

# BEHIND THE GLASS

THE ELEMENTS OF A TRULY INSPIRED RESIDENCE

IIIUSE

68 OCEANFRONT RESIDENCES





*built on*  
**G R A D E**

Visualize pulling into your porte-cochère and being able to see the ocean through the ground-level lobby. You walk through it and directly out onto the sand. At Muse Residences, this is reality. No other building in Sunny Isles Beach offers direct access into the lobby and out to the beach on the ground floor or “from grade.” Residents will enjoy lobby-level amenities, a vanishing-edge pool and cabanas, just steps from the sand.



PORTE-COCHERE

LOBBY

BREAKFAST GALLERY

POOL DECK

BEACH

*state-of-the-art*  
**FINISHES**

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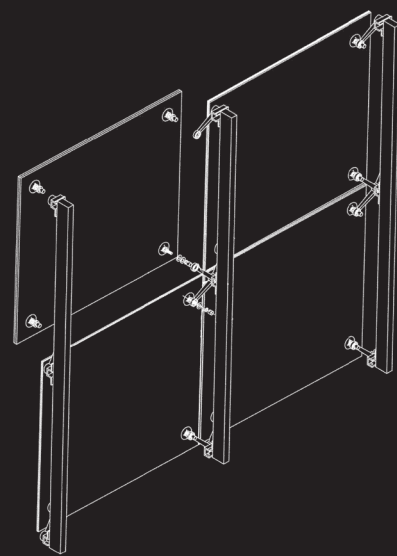
In keeping with the promise to redefine expectations and boundaries, each fully-finished Muse residence incorporates the highest grade of materials, with all finishes quality-controlled by a Muse-certified specialist. An assortment of high-end selections, including exotic marble and stone from Italy and Turkey, as well as rich hardwoods, complete the finishing touches of each home.



*top-of-the-line*  
**A E S T H E T I C S**

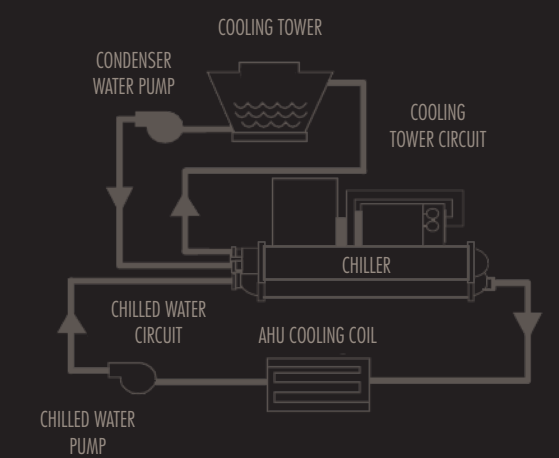
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The stunning exterior of Muse Residences is comprised of a unique "spider glass" system that gives the tower a sleek, futuristic and standout finish unlike any other in Sunny Isles Beach. Held in place by several aluminum and stainless steel point-fixings concealed on the interior side of the building, and not set in frames, the glass pieces butt up against each other, creating a flush, all-glass facade that is almost curtain-like.



*chiller*  
COOLING  
*system*

Muse Residences is one of only a handful of developments to utilize an advanced chiller cooling system that maximizes efficiency and cuts down on energy consumption. Unlike standard cooling systems, often using a noisy condenser, the silent chiller system has the option of being cooled by water or air, and is the most efficient for power use.



*built for*  
**LONGEVITY**

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Muse Residences' all glass, Alucobond® and stone exterior makes for a nearly stucco-less facade, a feature not matched by most. A material that is easily worn and corroded by weather and salt water, causing leaks and requiring repair, stucco on the outside of the building was kept to a minimum, creating a resilient and impervious exterior that will never need to be restored.







## *level 5 drywall* FINISHES

At Muse Residences, the highest quality of gypsum board finish is used for each and every drywall wall and ceiling. A Level 5 drywall finish, used only in the most high-end homes, is the most effective method to provide a uniform and flat surface, and paired with a top-of-the-line drywall primer, creates a seamless and flawless veneer for the application of final decoration.



