

OPUS
COCONUT GROVE

FACT SHEET



BOUTIQUE BUILDING WITH ONLY 14 RESIDENCES IN COCONUT GROVE

ARCHITECTURE by the award-winning office Kobi Karp Architecture

INTERIOR DESIGN by the renowned Brazilian office João Armentano

LANDSCAPE DESIGN by David O. Inc. Landscape Architecture

PROPERTY DIFFERENTIALS

1 residential tower with only 14 apartments located in the prime area of Coconut Grove

Just 4 floors of apartments ensure greater privacy and exclusivity for residents

Ground floor parking with 2 or 3 spaces per apartment

Intimate lobby with over 12 feet decorated ceilings

Mezzanine with kids room, work stations, wine cellar, and private storage for each apartment

Penthouse with decorated leisure areas and panoramic city views

24-hour reception

Less than a 5-minute walk to Coconut Grove's main points of interest, such as shops, restaurants, markets, marinas, and hotels.





ROOFTOP



FRONT FACADA



FACADA

DISTINGUISHING FEATURES OF THE APARTMENTS

Spacious and open interiors providing an integrated experience

Well-lit spaces with ample natural light with a ceiling height of up to 12 feet.

Laminated glass windows and doors with high efficiency

Private terraces for each apartment with the possibility of integration with the living area

Gas grill in units 2B, 2D, and Penthouses

High-standard porcelain floors and countertops

Kitchen, bedroom, and bathroom cabinets delivered with European design

Miele natural gas stove

Sub-Zero and Miele appliances

Spacious laundry room to accommodate cabinets, sink, and washer/dryer

Ample bedrooms and bathrooms

Solid wood internal doors

Provision for high-speed internet infrastructure

Provision for home automation infrastructure

High-efficiency thermal insulation on the roof and walls





KITCHEN



PRIMARY BEDROOM



LIVING



PRIMARY CLOSET



AMENITIES

Rooftop pool, gym, and lounge with panoramic views

Covered terrace with outdoor gourmet kitchen and gas barbecue

Exclusive spa with massage room, dry and steam sauna

Workspace with private rooms and conference room on the mezzanine

Private wine cellars for each unit

Children's playroom

24-hour reception, valet service, and security

Private parking

HD security cameras throughout the property

Bicycle storage

Private storage



LOBBY



MEETING ROOM



PLAYROOM



MASSAGE ROOM



ROOFTOP GYM



ROOFTOP POOL



ROOFTOP LOUNGE



ROOFTOP LOUNGE



ARCHITECTURE

KOBI KARP ARCHITECTURE

When it comes to luxury developments, there's no architect better suited to design OPUS COCONUT GROVE than the renowned Kobi Karp. Kobi Karp Architecture & Interior Design is a prestigious firm known for its work on multibillion-dollar projects worldwide, particularly in luxury real estate across South Florida, including hotels, residences, and iconic buildings. Kobi Karp is esteemed for his knack in delivering top-notch designs, catering to celebrities and pioneering structures like Monad Terrace, engineered to withstand hurricanes. Personally invested in the Harbour Grove project, Karp brings his wealth of experience and expertise. Furthermore, his contributions to architecture and philanthropy have earned him numerous accolades and awards.



INTERIOR DESIGN

JOÃO ARMENTANO

For nearly four decades, João Armentano has been a prominent figure in architecture and interior design, renowned for his versatile approach and collaborative projects. His portfolio spans across commercial, residential, and hospitality sectors, boasting renowned projects like the Hotel Unique in São Paulo and the Hotel Carmel Taíba in Ceará.

Armentano's style emphasizes meticulous composition and a unique understanding of the role of interior design in close collaboration with the client. In the interior design concept for the Coconut Grove building, Armentano seamlessly combines relaxed coastal style with contemporary sophistication. The project features an elegant open kitchen, expansive glass facades that integrate indoor and outdoor spaces, and a curation of modern Brazilian furniture, creating intimate and exclusive residential environments.

Visionaries

Meta Development



ANDREW RASKEN

Nascido e criado em Coconut Grove, Andrew dá continuidade ao legado de sua família no ramo imobiliário, acumulando quase duas décadas de experiência de sucesso. Como CEO, corretor credenciado e construtor civil licenciado na Flórida, é reconhecido pela liderança excepcional na concepção e execução de empreendimentos residenciais de alto padrão. Seu envolvimento e dedicação resultaram em um portfólio de residências exclusivas com designs únicos superando o valor de US\$ 30 milhões. Sob sua liderança, a Meta Development prosperou, demonstrando um compromisso inabalável com a qualidade e o luxo no mercado do sul da Flórida, especialmente em Coconut Grove. A profunda perspicácia e a expertise do Andrew se traduzem em uma empresa de estabilidade e prestígio, garantindo aos clientes um investimento não apenas seguro, mas também de valor duradouro.



