



METROPICA

SUNRISE, FLORIDA

DEVELOPMENT

METROPICA ONE | DESIGNED BY YOO

DEVELOPER

Metropica Development, LLC

LOCATION

2000 Metropica Way
Sunrise, Florida 33323

TOTAL RESIDENCES

263

STORIES

28

UNIT MIX

1, 2 and 3-bedroom

SIZE RANGE

740 – 1,379 square feet

GROUNDBREAKING DATE January
2017

EXPECTED TOP OFF

February 2018

EXPECTED DELIVERY

Fourth quarter of 2018

PROJECT DESCRIPTION

METROPICA ONE, Designed by YOO will be located within a 65-acre master planned development. The community will provide a multitude of amenities such as

- Conveniently located shopping and retail stores
- Multitude of restaurant dining experiences
- Outdoor wifi stations to enable enjoyment of green spaces
- Five-star health, wellness and fitness facility
- A resort-styled, South Beach inspired “beach club”
- A community oasis that will provide a retreat from the residential towers into a serene setting
- 7th floor recreational amenities featuring:
 - tennis club
 - mini-soccer fields
 - Basketball courts
 - Beach club with infinity pool, and more.

BUILDING AMENITIES

- Resort-style pool with sun-shelf lounging area
- Pool-side cabanas and shaded lounge areas
- Fully equipped 24-hour fitness center featuring multipurpose fitness studio
- Indoor and outdoor massage therapy rooms and indoor steam room and sauna
- Two full size tennis courts
- Outdoor area for yoga classes
- Outdoor cross-training facilities
- High-speed WIFI throughout all common areas
- 24-hour concierge and security service
- Full time maintenance staff
- Indoor clubroom with bar, lounge, catering kitchen and event / party space
- Outdoor summer kitchen and dining areas
- Outdoor game area
- Children’s indoor play areas
- Indoor surround sound movie theater
- Bike share and repair facility
- Starbucks coffee lounge
- Signature ‘Pet Respite’ featuring indoor pet facilities, including dog grooming
- Climate-controlled storage facilities (available as an upgrade)
- Resident Package Concierge Program

RESIDENCES FEATURES

FEATURES

- Imported porcelain tile throughout the living room and bedroom areas
 - Incredible sunset views of the Everglades natural beauty and urban lifestyle
 - Owners have the option to select from two different base YOO finish selections and various upgrade options
 - Open floor plans with floor-to-ceiling glass windows and smooth-finish 9' or 10' ceilings in all living spaces
 - Spacious terraces with glass railings directly accessible from living areas and wrap-around terraces in all corner units
 - Spacious walk in closets in all master bedrooms
 - Pre-wired for high-speed communications
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- Smart-home technologies that integrate into the building amenities and professional concierge services

DESIGNER KITCHENS

- Imported porcelain tile floors
 - Premium contemporary European-style cabinetry of varying styles preselected by Yoo studios
 - Imported quartz countertops
 - Designer stainless steel appliances, including counter-depth, French-door refrigerator, cooktop and oven, microwave and dishwasher
 - Oversized stainless steel zero radius square edge sink
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- Designer plumbing fixtures by Hansgrohe

CONTEMPORARY BATHS

- Imported porcelain tile in the bathroom
- Premium contemporary cabinetry
- Designer plumbing fixtures by Hansgrohe
- Imported stone vanity tops and designer mirrors
- Double sinks in master baths
- Oversized tubs and frameless glass-enclosed showers in select residences
- Powder room in select residences

DESIGN TEAM

This flagship residential building is a design-collaboration of

YOO | INTERIOR DESIGN

Founded in 1999 by international property entrepreneur John Hitchcox and ubiquitous designer Philippe Starck, YOO is a residential and hotel design company offering the creative visions of world renowned designers Philippe Starck, Marcel Wanders, Jade Jagger, Kelly Hoppen, Steve Leung and the YOO Studio. With 51 projects in 40 cities and 26 countries, throughout Asia, Africa, Australia, Europe, North and South America and the Middle East, YOO is a thoroughly international lifestyle brand.

OPPENHEIM ARCHITECTURE + DESIGN | ARCHITECTURE

Chad Oppenheim, lead designer and principal of Oppenheim Architecture + Design, is a Miami based international architect whose award-winning work encompasses all realms of design, ranging from largescale urban architecture, hotels and resorts, and luxury homes to interiors and furnishings. Founded in 1999, Oppenheim Architecture + Design has garnered global recognition for socially and environmentally conscious architecture, as well as setting trends in the sustainable and humanitarian sectors. An alchemist of atmosphere, Oppenheim transforms the prosaic into the poetic, eliciting a site's inherent power through passion and sensitivity towards man and nature. Projects spanning 25 countries have garnered the firm more than 50 industry distinctions, including over 40 AIA Awards.

EDSA | SUSTAIN GOING GREEN

For more than 50 years, EDSA, an internationally renowned planning, landscape architecture and urban design firm, has been creating sustainable outdoor environments to live, work, learn and play.

EDSA operates under the premise that successful urban environments are destinations that combine development and open spaces to create an exciting, viable neighborhood fabric. Through careful planning and analysis, EDSA urban projects are designed to provide optimal benefits to the surrounding community while addressing the complexities and intricate relationships that tie cities together.

From Malta to Mexico, working in nearly 100 countries across the globe, EDSA is committed to delivering thriving surroundings of both beauty and function.