

# VITA

AT GROVE ISLE

WATERFRONT  RESIDENCES





## ELEVATED ISLAND LIVING

Miami's most renowned luxury developer, Ugo Colombo of the CMC Group, is delighted to introduce his most sophisticated residential condominium to date – Vita at Grove Isle. Eagerly anticipated by the most discerning brokers and buyers in the Miami market, this exclusive sanctuary of just 65 condominium residences is perfectly located on Grove Isle, a 20-acre private island in Coconut Grove. With exquisite detailing and the highest quality of materials and craftsmanship, Vita offers all the benefits of elevated island living just offshore of the Grove.

Vita's architectural design is in response to its unique location, taking inspiration from the natural contours of the island's elegant curving shape, which also maximizes views of sparkling Biscayne Bay. Enveloped by lush, native landscaping and featuring extensive amenities, including two pools, a fitness center, a spa, boat slips, an outdoor entertainment area, lighted tennis courts, padel courts, a pickleball court, a children's playground, an upscale restaurant, a bar, and a private clubhouse, Vita presents a new standard for Miami living.

*"Vita, located on the private island of Grove Isle, which is home to the very best waterfront views, fine dining, marinas, and immaculate parks, will feature an exclusive collection of luxury residences that meets the caliber of its exceptional surroundings."*

— Ugo Colombo



Ugo Colombo, a native of Milan, Italy, has been personally involved in crafting Vita's residences and penthouses. From floor-plan flow and technological functionality to hand-selecting marbles at quarries in Italy and choosing manufacturers of the finest cabinetry and interior accessories, every detail is a reflection of his unique perspective on timeless luxury and unparalleled quality.



# RESIDENCES & PENTHOUSES

## Design Highlights

A private elevator opens directly into each residence; one passenger elevator and one service elevator are dedicated to just 10 units

Units feature 11'3" floor-to-ceiling height with 10' clear-finished drop ceilings throughout residences providing ability to install recessed lighting, speakers, and linear diffusers

Penthouse units feature 12'5" floor-to-ceiling height with 11' clear-finished drop ceilings throughout residences providing ability to install recessed lighting, speakers, and linear diffusers

Precision crafted lift-and-slide glass doors by German manufacturer Schüco that open with minimal effort thanks to an innovative weightless track operation and offer optimal experience of views thanks to hardware that virtually disappears upon opening

Pre-installed Crestron Smart Home system enables control of lighting, audio-visual systems, and heating, ventilation, and air conditioning systems (HVAC), and has provisions for control of window treatments

In-home touch panel control and remote tablet or mobile app control

LED dim-to-warm recessed down lighting throughout units is controlled by a centralized system for customizable lighting scenarios

Kitchens are designed to be elegant and functional with top-level appliances and cabinetry by Molteni&C that includes built-in organizers

High-performance interior-wall soundproofing to provide a quiet living experience and enhance privacy

Moisture-resistant drywall in bathrooms

Drywall drop ceilings throughout the unit are finished with two coats of white paint; the walls will have two coats of primer

Linear air diffusers

Master bedrooms, master bathrooms, and living areas all face spectacular unobstructed water views and feature the finest in book-matched Italian marble

## Private Outdoor Living Space

Large waterfront terraces allow for dining, lounging, and entertaining in South Florida's remarkable climate.

— Residences feature expansive 13'-deep private waterfront terraces

— In addition to an expansive 13'-deep waterfront terrace, each penthouse also offers an entertainment-scale private rooftop terrace with a pool and summer kitchen



Artist's Conceptual Rendering



Artist's Conceptual Rendering



ROOFTOP TERRACE

Artist's Conceptual Rendering



# KITCHENS

Elegance meets optimal functionality in Vita's chef-caliber kitchens featuring custom designed and manufactured wood and lacquer cabinetry by Molteni&C— Italy's preeminent kitchen manufacturer.

