



 **MILANO
BOUTIQUE**
SOUTH BEACH, MIAMI
829 4TH ST, MIAMI BEACH

AMARILLA
CONSTRUCTION. AN ACT *of* LOVE

“
Bringing the
elegance & charm of
Milano to the most
exclusive neighborhood
of Miami Beach.
”

ARCHITECTURE

ANNALISA MARZORATI
BOUTIQUE ARCHITECT

LANDSCAPING

EXOTICSCAPE
Landscape Architecture

MILANO BOUTIQUE

Miami

AMARILLA CONSTRUCTION.
AN ACT of LOVE





FEATURES

Total Area

18,141
SQ. FT.

SPACE PROGRAM

COMMERCIAL AREA

ADA BATH / CAFE-JUICE BAR / STORAGE
GARDEN AND TERRACE

CONDO 4 UNITS. 1 PER FLOOR

SERVICE AREA / ELEVATOR / LOBBY / MAILBOXES
AND PACKAGE LOCKER / MAIN STAIR PARKING
FOR 5 CARS AND SPACE FOR BICYCLES
SECOND STAIR / SERVICE AREA

4 HOUSING UNITS PER EACH FLOOR

BALCONY / BATHROOM / BEDROOM / BREAKFAST
ROOM / DINING ROOM / ENTRY FOYER / KITCHEN
LAUNDRY / LIVING ROOM / MASTER BEDROOM
MASTER BATHROOM / POWDER ROOM
SERVICE ENTRY / TRASH CHUTE / WALK IN CLOSET

ROOF

SOLARIUM / POOL / TECHNICAL AREA
OUTDOOR KITCHEN

SYSTEMS

ELECTRICAL

- Backup Power & Renewable Energy
- Lighting Fixtures Indoor
- Lighting Fixtures Outdoor & Landscape
- Main Power Supply & Distribution
- Outlet / Switches and Accesories
- Gas/Fuel Generator

FIRE PROTECTION (TBD)

- Fire Detection and Alarm System
- Fire Signage
- Fire Suppression Systems

HVAC

- AC Control (Individual per room)
- AC System Type (VRF Heat Pump)
- Diffusers Linear
- Indoor Units (In cealing where possible)
- Ventilation Bathroom

LOW VOLTAGE & TECHNOLOGY

- Home Automation Applicable
- Internet; Phone & Cable Network

FURNITURE & EQUIPMENT

- Kitchen Cabinets, Vanity & Closets
- Movable Furniture (Only in Lobby)

FINISH
2026

BUDGET
7,000,00 USD

LOCATION
829 4th ST, Miami.

DEVELOPER

13 Jan Real Estate

ARCHITECTURE

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CONSTRUCTION

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LANDSCAPE DESIGN

EXOTICSCAPE
Landscape Architecture