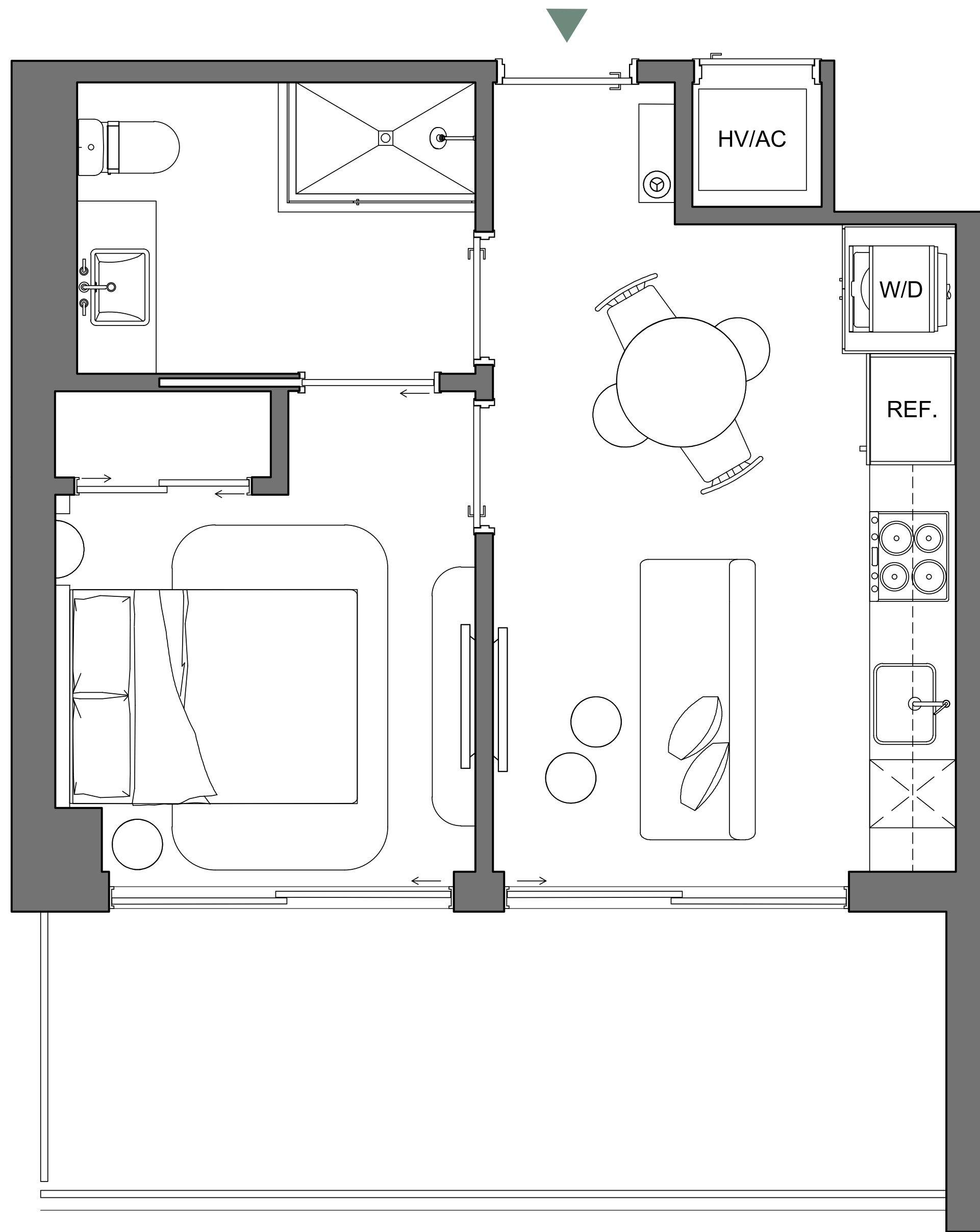
INTERIOR	423 SQFT   39 M2
EXTERIOR	151 SQFT   14 M2
<b>TOTAL</b>	<b>574 SQFT   53 M2</b>



