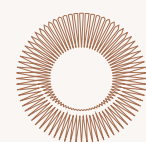


OPUS

COCONUT GROVE



Living well is life's greatest work.





# OPUS

(NOUN | OH-PUS)

The greatest achievement of an artist.

The name OPUS is inspired by the lifelong pursuit of creating perfection. A product only made possible through years of mastery and an unconditional love for one's craft. Our residences embody that very essence. From the architecture to the interior design, each detail is carefully curated by modern artisans to create a space where creativity and inspiration thrive, inviting you to live fuller every day.

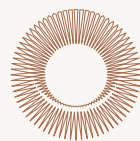


# Discover The Grove

Make yourself at home within the lush enclave of Miami's oldest neighborhood where Banyan trees line quiet streets and green spaces dot the Biscayne Bay shoreline. Once a refuge for artists and intellectuals, Coconut Grove has maintained its bohemian spirit and rich heritage through iconic landmarks like Vizcaya Museum and Gardens and an annual art festival that draws in over 100,000 visitors every year.

"The Grove," as its known by locals, boasts an incredible mix of boutique shops, trendy eateries, public parks, and marinas. Spend a sunny afternoon exploring the urban village of Cocowalk before sitting down at Michelin-starred restaurants like Los Felix and Ariete. Its prime bayside location is also the perfect launching point for boat trips to The Keys and beyond, contributing to its reputation as Miami's sailing capital.

Amidst the urban sprawl, Coconut Grove also stands as an ideal community for growing families with top-rated schools, lush public parks, and a high walkability score that contribute to a higher standard of living.



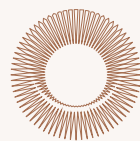
# Coconut Grove



### ATTRACTIONS

- 1 Cocowalk: 0.6 Miles Away
- 2 Coconut Grove Dog Park: 0.8 Miles Away
- 3 Coconut Grove Sailing Club: 0.6 Miles Away
- 4 David T. Kennedy Park: 0.7 Miles Away
- 5 Dinner Key Marina: 0.6 Miles Away
- 6 Grove Island Marina: 1.7 Miles Away
- 7 Peacock Park: 0.7 Miles Away
- 8 Regatta Park: 0.6 Miles Away
- 9 The Barnacle Historic State Park: 1.1 Miles Away
- 10 Vizcaya Museum and Garden: 2.4 Miles Away

# Design Perspective



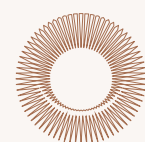
# Step Into OPUS

Organic beauty meets urban luxury in this sanctuary designed by award-winning design firm Kobi Karp and Brazilian architect, João Armentano.

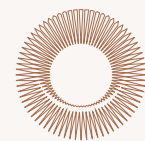
Clean lines of wood and stone leave a lasting first impression with a monolith of Roman travertine and wood slat walls in the lobby. The simple elegance is complemented further by the lushness of your surroundings, always on full display from floor-to-ceiling windows. The innovative wglass panel design of OPUS allows natural light to fill every space, creating a serene indoor-outdoor environment that sets the tone for an elevated way of living.

## AT A GLANCE

- 6 Floors
- 12 Residences
- 2 Penthouses
- 3 and 4 Bedroom Floorplans (1,905 to 3,884 Sq. Ft.)
- 2 to 3 Parking Spaces per Residence



# The Residences



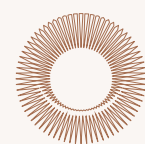


# A Place to Call Home

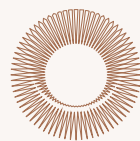
Here, life is an art form. Each unit, ranging from 1,905 to 3,884 square feet, is designed to engage the senses while providing effortless comfort through personal amenities. Whip up a feast in your Italian kitchen, unwind in a spa-like bath, or soak up the sun on your private balcony overlooking the bay or cityscape.