Kitchens in residences and penthouses are designed in an open-plan configuration that complements Vita's flowing contemporary floor plans. Elegant wood and lacquer cabinetry and concealed appliances create a very contemporary appearance. Residents who prefer a more traditional ambience and definition of spaces will find that kitchens can easily be enclosed.

Open-concept kitchens are delivered finished with custom Italian-designed and manufactured kitchen cabinetry

- Integrated panels and pocket doors conceal large and small cooking and refrigeration appliances
- Wide, deep drawers for effective and easily accessible storage
- Interior cabinet LED lights illuminate automatically when doors are opened

Full suite of top-of-the-line appliances by Miele, including built-in wine cooler and refrigerator/freezer and dishwasher  
Polished chrome faucet by Dornbracht

# SMART FEATURES

Lighting, Climate Control,  
& Water Filtration

Lutron HomeWorks, a whole-home lighting solution, including mobile app and timeclock control

Conduit sleeves at each window to allow for installation of motorized window treatments

Variable refrigerant flow (VRF) heating, ventilation, and air conditioning (HVAC) system with multiple-zone temperature control for enhanced comfort

In-residence water heaters with hot water recirculation for quick point-of-use hot water

Point-of-use water filtration in the kitchen

Pre-installed Crestron Smart Home system enables control of lighting, audio-visual systems, and heating, ventilation, and air conditioning systems (HAVC), and has provisions for control of window treatments

Media, Communications,  
Technology, & Security

Dedicated A/V closet

Leviton Load Center with Smart Breaker capability

Fiber-to-the-home (FTTH) technology for voice, video, and high-speed internet

Dedicated gigabit internet speeds to the home

Up to 10 gigabit speeds per home available

Wi-Fi 6 router/access point(s)

Hotwire IPTV with HD programming, cloud storage, Replay TV, and access to major streaming providers

Units are equipped with a security system, including water leak detection







# TEAM

## CMC GROUP

Developer

CMC Group is a fully integrated real estate development company focused on luxury residential, commercial, and retail properties. Founded in 1986 by visionary developer Ugo Colombo, CMC has redefined luxury residential development in South Florida through its use of fine materials and quality construction. Over the past 35 years, CMC's properties have played a significant role in the rejuvenation of Downtown Miami, Brickell, and South Beach, set a new standard of excellence in Coconut Grove, and introduced the ultimate country club living in Aventura. Market-leading luxury residential properties by CMC Group include Grovenor House, Beach House 8, Brickell Flatiron, Epic Residences and Hotel, and Porto Vita.

## A++

Interior Design

A++ is the internationally recognized brand through which ARCH GROUP communicates its work. The group is a multi-disciplinary organization made of different companies that target everything that affects HUMAN space: from product design to communication, from architecture to interiors, from development to procurement. They work in more than 10 countries around the world on different types of projects. Their strength and growth as a global firm provide one further important benefit: their vision is a creative process where ideas can flow freely through cultural barriers and gain from the commingling of diverse disciplines and techniques.

## CALLISONRTKL

Architect

CallisonRTKL, a global architecture, planning, and design practice, began over seven decades ago and has evolved into a cultural agency to advance positive outcomes in communities. Their team addresses the imperatives of resiliency, well-being, and technology, and their influence in the built environment through a human-centric design approach.

## S & E ARCHITECTS

Architect

Joggle joint \jäg-l jöint \, n. — Masons' terms for joining two stones in such a way as to prevent them from slipping or sliding, by means of a notch in one and a corresponding projection in the other. As a joggle joint creates strength by unifying individual stones, Robert (Bob) Schneckenberg and Marvin Estrada united created S & E Architects, Inc. in 2009. In their 13 years under S & E, they have successfully utilized their diverse talents and experience working side by side on numerous high end Multi-Family and Commercial projects. With their combined 60 years of experience in Architecture, they provide each client with a reliable guidance throughout the intricacies of planning, design, and construction of their projects. Committed to attending to the unique requirements of each client, their design approach treats each project individually with respect to the client's vision, aesthetic concerns, project location and budget.



LOBBY SEATING ROOM

Artist's Conceptual Rendering



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