



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This project is being developed by 8701 Collins Development, LLC, a Delaware limited liability company, which was formed solely for such purpose. Terra Group is not the developer of this project.

See inside back cover for legal disclaimers

Table of Contents

09	The vision: A thought made real
13	Where the park meets the ocean
17	The design: Space to breathe
21	Bound by land and sea
29	Indoor amenities features
41	Outdoor amenities features
57	Residences features
73	Renzo Piano: A search for lightness
77	Forty five years of creativity
85	Miami Beach: A sense of place
89	Miami, life at its most colorful
101	Appendix
102	Maps and plans
108	Biographies
112	Credits and contacts

An idea floated

An idea floated; a thought made real. A place bound by land and sea, but rising free of both. At the edge of the city, Eighty Seven Park is more than a building, it's a landmark. On the beach, above a newly invigorated park, its 70 villas seem to defy gravity, reaching out to embrace the elements. At this narrow point of Miami, water is everywhere. Yet, with easy connections to South Beach and Bal Harbour, this coastal sanctuary offers all the benefits of life in one of the world's most dynamic cities. Developed in collaboration with master architect and Pritzker Prize laureate Renzo Piano, Eighty Seven Park blurs the line between imagination and knowledge.



Space. It's something we all crave. At Eighty Seven Park, it's a commodity that can be found in abundance, inside and out. As the building blooms, towards the penthouse 16 decks up, it maintains a radiant presence in the neighborhood; the east/west orientation and the almost impossibly light cantilevered balconies sketching a gentle new outline on the Miami Beach skyline. Nature is woven into the very fabric of the building. In each generously appointed villa, the grains of oak, the flecks in the natural stone and the translucence of picture windows merge interior and exterior spaces into one beautiful whole. In the residents' gardens, the ocean, the park and the city come together in an urban eden. In the lobby, home to the residents' bar and lounge, contemporary furniture and local flora calm the senses. Outside, the shimmering blues of swimming pool and ocean dazzle the eye. There's space to breathe, room to think, time to be, right here on Miami's golden sands.







Indoor amenities features

- Concierge & Butler Service
At Your Service, is based on developing a personal, face-to-face relationship, providing a variety of services/requests tailored to the needs of each resident. Each resident will have access via their iPhone and/or iPad to reserve and request different specialties/accommodations. The person(s) will develop a personal knowledge of each resident, greeting them daily upon arrival by name and understanding their regular schedule, likes and dislikes.
- Enoteca
The essence of a wine cellar is recreated whereby residents can either stop in for a quick glass from their favorite vineyard, host an intimate wine tasting with selections made by their personal sommelier with perfectly paired canapés, or order their next week's supply of wine for their home. A relaxed yet decadent atmosphere.
- Library
A small and intimate setting provides a comfortable retreat and escape from the daily digital world.
- Soul Center Spa
Offering much more than just a gym, it will provide wellness for the mind, body and soul. The ultimate personal experience where residents feel the spa is uniquely theirs, to address their individual needs.









Outdoor amenities features

- Private Garden
An outdoor celebration of the senses; whether it be listening to music or poetry, engaging in a Tai Chi session, visually experiencing the beauty of various flora and fauna, or the scent of roses – the park and gardens will invite all to engage in nature's aura.
- Fugo Bar
An integral part of the residents daily routine; not just a juice bar but offering a grab n' go of specialty juices, a variety of small organic snacks and a light lunch/salad bar for when residents are on the run or looking for a quick break in the day.