## RESIDENCE FEATURES

- Spacious Open Floor Plan Layout
- Indoor Outdoor Living Experience
- Natural Daylighting and Sustainable Design
- Private Outdoor Terraces with Bay or City Views
- 12-Foot Ceilings with Full-Height Glass Windows and Doors
- Custom Kitchens and Millwork featuring Italian Cabinetry
- Premium Natural Gas Miele and Sub-Zero Appliances
- Pre-Wired for Smart Home Automation and Window Treatments
- High-Efficiency Thermal Insulation for Roofs and Walls



# Floorplans



# Level 2

## Unit 2A 3br/3.5ba

Indoor Area: 1,946 SF  
 Outdoor Living: 325 SF  
 Total Area: 2,271 SF



## Unit 2B 3br/3.5ba

Indoor Area: 2,548 SF  
 Outdoor Living: 319 SF  
 Total Area: 2,867 SF



# Level 2

## Unit 2C 3br/3.5ba

Indoor Area: 1,945 SF  
 Outdoor Living: 331 SF  
 Total Area: 2,276 SF



## Unit 2D 3br/3.5ba

Indoor Area: 2,544 SF  
 Outdoor Living: 325 SF  
 Total Area: 2,869 SF



# Level 3

## Unit 3A 3br/3.5ba

Indoor Area: 1,940 SF  
Outdoor Living: 331 SF  
Total Area: 2,271 SF



## Unit 3B 3br/3.5ba

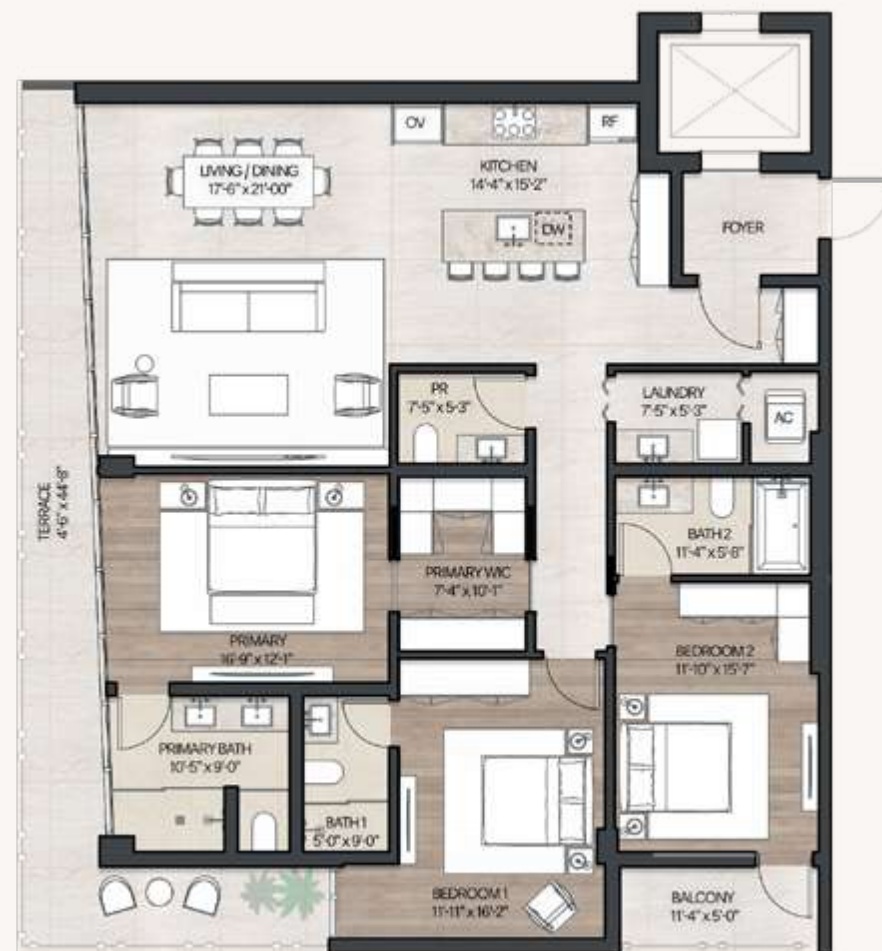
Indoor Area: 1,926 SF  
Outdoor Living: 956 SF  
Total Area: 2,882 SF



