

ELEVEN ON LENOX



CELEBRATING THE BEACH HOUSE

Nestled in one of South Beach’s most sophisticated neighborhoods, Eleven on Lenox is, as the name suggests, a unique collection of just eleven exclusive townhomes.

Conceived as a “celebration of the beach house” these state of the art residences combine the independent spirit of Miami with the style and prestige of an exclusive address. Realized over three floors, each of these stunning homes is designed to offer a richer, more fluid, more individual way of living. From your own garage to your very own pool, step inside the seamless interior and let your imagination explore this private world of uninhibited luxury – a place to celebrate the sun, the sea and possibilities of Miami Beach.





SWEET SERENITY

Designed throughout by world renowned Charles Allem, shades of sand and stone bring the nearby coast to life, while organic forms and ceramic textures tangibly evoke the beauty of the natural world.



With three expansive floors to explore, Eleven on Lenox has been designed to make life flow as freely as the ocean. Step inside and discover a captivating journey of surprise and delight. On the second floor you'll find a private sanctuary, filled with intimate moments and luxurious lounging. Meanwhile, the third floor gives rise to the ultimate living room – a perfect mix of relaxation and hospitality.



Bright, spacious and inviting, Eleven on Lenox combines coziness and grandeur from the ground up.



In the bathrooms, precision cut Italian tiles effortlessly merge with the custom made stone sinks and vanities.



In the kitchen, parchment colored matte lacquer finishes and white Caesarstone countertops create a flawless unity with the open-plan living space.



