FAENA RESIDENCES

MIAMI

FACT SHEET

Discover the elegance of riverfront living. Situated along the Miami River, Faena Residences Miami offers a seamless blend of urban sophistication and natural beauty.

"As we transformed Miami Beach into a global hub of art, culture, hospitality and design, we now embark on a new journey—one that promises to create a groundbreaking cultural epicenter along the Miami River"

– ALAN FAENA

Amenities

A VERTICAL OASIS

- Fully serviced residences that combine five-star Faena service with bespoke living, delivering an unmatched level of comfort and sophistication.
- Nestled in a prime location along 327 feet of Miami River frontage, Faena Residences Miami offers easy access to the cultural and culinary delights of the neighborhood.
- A testament to Rafael Viñoly's visionary approach, blending functionality and artistry to redefine modern urban living.
- Bryan O'Sullivan Studio infuses each interior with an elegant touch, blending modernity and warmth to create refined, livable spaces.
- Sasaki Associates curates lush landscapes throughout, seamlessly blending lush vibrant designs with the natural beauty of a private, redefined riverside park.

The Arrival

- 24/7 staffed guardhouse ensures a secure and luxurious arrival experience through the 14-acre Faena District Miami River
- Private porte cochère
- Inspired gardens and landscaping.
- A magnificent Riverwalk in a prime location.
- The Cathedral: An immersive lobby space with a mural depicting a whimsical narrative where a community blooms in a garden of creativity on the bed of the Miami River.
- Residential lobby with dedicated 24-hour concierge and front desk reception
- Separate elevator lobbies and package delivery areas for each tower
- The Library Lounge
- Assembly
- Gallery space
- Café

THE SKY BRIDGE

A PINNACLE OF CULTURE, WELLNESS, AND COMMUNITY AT FAENA RESIDENCES MIAMI

Crowning 700 feet in the air, a three-floor dedicated space connects both buildings, serving as a vibrant social hub and a symbol of the future in the heart of the city.

- Arrival lobby lounges
- Infinity edge pool
- Restaurant with Bar & Lounge and dining terrace
- Private dining room
- The Pistil serves as a vibrant cultural hotspot and community hub, featuring a bar, DJ booth, and dining terrace for an immersive social experience
- Library Lounge with connected outdoor terrace
- Creative Lounge and Suites
- Game Room
- Screening room
- Multi-purpose event space
- Golf simulator
- Beach Bar
- Sky garden
- Cabanas
- Sun loungers
- Jacuzzi
- Towel service
- F&B Service

The Wellness Program

- Miami's first Sauna Penthouse
- 25M Smart Pool with underwater sound
- Floating Meditation Experiences
- Longevity Clinic
- Sauna with South American herbs framing the sauna walls transporting you to a spiritual home.
- Red light IR Sauna and cold plunge invites guests to DIY immersions with science-backed protocols to support recovery and fast metabolism
- Salt & Shower Passages – heat experiences are contrasted with salt and shower passages

- Heat, Steam and Water Programming
- A hammam sits at the heart of the Spa Penthouse with a cold plunge at its center
- Couples heated stone beds that offer water massage therapies
- Horizontal Rain Shower Beds – innovative designed to provide a soothing and rejuvenating rainfall experience while you lie down comfortably.
- Botanical Steam Room – The hottest steam room with 100% humidity and cold pressed botanicals from South America

- State of the art treatment rooms to be booked by therapists, physio therapists, or facialists on demand by residents
- Glam Room that caters up to 5 services in a single session. The smart chairs seamlessly transition from scalp spa, to mani, pedi, lash treatments, to a men's shave.
- Beauty arcade offers the best in skincare, haircare, nail care, and makeup, ensuring guests-and their pets never need to leave the property
- Indoor & Outdoor Relaxation Areas
- Outdoor clay/scrub massage
- Men's and Women's Changing rooms

Gym & Fitness

- Virtual and in-person instructors available
- Immersive and live streaming yoga classes in an indoor yoga studio or outdoor yoga deck
- Mat, reformer and standard pilates classes from the dedicated pilates studio
- Weights strength area
- Cardio area
- Stretch area
- Outdoor workout terrace
- Locker Room and Towel Station

Recreation

- Outdoor table tennis area
- Multifunctional Padel Court
- Indoor-outdoor lounge with Juice and Coffee bar
- Outdoor Kids Play area
- Children's nursery
- Arts, crafts, and pottery area
- Immersive Room
- Pet Spa

Pools

- Expansive lap and relaxation Pool secluded by greenery
- Cabana and relaxation lounges
- Spa Gardens
- Outdoor Fire Pit
- Poolside F&B service by Feana's signature Butlers

BUILDING FEATURES

- Two 68-story riverfront towers connected by a Sky Bridge
- 406 one-to-four-bedroom residences ranging from 716 sq. ft. to 3,149 sq. ft
- 20 River Loft residences ranging from 1,315 sq. ft. to 1,384 sq. ft.
- 4 Sky Loft residences ranging from 2,288 to 6,301 sq. ft.
- Penthouse residences available upon request
- Expansive Miami River, skyline, and Biscayne Bay views
- Private access to Riverfront Park and waterfront promenade

RESIDENCES FEATURES

- Bryan O'Sullivan designed residences infused with Faena's signature style
- Private and semi-private elevator vestibules
- Open floor plans designed to maximize views of the Biscayne Bay, Miami River, and city skyline
- All residences delivered fully finished including flooring, kitchens, and bathrooms

- State-of-the-art appliances
- Floor-to-ceiling impact resistant, sliding glass doors
- Expansive 10-foot-deep outdoor terraces
- Prewired for smart-home technology
- Pre-wired for designer illumination and A/V systems

SALES CENTER

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FORTUNE INTERNATIONAL GROUP Co-developer

KAR PROPERTIES Co-developer

RAFAEL VIÑOLY ARCHITECTS Architecture

BRYAN O'SULLIVAN Interior Design

SASAKI ASSOCIATES Landscape Design

FORTUNE DEVELOPMENT SALES Exclusive Sales and Marketing