

# LOUVER HOUSE

## FACT SHEET

ADDRESS: 311 MERIDIAN AVENUE, MIAMI BEACH, FLORIDA 33139

DEVELOPER: MAST CAPITAL

ARCHITECT & DESIGNER: RENE GONZALEZ ARCHITECT

LANDSCAPE ARCHITECT: SAVINO & MILLER DESIGN STUDIO

STORIES: 4 + ROOF TOP TERRACE

UNITS: 12     UNIT MIX: 3 BEDROOMS 3.5 BATHS

SQUARE FOOT RANGE: 2,088 – 2,432 SQ FT.

PRICE RANGES: \$1.9M – \$3.6M

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### LOCATION

- Exclusive South of Fifth Location
- Steps from the beach
- Steps from the most exclusive Miami Beach restaurants

### AMENITIES

- Gated Entry
- Secured Garage Parking
- 24 hour security video surveillance
- 400 sq ft State-of-the art fitness center
- Outdoor yoga studio
- Rooftop garden deck
- Infinity edge pool

- Full time residential manager
- WIFI/High Speed Internet Access in Common Areas
- Electric Vehicle Charging Station in select locations

### RESIDENCES

- Ornare Designed Kitchen Cabinets w/ quartz countertops
- High end designer bathroom fixtures
- Sub-Zero and Wolf appliances
- Elegant floating designed bathroom vanities
- Frameless, glass-enclosed showers
- 13 feet deep by 37 feet wide private terraces with glass railings on select units (up to 531 square feet of outdoor living)
- Spacious, walk-in closets

- Smart-technology ready
- 8 foot solid core doors throughout
- Sound insulated walls throughout
- Spacious, flow-through open floor plans with 10 foot ceilings
- Full-sized, front-loaded washer and dryer in every residence
- Private rooftop terraces and spas for penthouse residences
- Floor-to-ceiling energy efficient windows
- Private high speed elevators
- Two (2) covered parking spaces per residences
- Pet Friendly building