



Unique Opportunity to Own a Luxuriously Designed Townhome in the Heart of Miami Beach

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| Located in Miami Beach, on the corner of 17th Street & Jefferson Avenue | Four levels of interior living + rooftop terrace |
| Situated a block from Lincoln Road and minutes from Sunset Harbour and the ocean. | 3,391 - 3,438 SF of interior space |
| Villa17 offers a perfect blend of convenience and tranquility in a quaint, private neighborhood. | 4 bedrooms + 4.5 bathrooms |
| Prices range from \$3.5M - \$4.0M | 10-ft ceilings with exquisite finishes |
| | 2-car climate-controlled private garages |
| | Private rooftop terraces |

Townhome Base Model Finished Features

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| Interior elevator from garage to rooftop | Pre-wired for smart home automation |
| Poliform, Molteni & C, or Yodezeen kitchens | Base security, camera & Ring system |
| Stone countertops in kitchen & bathrooms | Indirect lighting in kitchen & primary bathroom |
| Miele appliance package & coffee system | Wood or porcelain flooring selections |
| Integrated wine refrigerator | Bathrooms designed by Antoni Lupi |
| Poliform closets in primary bedroom | Toto toilet in primary bathroom |
| Smart dimmer switches | Premium plumbing fixtures |

Upgrades Available for Purchase

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| + Bespoke turn-key furniture package (3 furniture packages to choose from) | + Rooftop design options |
| + Premium, fully-custom turn-key option by Yodezeen | + Amenity package options |
| + Interior customization options | + Smart home automation |
| | + Smart controlled shades & blackouts |