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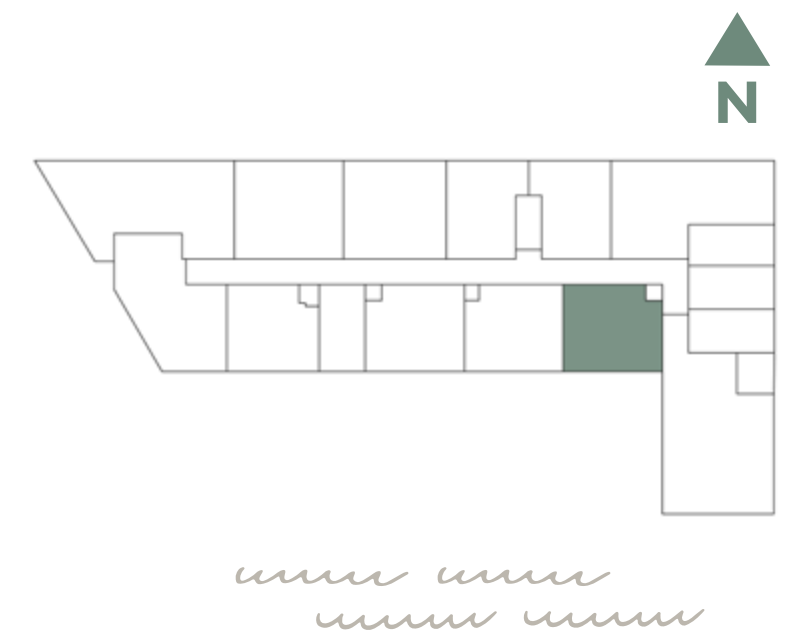
# PALMA

MIAMI BEACH RESIDENCES

A1C/04

**UN DORMITORIO / UN BAÑO**

INTERIOR	413 SQFT   39 M2
EXTERIOR	150 SQFT   14 M2
<b>TOTAL</b>	<b>563 SQFT   52 M2</b>



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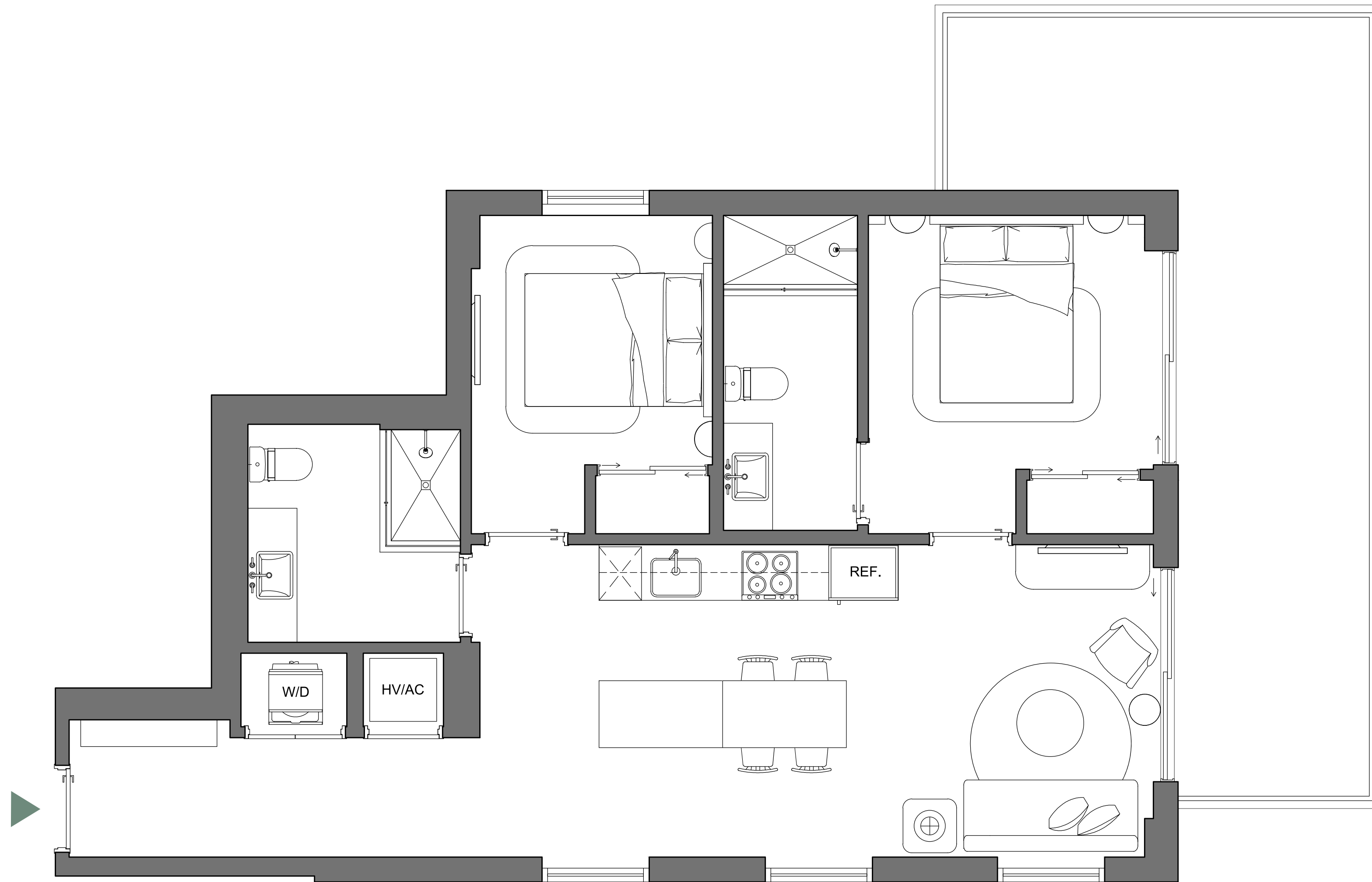
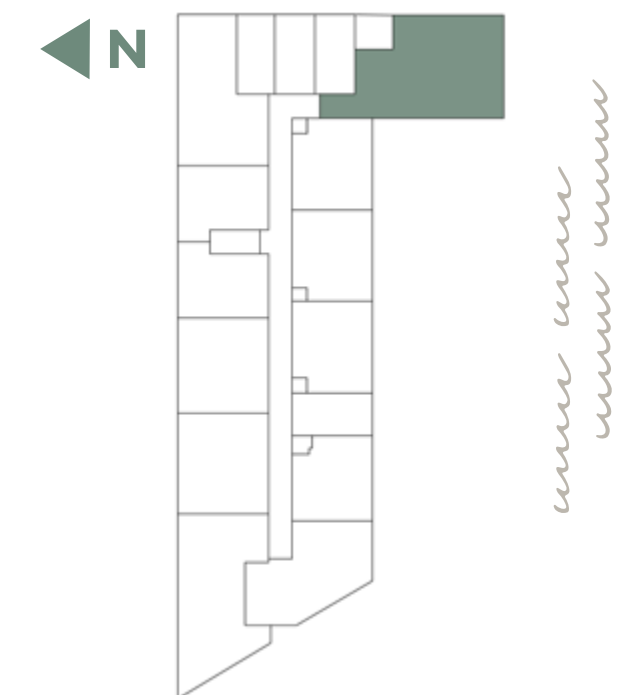
# PALMA

