



SOFT HOUSE

MIAMI BEACH



Stop imagining and *Start living.*

Imagine if you could have your own private oasis; an exclusive, tailor-made retreat where innovative design and elegant architecture combine to offer unrivaled luxury and comfort. A place that is ideally suited for the lifestyle you dream of. A sophisticated and tranquil sanctuary for you and your loved ones.

Imagine the sumptuousness of a townhouse, with all the benefits of a house. A place full of seemingly small, yet big details, which is just as unique as yourself.

Imagine being surrounded by the pure beauty of the ocean in a neighborhood that was reborn to make dreams come true. An uncommon and highly sought-after spot that is eagerly waiting for you.

Now's the time to stop imagining and start living.

South of Fifth: An Earthly Paradise

Quietness and excitement perfectly mix together at South of Fifth, the most fashionable and coveted spot in Miami.

POINTS OF INTEREST

- South Pointe Park
- Bass Museum Of Art
- Wolfsonian Museum
- Perez Art Museum Miami
- Joe's Stone Crab
- La Piaggia
- Miami Beach Marina
- Nikki Beach
- Smith & Wollensky
- Prime One Twelve
- Milos
- South Beach
- Lincoln Road Mall
- Equinox
- Apogee



 234 WASHINGTON AVENUE
MIAMI BEACH



Heaven on Earth.

This charming neighborhood is located away from the fuss of vibrant South Beach, yet within walking distance to all of the best attractions this area has to offer. Magnificent dining at world-class restaurants, superb shopping at exclusive designer shops, and multiple hip bars and nightclubs.

The internationally famous Art Deco streets, the 17-acre South Pointe Park, and the breathtaking beaches are all prime examples of why this sophisticated neighborhood has become such a prestigious destination.

What the *Joy of Living* is all about

When we talk about the joy of living, we talk about the unique lifestyle experience South of Fifth offers. Its various attractions and activities are a must for anyone seeking to get the best out of this exquisite neighborhood.

If you are looking for a place to picnic, stroll around, run or simply relax at the sight of beautiful green palm trees, South Pointe Park is the perfect setting.

South of Fifth is famously known for offering residents a unique and unforgettable food experience. Smith & Wollensky and Prime 112 are two of the best steakhouses not only in Miami, but in the U.S., while Milos and the legendary Joe's Stone Crab are two restaurants no seafood fan should miss.

When the sun sets, SoFi offers countless options for those looking to relax with friends. Hotspots like Cantinho Beach Bar, Radio Bar, and The Room are regarded as some of the best bars in the area.

South Beach also offers a wide range of world-class cultural attractions such as the Wolfsonian Museum, the Bass Museum of Art, and the New World Symphony.

In South of Fifth, inspiration is everywhere.



Believe *your Eyes*

Sofi House features four 4-story independent luxury residences which capture the spirit of South of Fifth. The exclusivity of SoFi is reflected in the high-quality finishes and the personal touch the owners can give to their private, boutique residences. Their elegant, contemporary designer interiors perfectly coexist with South of Fifth's iconic Art Deco buildings. An absolutely inviting roof terrace and multiple cozy spaces further reflect the serenity of South of Fifth.



WIDE OPEN
LIVING SPACES



2ND FLOOR LIVING ROOM



Top German Luxury Brands

Poggenpohl kitchens are a synonym for customized perfection.

Skilled designers take full account of the space and their customers' taste and lifestyle to create kitchens which are just as individual and unique as *Poggenpohl* clients.

Kitchens at Sofi House also feature *Miele* and *Sub Zero* appliances, two of the world's best brands in terms of quality of manufacturing and uniqueness of product.

Miele & Sub Zero Appliances

START
LIVING
THE
DREAM



MASTER BEDROOM

A glorious *Way of living*

Each Sofi House features

- 4 Stories of indoor and outdoor living area.
- 2 Covered parking spaces.
- Private entrance.
- Private elevator.
- Spacious living-room.
- 3 Bedrooms with en-suite facilities and dressing-rooms.
- Luxurious kitchen and bathrooms with high-quality finishes and top-of-the-line appliances.
- Private roof terrace and swimming pool with sundeck.
- Homeowners association with low maintenance costs.
- Steps from the beach.
- Close proximity to Miami Beach's finest Restaurants.
- Impeccable attention to detail.
- White oak flooring throughout.



MASTER BATHROOM

Excellence In Bath Furniture

Bathroom fixtures at Sofi House have been designed by *Waterworks* and *Ornare*, bringing impeccable modern style and artisanal quality craftsmanship through their high-end, premium products. *Waterworks* bathroom faucets and *Ornare* vanities are made of the finest materials to produce lasting reliability and elegance.

Ornare Vanity and Waterworks Fixtures



POOL TERRACE

SEEING
IS BELIEVING

SOFT
HOUSE

SOFI HOUSE IS THE
ULTIMATE IN LUXURY
JUST STEPS AWAY
FROM THE OCEAN.



234 WASHINGTON AVENUE, MIAMI BEACH

LIVING ROOM



FEEL AS UNIQUE
AS ITS DESIGN

A ONE-
OF-A-KIND
BEACH
RETREAT



DINING ROOM

The Team/A perfect synergy

One Realty Capital BBAmiami

www.onerealtycapital.com
www.beremblumbusch.com



The Team/A perfect synergy

One Realty Capital BBAmiami

One Realty Capital

The Developers

One Realty Capital is an independent investment company that offers integral real estate advisory and management services to meet the investor clients needs.

Essentially One Realty Capital is a powerful combination of access to investment opportunities, market knowledge, capital network, and strong local relationships.

Our extensive experience in the real estate business, allows us to remain flexible to invest across markets, property types and all tiers of an investment's capital stack.

BBAmiami

The Architects

Berenblum Busch Architecture (BBA) is an international architecture, planning and interior design firm based in Miami with a focus on residential, education, transportation, culture and hospitality.

At the center of BBA's worldwide practice is the belief that through a balanced analytical approach, a passionate commitment to design and a truly collaborative process, sophisticated contemporary projects are crafted in order to improve the way people work, learn, have fun and live.

BBA's residential experience is extensive and includes high-end homes in Key Biscayne, Hibiscus Island, Coconut Grove and Miami Beach in addition to larger buildings.





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Miami Beach