# Level 3

## Unit 3C 3br/3.5ba

Indoor Area: 1,944 SF  
 Outdoor Living: 332 SF  
 Total Area: 2,276 SF



## Unit 3D 3br/3.5ba

Indoor Area: 1,905 SF  
 Outdoor Living: 948 SF  
 Total Area: 2,853 SF



# Level 4

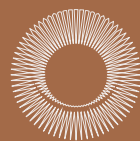
## Unit 4A 3br/3.5ba

Indoor Area: 1,940 SF  
Outdoor Living: 331 SF  
Total Area: 2,271 SF



## Unit 4B 3br/3.5ba

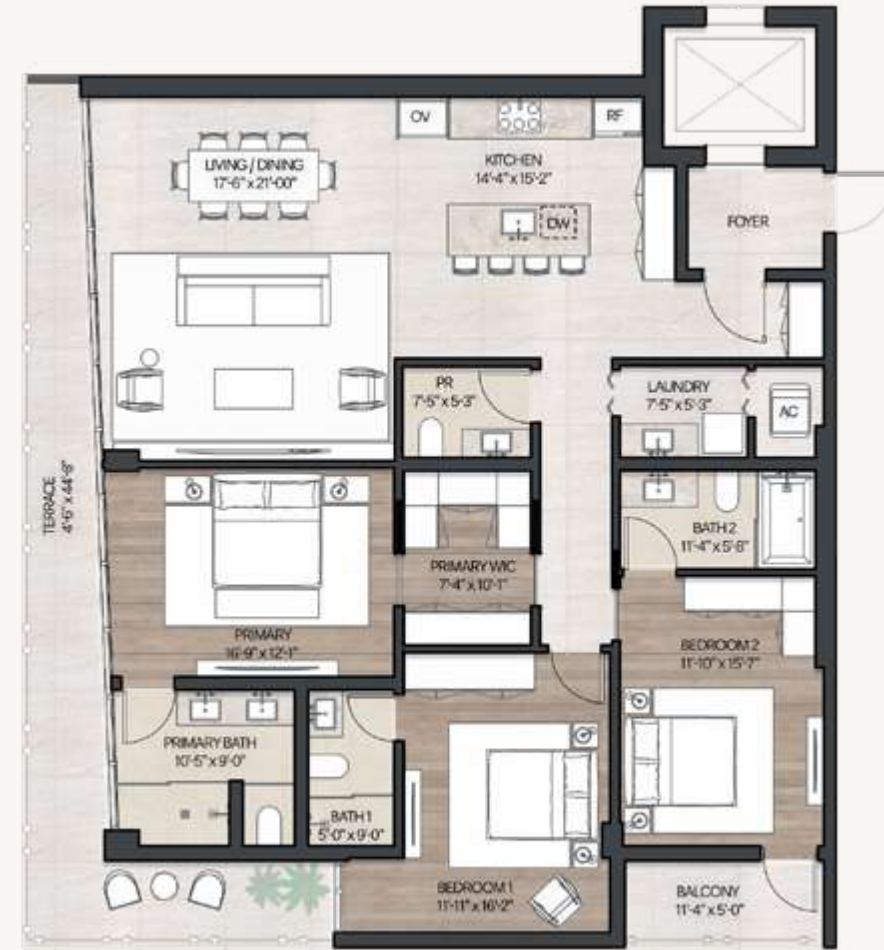
Indoor Area: 1,926 SF  
Outdoor Living: 307 SF  
Total Area: 2,233 SF



# Level 4

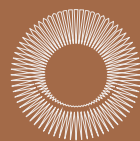
## Unit 4C 3br/3.5ba

Indoor Area: 1,944 SF  
Outdoor Living: 332 SF  
Total Area: 2,276 SF



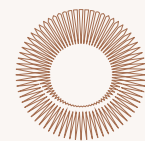
## Unit 4D 3br/3.5ba

Indoor Area: 1,905 SF  
Outdoor Living: 307 SF  
Total Area: 2,212 SF



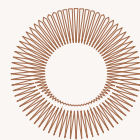


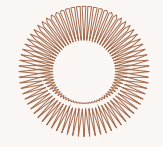
# The Amenities



# Life Is An Artform

Your OPUS lifestyle extends beyond the walls of your home. Semi-private elevators lead to curated amenities, designed to elevate every area of your life. Rise with the sun and slip into routine at the rooftop gym overlooking the city. Host meetings and impress clients in the dedicated business lounge. At night, find repose on the rooftop with a cocktail from the lounge and a dip in the pool at sunset.