- Unobstructed views to the ocean and North Shore Park
- Private gardens
- Natural stone finish options
- Floor to ceiling glass
- Expansive open floor plan layouts
- Extra wide balconies and sundecks for exterior living
- Summer kitchens
- Italian cabinetry with glass doors
- Natural stone countertops
- Oak veneer panels
- Wolf Sub-Zero appliances
- Electrolux washer and dryer
- Zucchetti accessories and fixtures















The simple and the complex

Born in Genoa, a port city to the north of Italy, Renzo Piano grew up with the sea in his blood and the crystalline light in his eyes. It's little wonder he felt at home in Miami. Here, he found a bustling, liveable city, where the people have a direct connection to the ocean; a city that spoke to his love of lightness and his search for clarity. In his audacious Centre Georges Pompidou or the Shard in London or the Kimball Art Museum in Forth Worth, Texas, Piano finds the balance between light and shade, between simplicity and complexity; his seemingly unbound creativity offset by the technical exactitude that comes from an upbringing in a family of builders.



1991
Renzo Piano Building Workshop
Genoa, Italy



2005
Zentrum Paul Klee
Bern, Switzerland



2006
Maison Hermès
Tokyo, Japan



2007
The New York Times Building
New York, USA



2011
Ronchamp Gatehouse & Monastery
Ronchamp, France

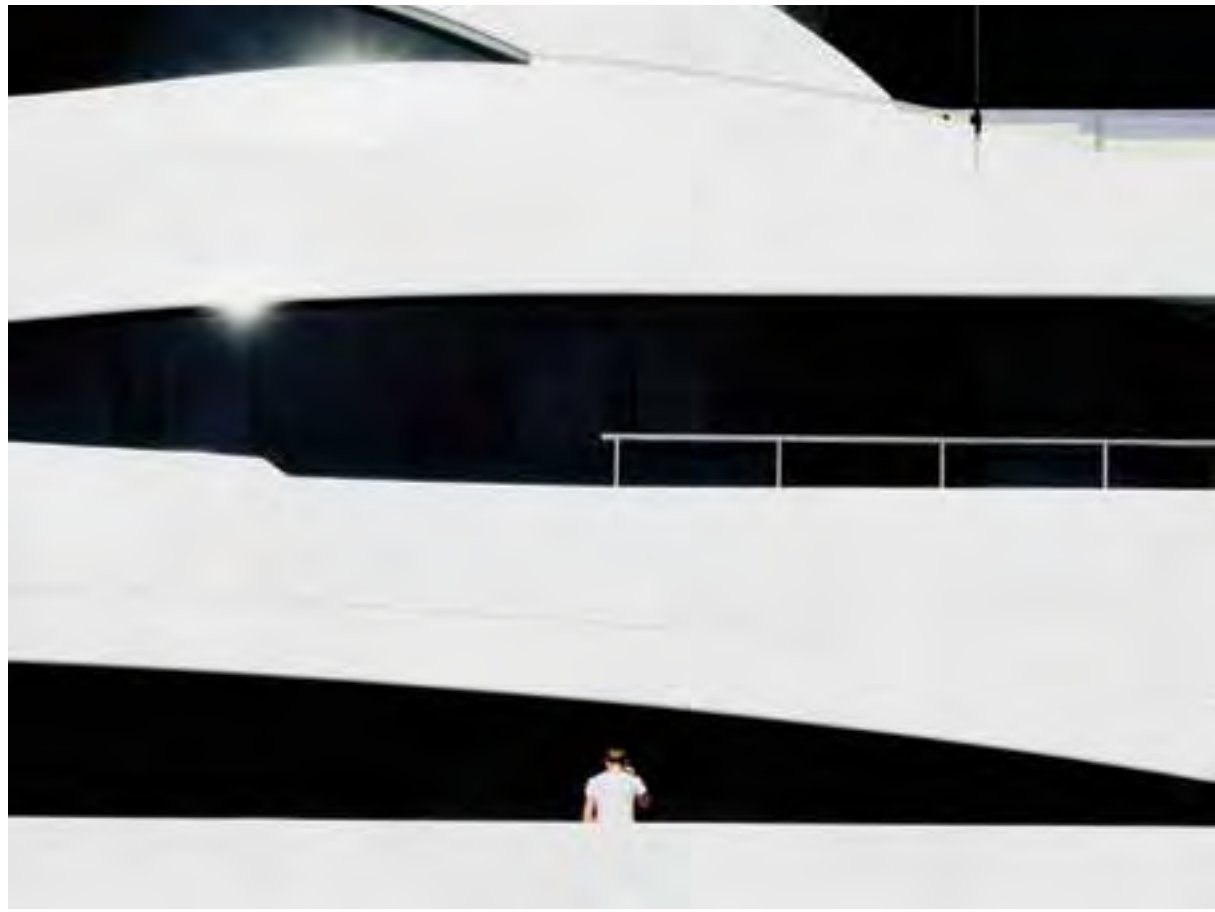


2015
The Whitney Museum at Gansevoort
New York, USA

Eighty Seven Park isn't simply a unique location, it's an unrivalled opportunity. Here, in this relaxed, community-focused setting, the beach is beautiful, the Atlantic Ocean dazzling, the outdoor lifestyle compelling. This is an exemplar for Miami Beach, a major project in an area that is attracting significant investment. Along Collins Avenue, south towards Normandy Isles, exciting restaurants are making their mark on Miami's dining scene and new ocean-fronted spa resorts have opened, their clientele drawn by the peace; inspired by the views. The beach here is pristine and remarkably quiet, with sports and family activities making the most of the miles of golden sand. As quiet as it's possible to get in Miami, these 70 homes are nevertheless only a 10 minute drive from the world-famous Bal Harbour Shops, as well as the heady glamour and world-class culture of South Beach. And it's all the more pleasurable when the haven of Eighty Seven Park awaits, its cool clarity ready to soothe and restore balance to the world.