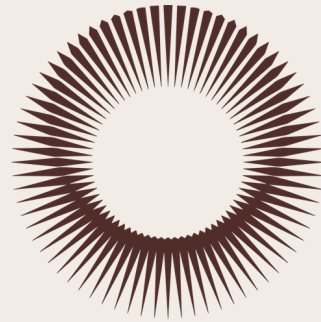
BRUNO BENEVIDES

Head de Originação na Iron Capital e Meta Development, desempenha um papel crucial no avanço e desenvolvimento de projetos imobiliários. Ele é responsável por um portfólio que ultrapassa US\$ 250 milhões, abrangendo diversas classes de ativos no sul da Flórida e em São Paulo, desde a concepção até o financiamento. Com uma capacidade distinta de identificar e cultivar oportunidades que se alinham aos objetivos corporativos, Bruno possui profundo conhecimento do mercado imobiliário e de crédito. Sua visão estratégica e compreensão dos mercados locais são vitais para a liderança e direção estratégica da empresa. Bruno Benevides continua sendo uma força motriz na Meta Development, promovendo o crescimento e solidificando a posição da empresa no competitivo setor imobiliário.



BRUNO GUEDES

Fundador e CEO da Iron Capital, Bruno Guedes preside uma instituição financeira proeminente com sede em São Paulo. Sua influência na gestão de ativos tem sido fundamental para o crescimento e sucesso da empresa, gerenciando uma carteira avaliada em 1 bilhão de dólares. O foco estratégico de Bruno em desenvolvimento imobiliário, operações de crédito, situações especiais e capital de risco posicionou a Iron Capital como uma entidade proativa no setor de desenvolvimento imobiliário do Brasil, com envolvimento atual em projetos de condomínios que totalizam mais de 800 milhões de dólares. Com um olhar perspicaz para oportunidades e uma compreensão abrangente do cenário financeiro, Bruno Guedes conduziu a Iron Capital à liderança no setor. Como Presidente da Meta Development, ele continua a defender a visão da empresa, orientando-a para novos triunfos em finanças e desenvolvimento imobiliário. Sua dedicação à inovação e visão estratégica o torna uma figura significativa no dinâmico campo da gestão de ativos.



OPUS

COCONUT GROVE

DEVELOPMENT



OPUS COCONUT GROVE 3127 SW 27TH AVENUE
MIAMI, FL 33133

SALES



VERBAL AFFIRMATIONS SHOULD NOT BE CONSIDERED DEFINITIVE REPRESENTATIONS OF THE DEVELOPER, META DEVELOPMENT, LLC. REFER TO THE PROMOTIONAL MATERIALS AND LEGAL DOCUMENTS AS STIPULATED BY SECTION 718.503, FLORIDA STATUTES, FOR ACCURATE DEVELOPER DECLARATIONS.

