

# Services

- Twenty-four-hour Valet service
- Twenty-four-hour Doorman service
- Concierge service
- Porter service throughout the day

# Building

- Eight-story, boutique building located in one of Miami Beach's most desirable residential neighborhoods
- Exclusively limited to a collection of fifty, one-to-three-bedroom luxury residences
- Well-appointed, luxurious interior finishes and fixtures throughout common areas featuring warm tones, metal accents, soft lighting, marble-slab walls and travertine flooring
- Extended-height lobby featuring a contemporary seating area, exquisite chandelier lighting and floor-to-ceiling glass doors and windows
- Dedicated brushed brass metal concierge and reception desk located at main lobby arrival
- Covered residents' garage and valet drop-off area with direct access to lobby
- Separate guest valet drop-off and parking
- Two, lobby-level high-speed elevators offering Shabbat elevator service
- Dedicated, lobby-level mail and parcel area with elegant bronze mailboxes and marble service counter
- Electric vehicle power-charging stations
- Garage-level stroller and bicycle storage
- Additional private storage spaces included with the purchase of select residences located on the 6th and 7th Penthouse Levels
- LEED Gold Certified Building

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

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This is an offer to sell nor a solicitation of offers to buy the condominium units to residents of CT, ID, NJ, NY or OR, or in any other jurisdiction where such offer or solicitation cannot be made or are otherwise prohibited by law, and your eligibility for purchase will depend upon your state of residency. This Condominium is being developed by JP Roosevelt, its successors and assigns. All improvements are proposed only. Amenities, services and features listed are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute 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 which may require the Developer to alter any design, floor plan, or layout depicted. All images are artist renderings based on plans and concepts which are subject to change without notice. No guarantee is made that the features, amenities or facilities depicted or described will be built, or, if built, will be of the same type, size or nature as depicted. No real estate broker or sales agent (whether engaged by Developer or not) is authorized to make any representations or other statements (verbal or written) regarding the condominium.

All depictions and views are conceptual. All depictions of the Units, views and Unit appliances, plumbing and other fixtures, counters, countertops, cabinets, floor coverings, furnishings and other matters of design and décor detail are conceptual and are not necessarily included in each unit. Consult your purchase agreement for the items included with the unit. Proposed finishes, fittings, features, materials, colors, brands and/or specifications are subject to change and/or substitution by Developer in its sole discretion and without prior notice.

# 42 PINE

Located in one of Miami Beach's most desirable residential neighborhoods, 42 Pine offers a limited collection of fifty well-appointed residences with exceptional services and amenities.

Ranging from one-to-three-bedrooms, each home is delivered move-in ready featuring gracious floorplans, modern interiors and elegant finishes throughout. Be among the few who will call this exclusive, boutique Miami Beach condominium home and discover a lifestyle of comfort, luxury and convenience at 42 Pine.

340 W 42nd St. Miami Beach, FL 33140

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DEVELOPED BY  
JP ROOSEVELT

ARCHITECTURE & INTERIOR DESIGN  
ARQUITECTONICA

LANDSCAPING BY  
ULU STUDIO

BRANDING BY  
KRINSKY DESIGN



Artist Rendering - Conceptual Only - See Disclaimer

# Residences

- Luxurious one-to-three bedroom residences ranging from 700 sqf to 1,900 sqf
- Expansive, outdoor terraces spanning up to 1,300 sqf with double-terraces featured in select residences
- 9'2" ceilings with hurricane-resistant, floor-to-ceiling glass doors and windows for natural lighting
- French White Oak hardwood flooring
- Entry-way foyers with additional closet space in select residences
- Generous closet space throughout every bedroom
- Walk-in closets, as well as double-walk-in closets in select residences



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# Amenities

- Elegantly designed Club Room with contemporary furnishings, featuring a community-sized dining table with seating, separate lounge areas and catering kitchen
- Game Room & Media Lounge with contemporary lounge and bar-top seating, large flat-panel television
- Expansive outdoor lounge terrace with open-air, contemporary dining and lounge seating areas
- Spa room with hair and manicure/pedicure stations as well as room for a portable massage table for private, personal beauty and grooming appointments
- Children's Game Room providing high-impact fun including toys and furnishings designed for kids
- Large ADA rooftop restrooms
- State-of-the-art Fitness Center featuring smart cardio and weight-strengthening equipment, complimentary towel and chilled water services as well as direct access to an outdoor terrace ideal for yoga and self-stretching
- Resort-inspired, rooftop amenity deck with native palms, tropical fauna and panoramic views of the surrounding Miami Beach neighborhood
- 52' elevated rooftop pool
- Poolside cabanas with daybeds, chaise lounges and sun-umbrellas
- Complimentary poolside towel, sun-umbrella and chilled water services
- Over-sized, heated whirlpool relaxation rooftop spa
- Serene, private rooftop yoga and meditation lawn

Amenities, services and features listed are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice.

# Features

## Kitchens

- Custom Italian wood finish soft-touch cabinetry
- Generous kitchen counter space featuring polished Volakas Marble countertops and full backsplashes
- Expansive kitchen islands with room for seating in select residences\*
- Kitchens thoughtfully designed to meet Kosher standard

Premium appliance packages, include:

- 30"-36" Paneled Subzero® refrigerator and freezer
- 24" Subzero® glass wine fridge in select residences\*
- 30" Wolf® single oven in select residences\*
- 30" Wolf® double wall oven in select residences\*
- 36" Wolf® electric, multi-zone, five burner cooktop in select residences\*
- 30" Wolf® electric, multi-zone, four burner cooktop in select residences\*
- 30" built-in microwave by Amana®
- 24" Asko® integrated panel, touch-proof dishwasher
- 24" Fisher & Paykel® integrated dishwasher drawer in select residences
- 32" Kohler® double-sink in select residences\*
- 24" Kohler single-sink in select residences\*
- Kohler® Simplice kitchen pull-down sink faucet fittings
- Kohler® bar sink faucet fittings in select residences

## Powder Rooms

In Select Residences

- Wall-mounted Kohler® bathroom sink faucet
- Irish Cream honed marble tile flooring
- Wall-mounted lighting sconces
- 4" downlight LED dimmable, recessed overhead lighting

## Secondary Bathrooms

In Select Residences

- Full-size baths with showers or tubs
- Kohler® bathtub faucet fittings and shower systems
- Kohler® bathroom sink faucet fittings
- 4" downlight LED dimmable, recessed overhead lighting

## Primary Bathrooms

- Custom Italian wood finish vanity cabinetry with double-sinks and Volakas polished marble countertops
- Kohler® Freestanding soaking bathtub
- Kohler® glass-enclosed rainfall shower system with handheld shower wand and wall mounted showerhead in select residences\*
- Honed Irish Cream Emser marble tile flooring and walls
- Wall-mounted LED sconces with framed mirrors
- 4" downlight LED dimmable, recessed overhead lighting

Features listed are not necessarily included in each unit. Consult your purchase agreement for the items included with the unit. Proposed finishes, fittings, features, materials, colors, brands and/or specifications are subject to change and/or substitution by Developer in its sole discretion and without prior notice.