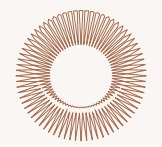


BUILDING AMENITIES

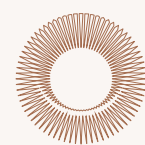
- Secluded Rooftop Pool, Bar and Lounge
- Covered Patio with Outdoor Kitchen including Gas BBQ grill
- Rooftop Gym with Weight and Cardio Machines
- Signature Spa with Sauna, Steam and Massage Rooms
- Business Lounge with Private Offices and Conference Room
- Private Dedicated Wine Cellars
- Covered Parking Garage
- Children's Playroom
- 24-Hour Concierge Reception
- Hi-Speed Internet & Cable
- Semi-Private Elevator
- Dedicated Storage Units
- Bike Storage
- 24-Hour Valet Parking
- 24-Hour Security

# About Our Klaus Parking System

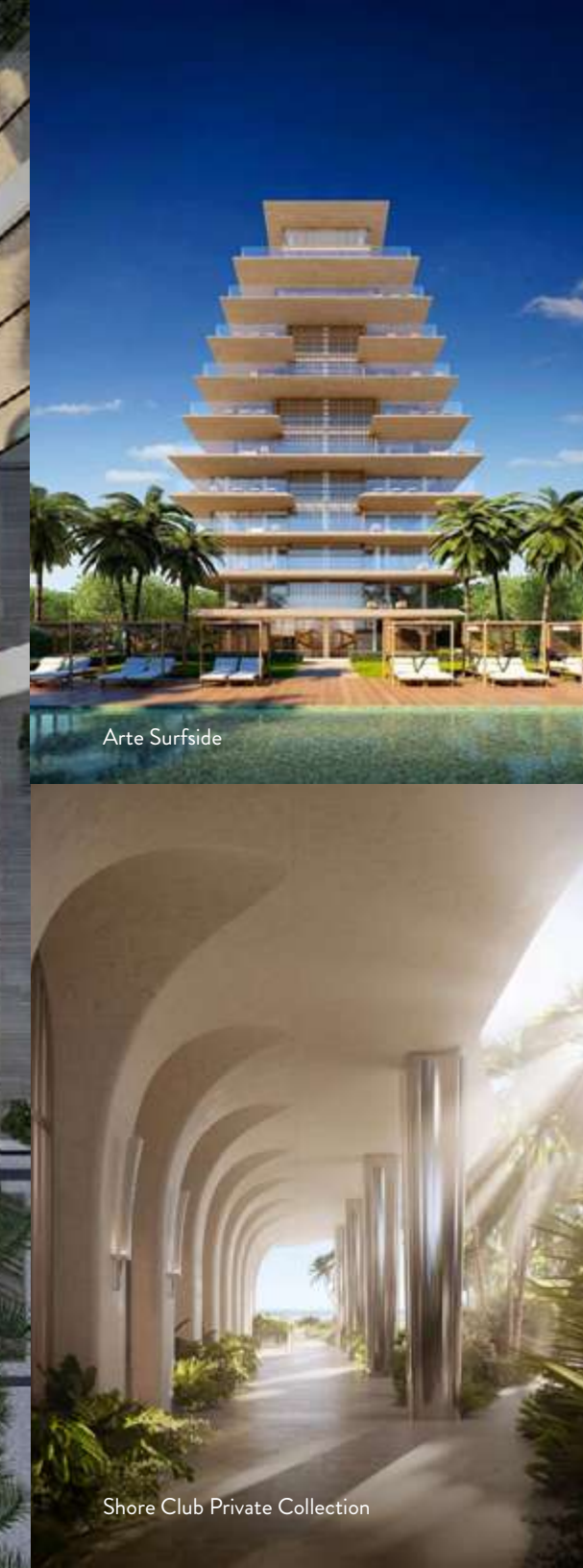
With two to three assigned parking spaces per residence, this fully autonomous parking system ensures all vehicles are easily accessible eliminating the inconvenience of navigating through extensive parking ramps. Klaus Multiparking, a German organization, provides tailor-made parking systems that guarantee optimal use of space, increased safety for vehicles, and a comfortable automated user experience for residents and visitors.