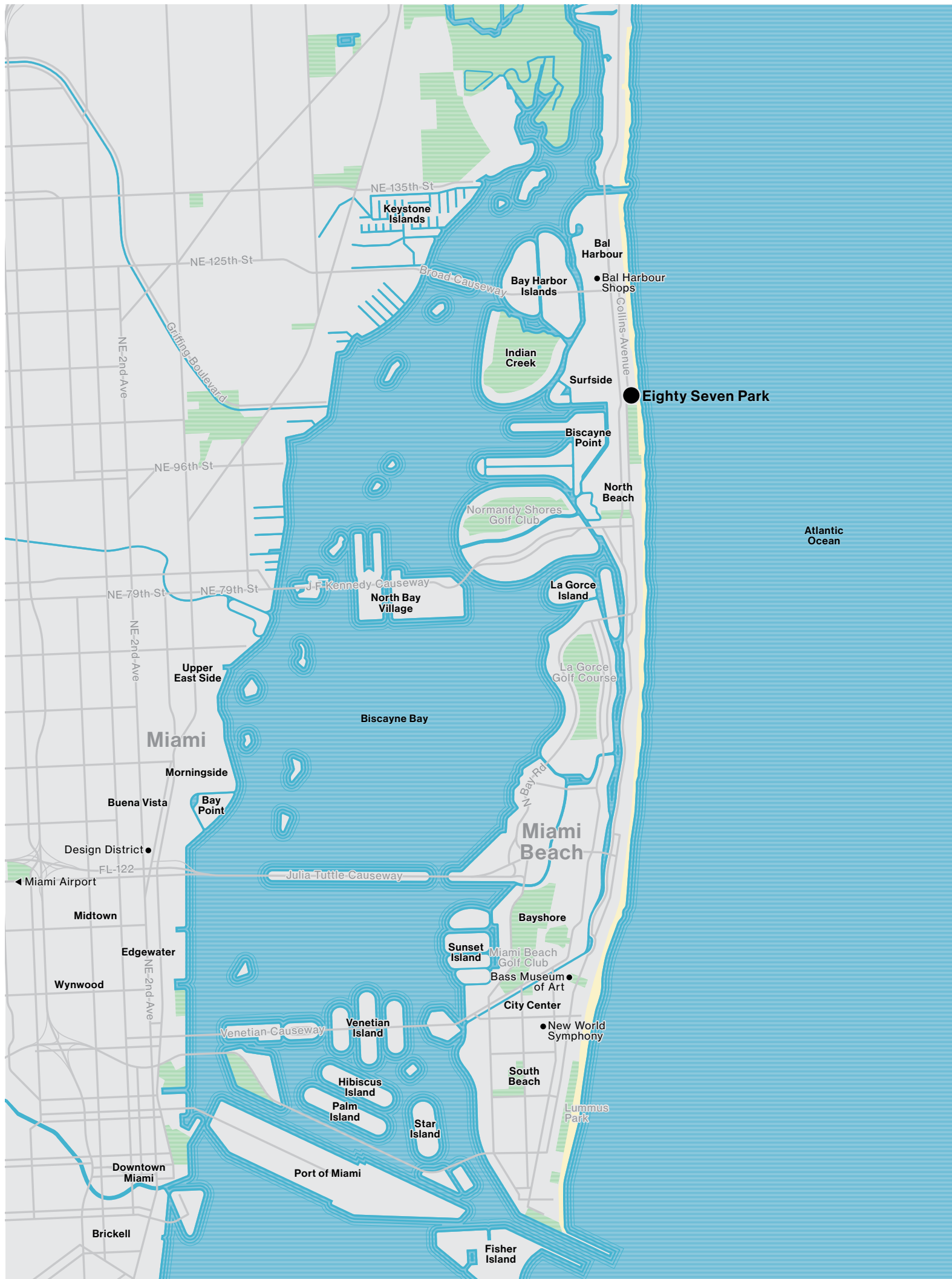


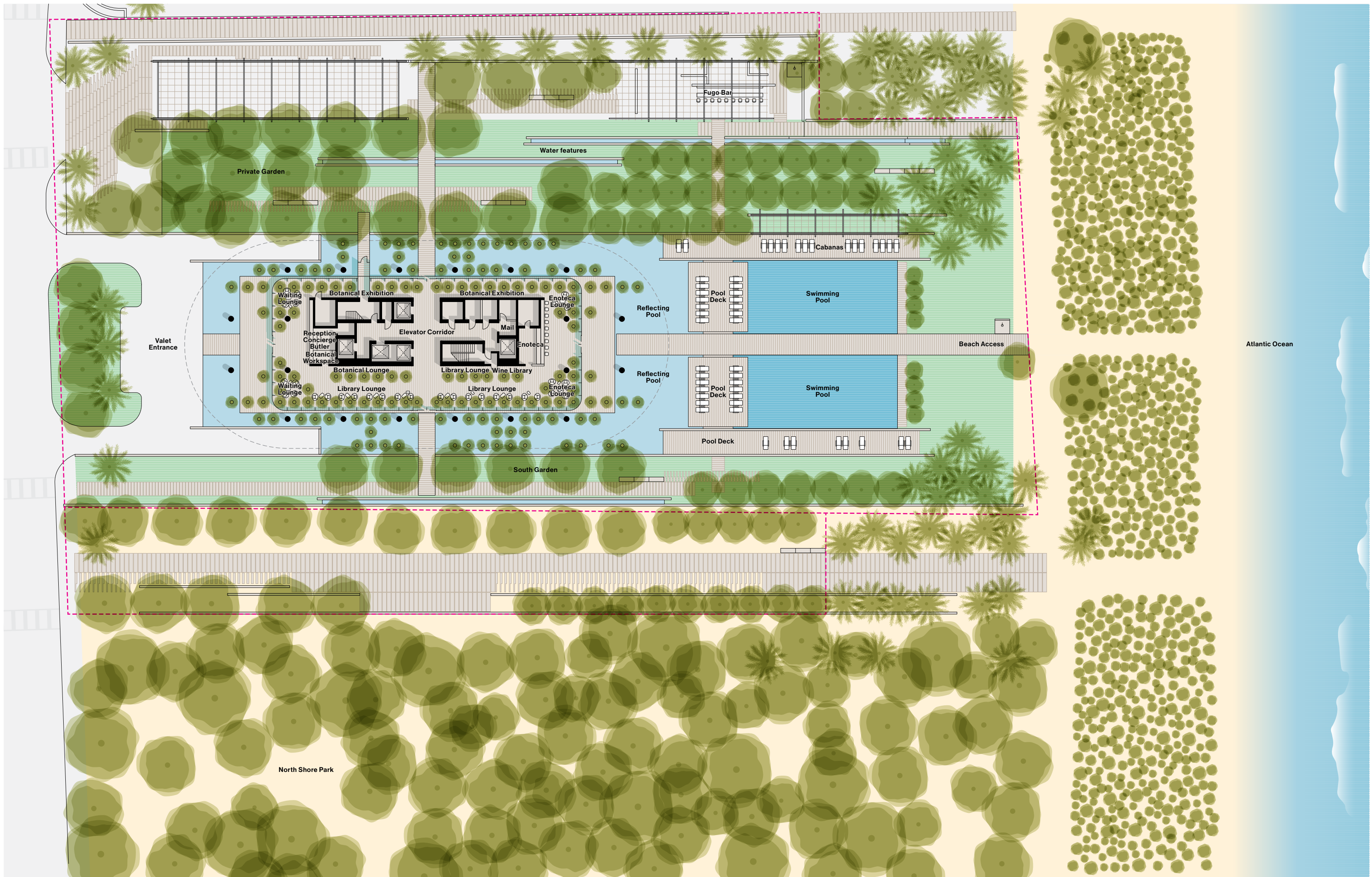


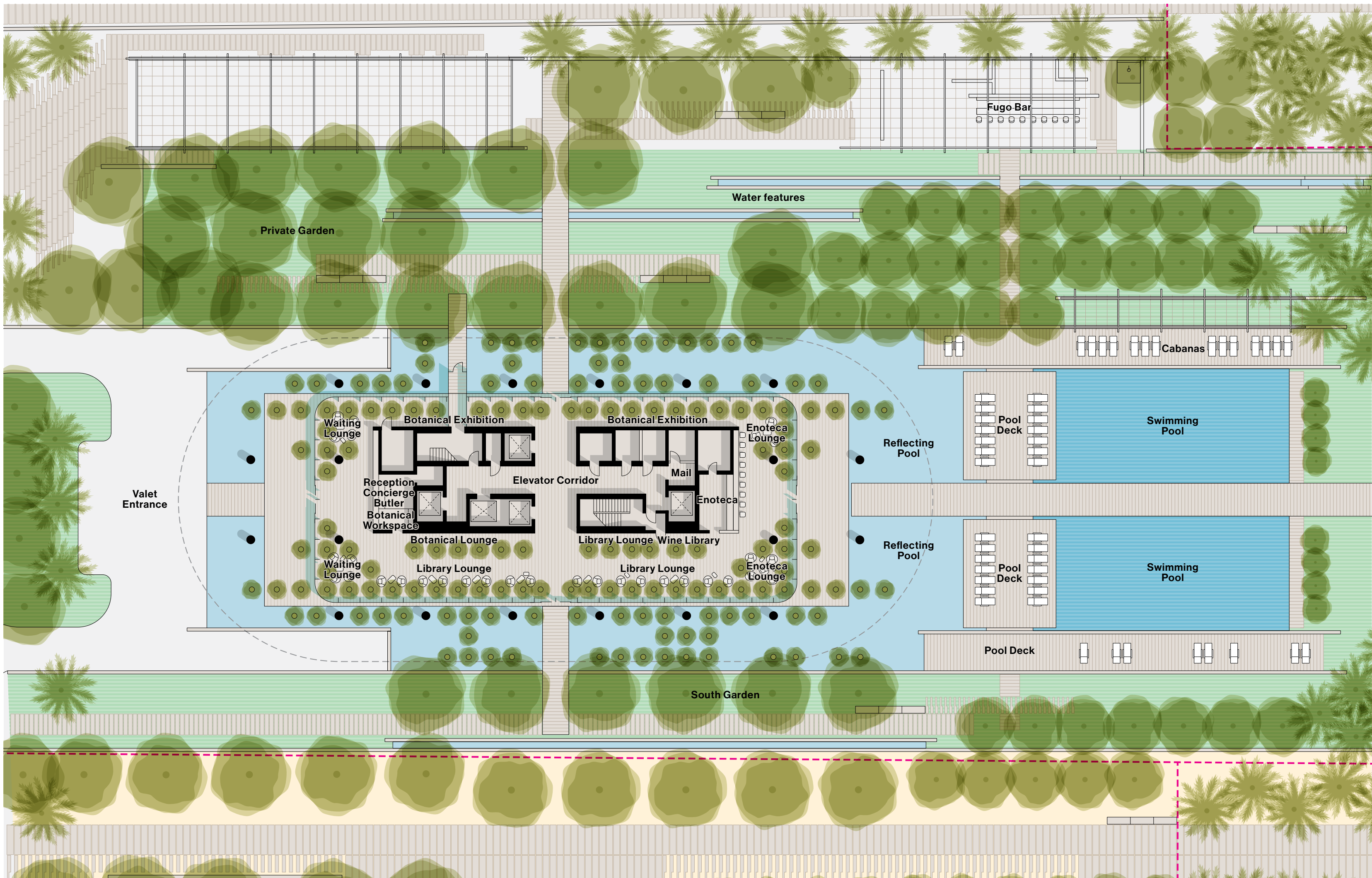












Valet Entrance

Private Garden

Water features

Fugo Bar

Cabanas

Waiting Lounge

Botanical Exhibition

Botanical Exhibition

Enoteca Lounge

Reception
Concierge
Butler

Botanical
Workspace

Elevator Corridor

Mail

Enoteca

Reflecting Pool

Pool Deck

Swimming Pool

Botanical Lounge

Library Lounge Wine Library

Reflecting Pool

Pool Deck

Swimming Pool

Waiting Lounge

Library Lounge

Library Lounge

Enoteca Lounge

Pool Deck

South Garden

The team

Development
8701 Collins Development, LLC
– Terra Group