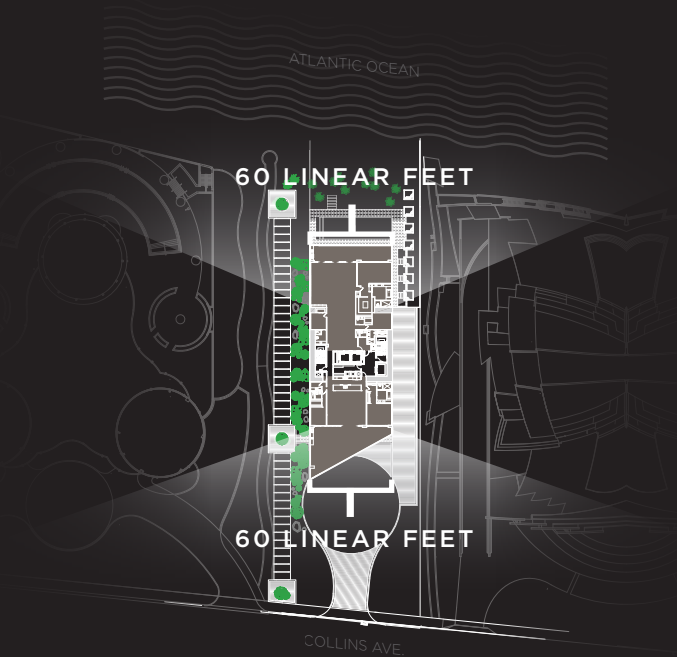
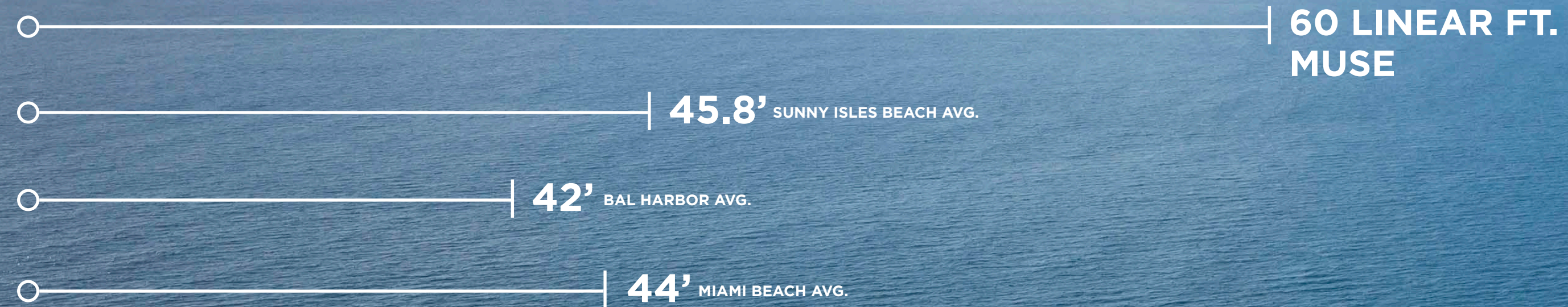
1. Tape embedded in mud
2. Thin coat of mud
3. Re-coat mud on tape
4. Cover, sand and prime
5. Final skim coat



*oversized*  
**BALCONIES**

The 60-foot-wide terraces at Muse Residences are among the largest in South Florida high-rise developments, truly redefining the luxury oceanfront living experience. One-of-a-kind seamless glass railings, a complete entertainment system and a fully equipped summer kitchen create the ideal space to enjoy 60 linear feet of uninterrupted ocean views. Rare among condominium buildings, each and every Muse balcony is waterproofed and mud-set to avoid any damage that could arise over time as a result of the elements.

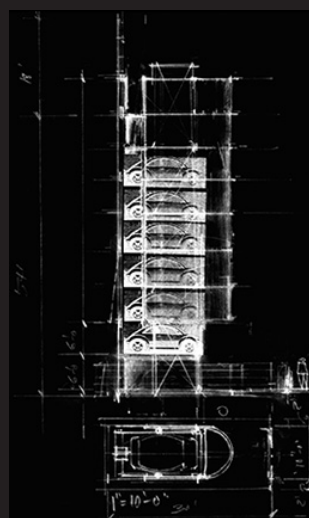
**TERRACE LENGTHS**



*automated*  
**PARKING**  
*system*

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Imagine a fast and efficient parking experience requiring zero human involvement. The fully-automated "rack and rail" parking system at Muse offers residents the luxury of one parking spot per bedroom. 27 aboveground floors remove any chance of flooding, and house 208 parking spaces that are reached by a mechanical, conveyor-like system that transports cars to and from their spots.





*unrivaled*  
**ELEVATOR**  
*access*

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Designed to provide the ultimate in convenience, access and luxury, Muse Residences offers the highest ratio of elevators to residents in Sunny Isles. Private elevators service each residence at an unmatched rate of one elevator for every 23 residences.

**1 ELEVATOR PER**



**23 RESIDENCES**



*the power of*  
**COPPER**  
*pipng*

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The benefits of Muse's all-copper plumbing are many, but most importantly, include durability and safety. As copper is a natural, environmentally-friendly, naturally corrosion-resistant material, it will not crack or crumble years after installation. Copper requires virtually no maintenance and is the only plumbing material available with such a long record of reliability. In terms of safety, copper is impermeable and biostatic, meaning contaminants cannot penetrate it, and it inhibits the growth of harmful bacteria.





*high-end*  
LIVING  
*redefined*

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IIIUSE  
68 OCEANFRONT RESIDENCES

# III USE

68 INSPIRATIONS

17100 COLLINS AVENUE | SUITE 201  
SUNNY ISLES BEACH, FL 33160



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