

Two Roads Development's Elysee Miami Condominium Completes Massive Concrete Foundation Pour

MIAMI, FL - Following months of piling and excavation subterranean work, one of the tallest towers in Downtown Miami's East Edgewater neighborhood is officially ready to go vertical. On Friday, June 15th, a crew of about 75 construction workers poured the foundation for Elysee Miami, a 57-story luxury condominium under construction, paving the way for vertical development of the waterfront high-rise to now begin. The 100-unit project is being developed by Two Roads Development in partnership with entities managed by New York-based investment firm DW Partners. Delivery of the 648-foot-tall tower is expected in 2020.

General contractor John Moriarty & Associates of Florida orchestrated the continuous 20-hour concrete pour at the project's site along Biscayne Bay at 788 NE 23rd Street. About 20 mixing trucks carrying 260 truckloads rotated in shifts to pour approximately 3,000 cubic yards of concrete weighing more than 5,000 tons into a massive excavated hole for the tower's concrete mat, which sits on top of nearly 300 pilings reaching depths up to about 150-feet below the ground's surface.

"Once complete, Elysee will be a retreat in the center of one of the most desirable parts of Miami," said developer Taylor Collins, managing partner at Two Roads Development. "Elysee's boutique exclusivity, idyllic bayfront location, commanding views and world-class amenities will brand it as a standout property for a long time to come."

Situated along the bayfront just north of Downtown Miami, nestled between the Venetian and Julia Tuttle Causeways – two main arteries connecting the City of Miami and Miami Beach – East Edgewater is fast emerging as the epicenter of the new Miami. The surrounding neighborhoods of Downtown's Arts & Entertainment District, Miami Design District, Wynwood Arts District, Midtown Miami, and Miami Beach put residents within blocks of luxury retail shops, high-end restaurants and world-class arts and culture venues.

Designed by legendary architect Bernardo Fort-Brescia of Arquitectonica, Elysee's striking three-tiered telescoping shape will provide direct 180-degree bay and city views from every residence. The tower's elegant design concepts are the creation of Paris-based designer Jean-Louis Deniot, one of the world's preeminent talents in interior design, who has imagined the building's common area amenity spaces for his first high-rise condominium design project in the U.S.

Priced from about \$1.5 million to upwards of \$10 million, Elysee's 100 half-floor and full-floor residences range from three- to five-bedroom layouts measuring between 2,300 and 4,000 square feet in size.

All residences at the boutique-style tower will boast private elevators and foyers, soaring 10- to 12-

foot ceilings, impact-resistant glass windows and sliding doors, bespoke Waterworks® master bathroom fittings and fixtures, and gourmet kitchens with Italkraft® cabinetry, Wolf® gas ranges and professional grade Sub-Zero® appliances. Every unit will also sport expansive east- and west-facing terraces where residents can enjoy unparalleled sunrise and sunset views.

Residents share access to Elysee's 7th-floor amenity level, stocked with a resort-size lap pool with adjacent refreshment bar; outdoor summer kitchen and barbecue terrace; fitness center and yoga studio; spa with private sauna, steam and massage rooms; blow-dry bar; and children's playroom.

For large-scale entertaining, the Owners Sky Lounge – which encompasses the building's entire 30th floor level – is home to a Grand Salon lounge and bar area; a Grand Dining Room which includes seating for up to 30 guests, a professional-grade chef's kitchen and an indoor/outdoor chef's table; and a library/private theater, game room, and wine room.

For more information about Elysee, including preconstruction sales opportunities, please contact Cervera Real Estate at (305) 767-1414 or visit the project's sales gallery at 254 NE 30th Street in Miami, FL.