– Bizzi & Partners Development

Architectural Design
Renzo Piano Building Workshop

Interior Design
Rena Dumas Architecture Interieure

Landscape Architect
West 8

Lighting Design
Lux Populi

This project is being developed by 8701 Collins Development, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Terra Group and Bizzi & Partners Development. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra Group and Bizzi & Partners Development and you agree to look solely to Developer (and not to Terra Group and Bizzi & Partners Development and/or each of their affiliates) with respect to any and all matters relating to the sales and marketing and/or development of the project.

Terra Group

Terra Group and South Florida exist in an almost symbiotic relationship. Founded in 2001 by father and son Pedro and David Martin, the company has played a significant role in the prosperous transformation of the region. In only 15 years they have completed a series of award-winning developments across the State, including: 900 Biscayne Bay; Quantum on the Bay; Metropolis; Nautica; The Reserve; Vintage Estates; Glass Miami Beach; Grove at Grand Bay; Park Grove; Botaniko Weston; and Modern Doral. Each development is a strategic investment in the region, with the impact on individual communities always carefully considered. Their passion for South Florida goes well beyond business, with directors and staff alike taking an active role in charitable, civic, arts, and cultural organizations.

Terra

This project is being developed by 8701 Collins Development, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Terra Group and Bizzi & Partners Development. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra Group and Bizzi & Partners Development and you agree to look solely to Developer (and not to Terra Group and Bizzi & Partners Development and/or each of their affiliates) with respect to any and all matters relating to the sales and marketing and/or development of the project.

