

ARTE
SURFSIDE



ARTE, A ONE-OF-A-KIND collection of 16 oceanfront residences in Surfside, is the first-ever project in the United States by the legendary Italian architecture and design partnership of Antonio Citterio and Patricia Viel in collaboration with Kobi Karp Architecture and Interior Design.

Arte embraces its privileged setting in Surfside, an exclusive oceanfront enclave celebrated for its historic architecture and wide, tranquil beaches. Every residence enjoys spectacular ocean views from private terraces that celebrate outdoor living in a warm, uniquely Mediterranean style, as well as first-class services and amenities on par with the world's most luxurious beachfront resorts.

Residence Features

- Direct elevator entry with fingerprint recognition technology
- Floor-to-ceiling Schüco insulated and laminated glass wall system
- Wraparound terraces with Roman travertine ceilings and Brazilian ipe decks
- Expansive living, dining, and entertaining area with a Roman travertine accent wall and linear cove lighting
- 11" wide by approximately 10' plank European white oak flooring
- European Lualdi interior doors
- Private temperature-controlled parking per residence

KITCHEN

- Custom Poliform cenere oak cabinetry with brushed bronze lacquer and glass detailing
- Honed white Byron marble countertops, backsplash, and island with cantilevered cenere oak breakfast table
- Gaggenau appliance suite including gas cooktop, oven, warming drawers and speed oven, integrated refrigerator and freezer, wine cooler, and integrated dishwasher
- Custom brushed bronze Hansgrohe AXOR Citterio fittings and accessories

MASTER BATH

- Roman travertine slab floors and walls with bamboo finish accent walls
- Custom oak vanity with honed white Byron marble countertops and brushed bronze accents
- Sculptural Roman travertine soaking tub
- Full-height glass enclosed shower with double recessed Raindance heads
- Custom brushed bronze Hangrohe AXOR Citterio fittings and accessories
- Dual Toto Neorest 700H water closets



* ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Renderings and other materials depict views which are not identical from each unit, and depictions of surrounding areas which are for conceptual purposes only, which are not entirely accurate, which may change from time to time, and which may be substantially altered or eliminated by future development, forces of nature, or otherwise. Any adjacent green space areas or other areas depicted or described herein do not reflect currently existing, proposed or potential improvements for such sites or any surrounding areas and developer makes no representations as to the present or future accuracy of, nor shall buyers rely upon, any such renderings or other materials. Artwork described or depicted in sales brochures or other marketing materials is and shall continue to be solely owned by the Developer and/or is subject to licensing and other agreements. The Developer reserves the right, in its sole and absolute discretion, to add to, replace, or remove any of the artwork from time to time. No representations or other assurances upon which a buyer may rely are made that any artwork depicted or described herein will, at any time in the future, become part of the Common Elements, or the Association Property, or that the Developer will in any way transfer or relinquish its ownership, or any of its other rights, relating to such artwork. THE SPONSOR (DEVELOPER) TAKING PART IN THE PUBLIC OFFERING OR SALE IS NOT INCORPORATED IN, LOCATED IN, OR RESIDENT IN THE STATE OF NEW YORK; THIS OFFER OF CONDOMINIUM INTERESTS SITUATED IN THE STATE OF FLORIDA IS ALSO MADE WITHIN THE STATE OF NEW YORK, WHERE SPONSOR IS EXEMPT FROM FILING AN OFFERING PLAN DUE TO ITS FILING OF A CPS-12 APPLICATION (FILE NO. CP18-0095) WITH THE NYS DEPARTMENT OF LAW, AND SUCH CPS-12 APPLICATION WILL BE SERVED UPON ANY PROSPECTIVE PURCHASERS FROM THE STATE OF NEW YORK. The complete offering terms as it pertains to New York purchasers are in the CPS-12 application available from Sponsor and filed with the NYS Department of Law, File No. CP18-0095. Sponsor: SC 8955, LLC, 106 Catbriar Ct, Summerville, SC, 29485. EQUAL HOUSING OPPORTUNITY.



Amenities & Services

- 51-foot outdoor swimming pool with private cabanas and sunbeds
- 75-foot heated indoor swimming pool
- 24-hour doorman and concierge service
- Full service gym and yoga room
- Sauna and steam rooms by Effegibi
- Private residents' lounge with full kitchen
- Outdoor rooftop tennis court
- Children's playroom designed by Kinder Modern
- Tranquil outdoor meditation pond
- Direct beach access



ARTESURFSIDE.COM

+1.305.800.8955

EXCLUSIVE SALES AND MARKETING BY DOUGLAS ELLIMAN DEVELOPMENT MARKETING