

# ELLA

## A NEW HEART WITH A TIMELESS BEAT. 95 RESIDENCES SOUL-INSPIRED BY MIAMI BEACH'S SPLENDID HISTORY.

**Ella Miami Beach** features a distinctive collection of 95 residences that blend vintage indulgence with modern day pursuits. Residences range from studios to two bedrooms, with furniture packages available for purchase to provide a seamless beachside living experience.

### RESIDENCE FEATURES

#### RESIDENCES

Ocean / Bay views  
Proximity to beach  
Approximately 9' + ceiling heights  
In-unit washer/dryers  
Terraces with outlets  
Loading dock for easy move-ins and move-outs  
Short term rentals permitted

#### KITCHENS

ItalKraft kitchens  
Panel-ready appliance package

- ◇ Jennair appliance package
- ◇ 30" Induction range
- ◇ 24 - 36" Refrigerators
- ◇ Dishwasher
- ◇ Oven/Microwave

Kitchen island in select residences  
Appliance garages in select residences

#### FINISHES

Designer Closets  
Stone countertops  
Hansgrohe plumbing hardware and fixtures  
Laufen toilet and sink  
Fully furnished residences available from  
Interiors by Steven G for purchase



# FIND YOUR GROOVE IN THE HEART OF MIAMI BEACH



## AMENITIES

### Roofdeck Level

Rooftop pool with views of the Downtown Miami skyline and Atlantic Ocean  
Cold Plunge  
Sauna  
Fitness Center  
Paddle / Pickleball court  
Resident lounge  
Lush outdoor yoga & meditation deck  
Summer kitchen  
Outdoor shower  
Observation deck and lounge  
Covered outdoor dining area

## CONVENIENCES

Complimentary beach cruisers  
Coworking lounge  
On-site property management  
On-site parking garage  
Micromobility parking  
Bicycle storage  
Beach & surf storage  
Package room  
Grand lobby with lounge  
On-site retail  
Covered paseo  
Two elevators & loading dock with easy move-ins and outs

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. (d)

This Condominium, Condominium of the Elia, is being developed by 6940 North Beach Property, LLC, a Florida limited liability company (the "Developer"). This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions, and statements contained herein are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. All residence features and finishes and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. Short term rental of units require each owner to obtain a certificate of use from the applicable governing agency and are otherwise subject to issuance at the discretion of the City of Miami Beach and applicable laws. While short term rentals are permitted as of the date hereof, there is no guarantee that this will always be the case. 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. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.