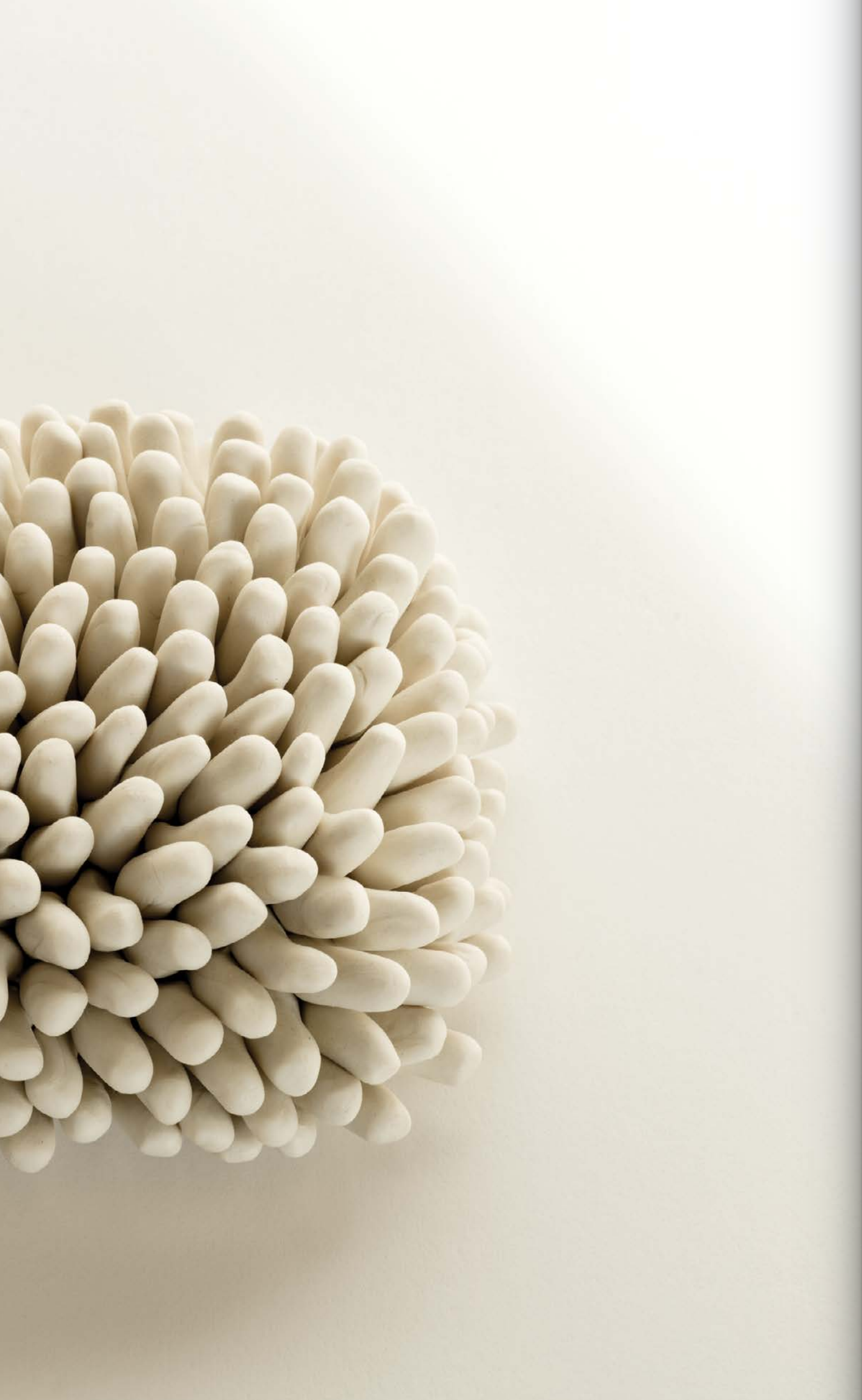
INDULGE YOURSELF

Amenities

When you retreat inside Eleven on Lenox exclusivity is in the very fabric of everyday living, with every feature and amenity designed to be self-contained and at your disposal.

Each townhome includes:

- Exclusive beach club membership
- Double car garage + 2 parking spaces
- Private heated pool
- Poliform kitchen
- Gaggenau appliances
- Duravit toilets
- Dornbracht fixtures
- Pibamarmi marble tub & pedestal sinks
- Resysta trellis offering the look and feel of wood but maintenance free
- Sumptuous textures
- Spine, cantilever stairs
- State of the art security system windows/doors hard wired 4 key pads
- Camera system ready at entrance, garage exterior and rear terrace
- Living room surround sound system with three iPad wiring locations
- Network and wifi ready on every floor
- Smart wiring system for each TV at selected locations
- Audio, video & HVAC ready
- Multi-zone & multi-source ready for family room, kitchen, master suite, master bath and pool area
- Glass garage doors



IN YOUR ELEMENT

Materials

While the sands of Miami Beach can be found just a short walk away, residents of Eleven on Lenox can enjoy the sights and sounds of the shore without ever having to leave home.