THIS COMMUNICATION IS NOT A SALES OFFER OR A SOLICITATION TO BUY CONDOMINIUM UNITS IN JURISDICTIONS WHERE SUCH ACTIONS ARE UNLAWFUL, AND ELIGIBILITY FOR PURCHASE WILL BE BASED ON RESIDENCY. ONLY THE PROSPECTUS FOR THE OPUS COCONUT GROVE CONDOMINIUM PROJECT PROVIDES RELIABLE STATEMENTS, AND IT SHOULD BE THE PRIMARY SOURCE OF INFORMATION FOR POTENTIAL BUYERS OR LESSEES. THE ARTISTIC ELEMENTS, LIKE SKETCHES AND RENDERINGS, AND LIFESTYLE DEPICTIONS IN THIS PROMOTIONAL BROCHURE ARE CONCEPTUAL PROPOSALS. META DEVELOPMENT RETAINS THE RIGHT TO ALTER OR WITHDRAW THESE PROPOSALS AT THEIR DISCRETION. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON THE ACTUAL CONSTRUCTION PROCESS. THE DESIGN ELEMENTS AND FIXTURES PRESENTED MAY VARY FROM THE INITIAL CONCEPTS TO THE FINAL CONSTRUCTION. THE IMAGES AND PORTRAYALS USED IN THIS BROCHURE ARE CONCEPTUAL AND SHOULD NOT BE RELIED UPON AS DEFINITIVE REPRESENTATIONS OF THE OPUS COCONUT GROVE PROJECT'S EXTERIOR OR INTERIOR. ALL PLANS AND DESIGNS ARE SUBJECT TO OBTAINING THE NECESSARY PERMITS AND APPROVALS, WHICH MAY CAUSE META DEVELOPMENT TO MODIFY THE INITIAL DESIGN PROPOSALS. ACCORDINGLY, META DEVELOPMENT EXPLICITLY RESERVES THE RIGHT TO MAKE CHANGES AS THEY SEE FIT. FOR A DETAILED LIST OF WHAT IS INCLUDED WITH EACH UNIT, PLEASE REFER TO YOUR PURCHASE AGREEMENT AND THE PROSPECTUS. THE LIFESTYLE IMAGES IN THIS BROCHURE MAY BE ILLUSTRATIVE AND TAKEN OFF-SITE TO CONVEY THE INTENDED AMBIANCE RATHER THAN THE ACTUAL CONDOMINIUM OR VIEWS FROM ANY UNIT. THESE IMAGES ARE MEANT TO ILLUSTRATE THE PROPOSED LIFESTYLE AND NOT TO BE INDICATIVE OF ACTUAL OWNERS, GUESTS, OR VIEWS. THE PROSPECTUS IS NOT AN OFFER OF SECURITIES. META DEVELOPMENT, NOR ANY OF ITS REPRESENTATIVES, HAVE MADE ANY GUARANTEES REGARDING FUTURE PROFITS, APPRECIATION IN VALUE, OR THE ECONOMIC BENEFITS OF OWNING A UNIT.

NEARBY ATTRACTIONS OR VENUES MENTIONED HEREIN ARE NOT UNDER THE CONTROL OF META DEVELOPMENT AND MAY BE SUBJECT TO CHANGE. THE DEVELOPMENT OF SUCH OFF-SITE ATTRACTIONS IS BASED ON PUBLIC INFORMATION AVAILABLE AT THE TIME OF THIS PUBLICATION, AND THERE IS NO ASSURANCE THAT THEY WILL EXIST OR BE DEVELOPED AS SHOWN. META DEVELOPMENT, THE DEVELOPER OF OPUS COCONUT GROVE, HAS A LIMITED RIGHT TO USE THE TRADEMARKS AND IMAGERY SHOWN UNDER LICENSE AGREEMENTS. WHILE THE ENTITIES AND SERVICES MENTIONED HEREIN ARE ACCURATE AT THE TIME OF THIS PUBLICATION, THERE IS NO GUARANTEE THAT THEY WILL BE INVOLVED IN THE FINAL DEVELOPMENT. META DEVELOPMENT RESERVES THE RIGHT TO CHANGE ANY MANAGING ENTITIES, DESIGNERS, OR AMENITIES AT THEIR DISCRETION. SOME AMENITIES MAY REQUIRE A SEPARATE FEE AND MAY NOT BE COVERED BY THE CONDOMINIUM ASSOCIATION'S COMMON EXPENSES. ACCESS TO CERTAIN AMENITIES MAY CONTINUE ONLY IF THE ASSOCIATION'S CONTRACTUAL ARRANGEMENTS ALLOW IT. FOR FURTHER DETAILS, CONSULT THE PROSPECTUS. REAL ESTATE BROKERS OR SALES AGENTS ARE NOT AUTHORIZED TO MAKE ANY REPRESENTATIONS ABOUT THE CONDOMINIUM THAT ARE NOT INCLUDED IN THE PROSPECTUS. AGREEMENTS WITH, OR PAYMENTS TO, BROKERS OR AGENTS ARE NOT BINDING ON META DEVELOPMENT. PRICES ARE SUBJECT TO CHANGE AND DO NOT INCLUDE OPTIONAL FEATURES OR PREMIUMS FOR UPGRADED UNITS. CONTACT THE SALES CENTER FOR THE LATEST PRICING. ALL CONTENT, INCLUDING GRAPHICS, RENDERINGS, PHOTOGRAPHS, AND TEXT, IS COPYRIGHTED BY META DEVELOPMENT UNLESS OTHERWISE CREDITED. UNAUTHORIZED REPRODUCTION OF ANY CONTENT IS PROHIBITED. ALL RIGHTS RESERVED BY META DEVELOPMENT, LLC.

575 MADISON AVENUE, NY, NY 10022. 212.891.7000 © 2023 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE, THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.