

THE MIAMI BEACH OCEAN VISTA

WINNER
Made in the Shade



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With 11-ft. walls of glass and 270° views facing the Atlantic Ocean and the beachfront of Miami, this 5,000 sq. ft. penthouse is a sun-worshiper's dream. But opulence this brilliant also needs taming to keep the residence comfortable and protect the artwork and furnishings.

Osbee engineered a solution to keep the environment as cool, chic, and calm as the residence itself.

Central to this Osbee Home is the shading, which includes solar and black-out motorized roller shades throughout, with additional motorized drapery tracks in the Master Bedroom. Lighting and hidden temperature sensors ensure energy efficiency and

comfort. Touchscreens, handheld remotes, keypads, and iPads provide convenient control from anywhere in the home or around the world.

After the night has passed, special programming opens the whisper-quiet drapes and shades as the sun rises over the Atlantic to awaken the homeowners to another bright new day.



2 (Shades Up)

1 All the lighting in the residence is on dimmers and is integrated with the air conditioning and shading systems for optimal climate control.

2 The solar gain streaming in through the 11-foot floor-to-ceiling windows is tempered by whisper-quiet motorized solar shades. Raising and lowering the shades to any position is easy using a local touchscreen, the wall keypad at the entrance to the room, or the custom-programmed iPad, iPhone, and laptop control apps. The 46" TV is mounted on an articulating arm that folds flat into the custom-built cabinetry for a neat, unobtrusive appearance when not in use.

3 Osbee's custom-designed iPad app lets the Homeowners raise and lower the motorized solar shades, or control any other part of their Osbee Home system with the swipe of a finger from anywhere within the residence...or from anywhere in the world.



2 (Shades Down)



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page 1 of 2



Making homes perform.

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1 The white lacquered Living Room captures the radiance of the Atlantic view and is framed with motorized drapery tracks and glittering chandeliers – all easy to adjust at the touch of a button or swipe on an iPad. Nearly invisible in-wall speakers and remote temperature sensors fill the room with music and maintain a comfortable environment without the technology cluttering the modern, chic finishes of the room.

2 One of several wall-mount keypads throughout the residence provides control of multiple fixtures and zones of lighting with a single touch. The designer faceplate and the custom-engraved buttons were selected to complement the wall finish of the room.



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3 The homeowner's iPad finds a convenient resting place – and charging spot – in its dock on the console table, ready to be used in place as a tabletop touchscreen or portable, wireless controller.

4 With the motorized solar shades lowered, the Master Bedroom takes on a quiet serenity perfect for relaxing and watching a movie on the 65" TV on a late afternoon.

5 The Media Room is a casual yet fully appointed entertainment space, with a 65" TV and a high-end soundbar customized to seamlessly match the width of the TV. The Crestron HD media server delivers several audio and video sources including satellite radio, streaming music and movies, AppleTV, cable TV, and Blu-ray.

6 Osbee worked closely with the architect and interior designer to develop and install a custom soffit from which to hang the motorized shades and draperies so that they appear to float invisibly in front of the windows.