1



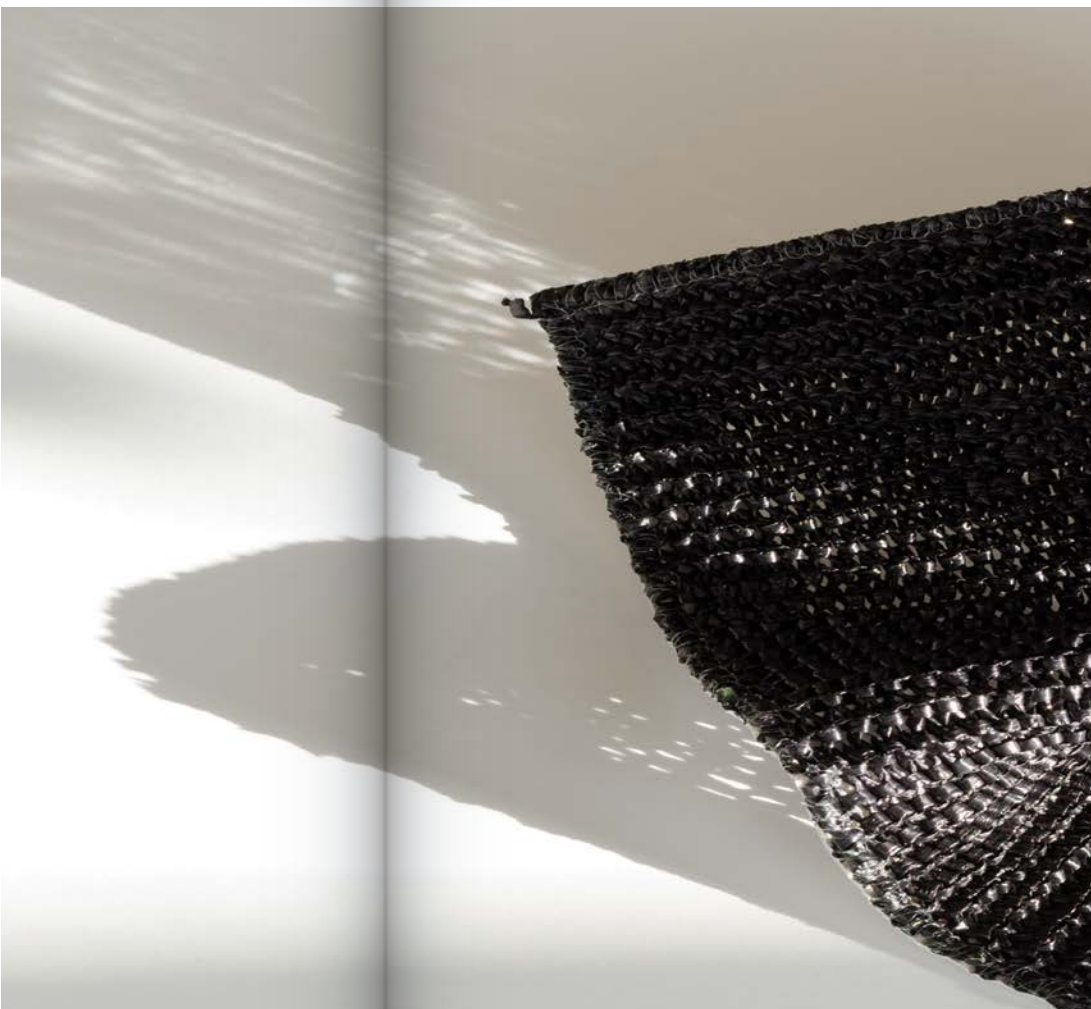
2



3



4



5

Top, left to right:

1.Beaute Glaciale wood for furniture
(optional package)

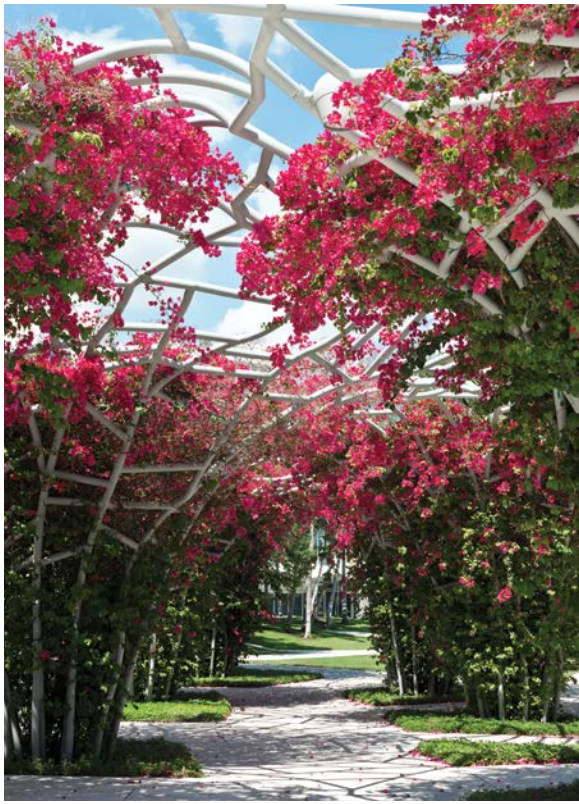
2.Elegant black marble for monolithic powder room
pedestal sinks

3.Caesarstone Quartz countertop kitchen

Bottom, left to right:

4.Pietra di Brera (Light Scheme) flooring, walls and bath
from Pibamarmi

5.Black fabric detail for furniture
(optional package)



Eleven on Lenox's neighbors include the New World Symphony, The Wolfsonian Museum, 1111, and a host of chic eateries and hangouts. Surrounded by culture, shopping, parks and public spaces, Miami's historic Art Deco district lies a little to the east, while the vista of South Pointe provides an inspiring view of Fisher Island.





SHOMA

Eleven on Lenox
1030 15th Street
Miami Beach, FL 33139


Developer
Shoma Group

Architect
Zyscovich Architects

Interior designer
CAD International

Photography
Stephan Goettlicher

Creative Agency
Lemon Yellow

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