# The Visionaries



The Raleigh Miami Beach



Arte Surfside

Shore Club Private Collection



## Kobi Karp Architecture

For over two decades, Kobi Karp Architecture and Interior Design (KKAID) has been providing innovative design solutions to renowned clients internationally and domestically in hospitality, retail and luxury residential developments. Based in Miami, KKAID uses its extensive network of professional suppliers to provide a wide range of natural and cutting-edge materials for OPUS to create its unmistakable organic meets urban design perspective. KKAID has been recognized in various publications such as The Wall Street Journal, The New York Times, Miami Herald, Ocean Drive Magazine, Haute Magazine, El Nuevo Herald, Architectural Digest, Forbes Magazine, Newsweek, Fisher Island Magazine and Hospitality Design Magazine.

## João Armentano

João Armentano, a prominent figure in architecture and interior design for nearly four decades, is known for his versatile approach and collaborative projects. His work spans commercial, residential, and hospitality sectors, with notable projects including São Paulo's Hotel Unique and the Hotel Carmel Taíba in Ceará. Armentano's signature style emphasizes meticulous composition, a nuanced understanding of interior design's role, and close client collaboration. In the interior design concept for OPUS, Armentano blends coastal relaxation with contemporary sophistication to create serene indoor-outdoor spaces that blend seamlessly with the essence of its surroundings.

“I aimed to recreate a specific  
ambiance of understated charm,  
encapsulating the natural essence  
of Coconut Grove.”





## Andrew Raskan

Born and raised in Coconut Grove, with nearly two decades of distinguished experience in real estate development, Andrew upholds his family's legacy in the field. As the CEO, licensed general contractor, and real estate broker in Florida, he is renowned for his adept leadership in the conception and execution of elite residential developments. His dedicated involvement has resulted in a series of exclusive homes, each symbolizing opulence and valued well above the \$30 million mark. Under his guidance, Meta Development has thrived, showcasing an unwavering commitment to quality and luxury in the South Florida market, particularly in Coconut Grove. Andrew's profound industry acumen and trusted expertise resonate with a promise of stability and prestige, assuring clients of an investment that is not only secure but also steeped in enduring value.



## Bruno Benevides

Head of Origination at Iron Capital and Meta Development, plays a crucial role in the advancement and development of real estate projects. He is responsible for a portfolio of initiatives that amount to over 250 million USD, spanning from inception to financing across various asset classes in both South Florida and São Paulo. With a distinct ability to identify and nurture opportunities that align with corporate goals, Bruno has an in depth knowledge of the real estate and credit markets. His strategic acumen and understanding of the local markets are vital to the company's leadership and strategic direction. Bruno Benevides continues to be a driving force at Meta Development, promoting growth and solidifying the company's position in the competitive real estate sector.



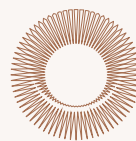
## Bruno Guedes

As Founder and CEO of Iron Capital, Bruno Guedes presides over a prominent financial institution based in São Paulo, Brazil. His influence in asset management has been instrumental to the firm's growth and success, managing a portfolio valued at USD 1 billion. Bruno's strategic focus on real estate development, credit operations, special situations, and venture capital has positioned Iron Capital as a proactive entity in Brazil's property development sector, with current involvements in condominium projects totaling over USD 800 million. With an astute eye for opportunity and a comprehensive understanding of the financial landscape, Bruno Guedes has advanced Iron Capital to industry leadership. As Chairman of Meta Development, he continues to champion the firm's vision, guiding it toward further triumphs in finance and real estate development. His dedication to innovation and strategic foresight marks him as a significant figure in the dynamic field of asset management.

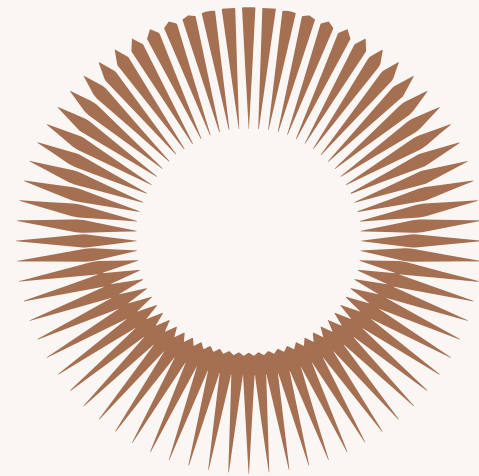
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# OPUS

COCONUT GROVE

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