Bizzi & Partners Development

Bizzi & Partners Development is a global real estate firm with offices in Milan, New York, Sao Paolo and Tallinn, Estonia. Founded by Davide Bizzi in 2000, the firm's expansive portfolio of residential and commercial properties spans throughout Europe and the Americas, with a focus on bringing market-leading design-driven development to emerging and established locations. Bizzi's senior management team brings over a century of combined multidisciplinary experience to every facet of development, from finance and design to architecture and construction.

Bizzi & Partners Development

This project is being developed by 8701 Collins Development, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Terra Group and Bizzi Partners & Development. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra Group and Bizzi Partners & Development and you agree to look solely to Developer (and not to Terra Group and Bizzi Partners & Development and/or each of their affiliates) with respect to any and all matters relating to the sales and marketing and/or development of the project.

Renzo Piano Building Workshop

RPBW is an international architectural practice with offices in Paris, Genoa and New York. The Workshop is led by 14 partners, including founder and Pritzker Prize laureate, Renzo Piano. Each project is a personal response to the specifics of its location, with a design solution that embraces architecture, artistry, engineering and technology. Since its formation in 1981, RPBW has completed over 120 projects across the globe, including: the Menil Collection in Houston, Texas; the Kansai International Airport Terminal Building in Osaka; the Kanak Cultural Center in New Caledonia; the Beyeler Foundation in Basel; the Rome Auditorium; the Maison Hermès in Tokyo; the Shard in London; the Morgan Library, the New York Times Building, and the new Whitney Museum in New York. RPBW's work has been recognized the world over, including major awards from the American Institute of Architects (AIA) and the Royal Institute of British Architects (RIBA).

RPBW

Rena Dumas Architecture Interieure

Since its foundation in 1972, RDAI has transcended the boundaries between architecture, interior architecture and design. Today, Rena Dumas and Denis Montel lead an international team of 46 architects, interior designers and designers on projects inspired by the point where the modern world and classical culture meet. Significant projects include global stores for Hermès and Yves Saint Laurent, as well as hotels, working environments and exhibition spaces. They are frequent collaborators with the Renzo Piano Building Workshop, including on La Maison Hermès Tokyo.

RDAI

West 8

West 8 is an award-winning international office for urban design and landscape architecture; its team of more than 70 based in the Netherlands, Belgium and New York. Founded in 1987, it takes a multi-disciplinary approach, harmonizing the best of the natural and engineered worlds to create whole new environments. With major urban planning projects, waterfront reclamations, public parks and gardens, and residential developments, West 8's experience covers the globe. The practice's move into the US was sealed with a global competition win for the design of the 172-acre Governors Island Park in New York Harbor.

WEST 8

Lux Populi

Architectural lighting designers Lux Populi illuminate the design process for architects in projects across the international boundaries. Working in a way which is coherent, effortless and resolute, they offer a full-service consultancy from initial concept to final commission and warranty inspection. With a background in theatrical and cultural events, the company has since worked on major projects such as: the Knowledge Enrichment Center in Qatar; the major David Bowie Is exhibition at the Museum of Contemporary Art, Chicago; and the Port Miami Tunnel Gate Structures, as well as an international section of hotels and private residences.

LUXPOPULI

Credits

Nature photography
Ruvan Wijesooriya

Miami photography
Alex Majoli

RPBW photography
Fregoso & Basalto
Michel Denancé
Timothy Schenck

Contacts

8701 Collins Avenue
Miami Beach, FL 33154

This project is being developed by 8701 Collins Development, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Terra Group and Bizzi & Partners Development. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra Group and Bizzi & Partners Development and you agree to look solely to Developer (and not to Terra Group and Bizzi & Partners Development and/or each of their affiliates) with respect to any and all matters relating to the sales and marketing and/or development of the project.



Disclaimers

This project is being developed by 8701 Collins Development, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Terra Group and Bizzi & Partners Development. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra Group and Bizzi & Partners Development and you agree to look solely to Developer (and not to Terra Group and Bizzi & Partners Development and/or each of their affiliates) with respect to any and all matters relating to the sales and marketing and/or development of the project.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful.