MIAMI BEACH RESIDENCES

B1/02

**DOS DORMITORIOS / DOS BAÑOS**

INTERIOR	889 SQFT   83 M2
EXTERIOR	291 SQFT   27 M2
<b>TOTAL</b>	<b>1,180 SQFT   110 M2</b>



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LEFFERTS

# EL EQUIPO

## DESARROLLADOR | **LEFFERTS**

Lefferts es una fuerza incomparable en el ámbito del desarrollo inmobiliario privado en Nueva York y el sur de Florida. Establecida en el vibrante panorama de la ciudad de Nueva York, Lefferts emerge como una fuerza preeminente en el dominio del desarrollo inmobiliario privado, contando con un rico legado que abarca más de dos décadas. Con una dedicación firme a la excelencia y la sostenibilidad, Lefferts crea propiedades residenciales y comerciales excepcionales que trascienden los límites convencionales, encarnando la innovación, la calidad y la inclusividad.

## ARQUITECTO | **BUILT FORM**

Built Form proporciona un diseño residencial intransigente que embellece los horizontes de muchas grandes ciudades y cuenta con residencias interiores que son una perfecta combinación de forma y función.

## DISEÑO INTERIOR | **STUDIO RAMIREZ**

Studio Ramirez define una nueva era de interiores de lujo con su fresca iteración de más de 20 años de historia en diseño interior. El creciente portafolio del estudio es un tributo a su capacidad para enfrentar desafíos de diseño y crear soluciones conmovedoras.

## ARQUITECTURA PAISAJÍSTICA | **KEITH**

Durante más de seis décadas, KEITH ha estado proporcionando soluciones de diseño en todo el estado de Florida y el Caribe, creando oasis tropicales y exuberantes jardines que son elegantes y acogedores.





# PALMA

MIAMI BEACH RESIDENCES



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



LEFFERTS

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