NOTHING CONTAINED IN THIS BROCHURE IS INTENDED OR SHALL BE DEEMED TO BE AN OFFER TO SELL REAL ESTATE OR REAL ESTATE SECURITIES TO RESIDENTS OF THE STATE OF NEW YORK. IN FURTHERANCE OF THE FOREGOING, 8701 COLLINS DEVELOPMENT, LLC ("SPONSOR" OR "DEVELOPER"), SPONSOR HEREBY DISCLOSES THE FOLLOWING: (A) NEITHER SPONSOR, NOR ITS PRINCIPAL(S) TAKING PART IN THE PUBLIC OFFERING OR SALE ARE INCORPORATED IN, LOCATED IN, OR RESIDENT IN THE STATE OF NEW YORK, (B) THE OFFERING IS NEITHER MADE IN THE STATE OF NEW YORK NOR MADE TO THE RESIDENTS OF THE STATE OF NEW YORK, (C) THE OFFERING IS NOT DIRECTED TO ANY PERSON OR ENTITY IN THE STATE OF NEW YORK BY, OR ON BEHALF OF, SPONSOR OR ANYONE ACTING WITH SPONSOR'S KNOWLEDGE; AND (D) NO OFFERING OR PURCHASE OR SALE OF THE SECURITY OR ANY UNIT SHALL TAKE PLACE AS A RESULT OF THIS OFFERING IN NEW YORK OR WITH A RESIDENT OF THE STATE OF NEW YORK, UNTIL ALL REGISTRATION AND FILING REQUIREMENTS UNDER THE MARTIN ACT AND THE NEW YORK ATTORNEY GENERAL'S REGULATIONS ARE COMPLIED WITH;

A WRITTEN EXEMPTION IS OBTAINED PURSUANT TO AN APPLICATION IS GRANTED PURSUANT TO AND IN ACCORDANCE WITH COOPERATIVE POLICY STATEMENTS #1 OR #7; OR A "NO-ACTION" REQUEST IS GRANTED.

All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes.

Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from an unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view.

The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein.

Interior photos shown may depict options and upgrades and are not representative of standard features and may not be available for all model types. All fixtures, furniture and items of finish and decoration of units described herein are for display only and may not be included with the unit, unless expressly provided in the purchase agreement.

Certain items, if included with the unit, such as tile, marble, stone, granite, cabinets, wood, stain, grout, wall and ceiling textures, mica and carpeting, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or in the published list of standard items (if any). If circumstances arise which, in Developer's opinion, warrant changes of suppliers, manufacturers, brand names, models or items, or if Developer elects to omit certain items, Developer may modify the list of standard features or make substitutions for equipment, material, appliances, brands, models, etc., with items which in Developer's opinion are of equal or better quality (regardless of cost).

Certain items such as the following, which may be seen in model apartments (if any), brochures and/or in illustrations, are not included with the sale of the unit: wall coverings (including paint other than base primer), accent light fixtures, wall ornaments, drapes, blinds, furniture, knickknacks and other decorator accessories, lamps, mirrors, graphics, pictures, plants, wall-hung shelves, wet bars, intercoms, sound systems, kitchen accessories, linens, window shades, security systems, certain built-in fixtures, cabinetry, carpets or other floor coverings and colors, wood trim, other upgraded items, balcony treatments (e.g., tile, stone, marble, brick, chatahoochee, scored concrete or wood trim), barbecues, planters, window screens, landscaping and any other items of this nature which may be added or deleted by Developer from time to time. This list of items (which is not all-inclusive) is provided as an illustration of the type of items built-in or placed in model apartments (if any) or shown in illustrations strictly for the purpose of decoration and example only. There is no obligation for Developer to provide models, but if so provided, the foregoing disclaimers will apply.

The sketches, renderings, graphics materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The developer expressly reserved the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion.

The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.



