

1236 S. VENETIAN WAY, MIAMI BEACH, FL

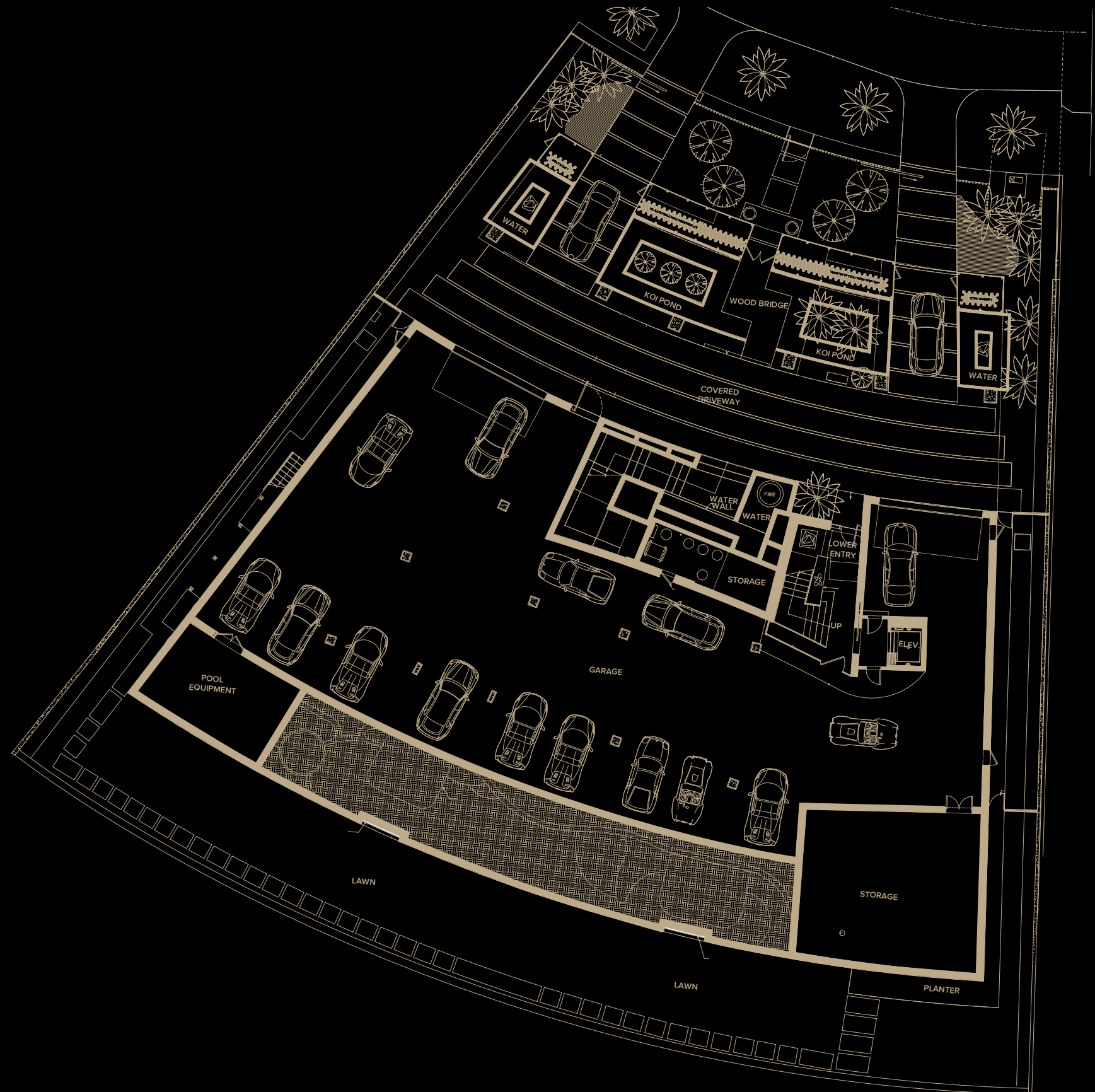
## GROUND LEVEL

### INTERIOR FEATURES

- 15-Car+/- Garage
- Elevator
- Storage

### EXTERIOR FEATURES

- 2 Entry Gates
- 1 Pedestrian Gate
- Wood Bridge Over Water Feature
- Koi Pond



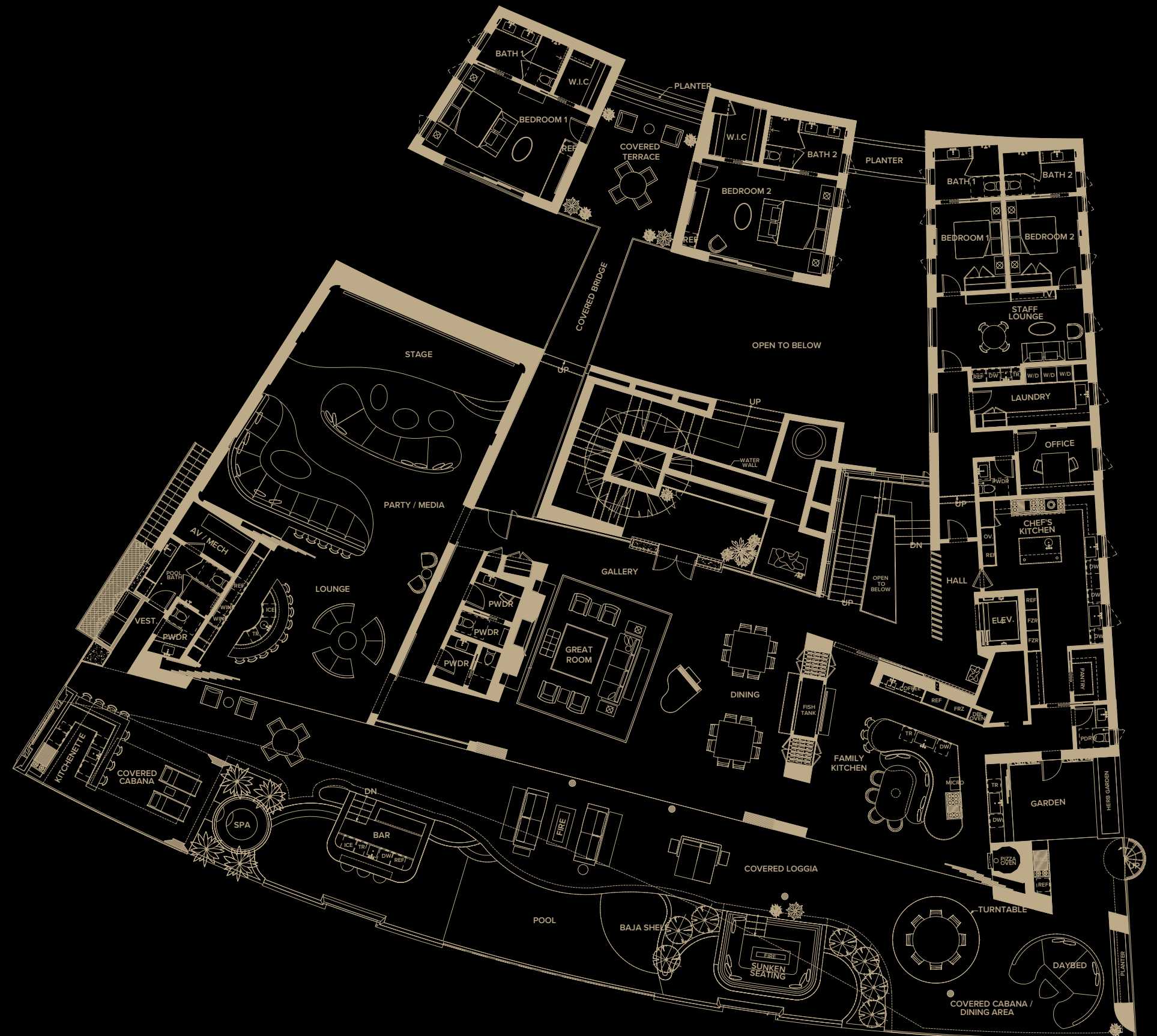
## MAIN LEVEL

### INTERIOR FEATURES

- 12,486 SF+/-
- Open Concept Great Room & Dining Room:
  - Fireplace
  - Built-in Fish Tank
  - Built-in Wine Closets
- Eat-in Kitchen:
  - Large Center Island with Built-in Dining
  - High-End Appliances & Pizza Oven
  - 3 Powered Rooms
- Pantry
- Large Chef's Kitchen
- Staff Quarters:
  - Staff Lounge
  - Managers Office
  - 2 En-Suite Staff Bedrooms
  - Powder Room
  - Laundry Room
- Covered Bridge to 2 Guest En-Suite Bedrooms
- Media Room
- Lounge with a Fully Equipped Bar
- Elevator

### EXTERIORS FEATURES

- Water Feature (Front Staircase Entry)
- Covered Loggia
- Two Fire Pit's – One with Sunken Seating
- Turntable Dining Area
- Multiple Lounge Areas
- Garden
- Wet Bar
- Covered Cabana with Outdoor Kitchen
- Heated Gunite Infinity Edge Pool with Waterwall & Raised Spa
- 1 Full & 1 Half Pool Bathrooms
- Staircase to Ground Level





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## SECOND LEVEL

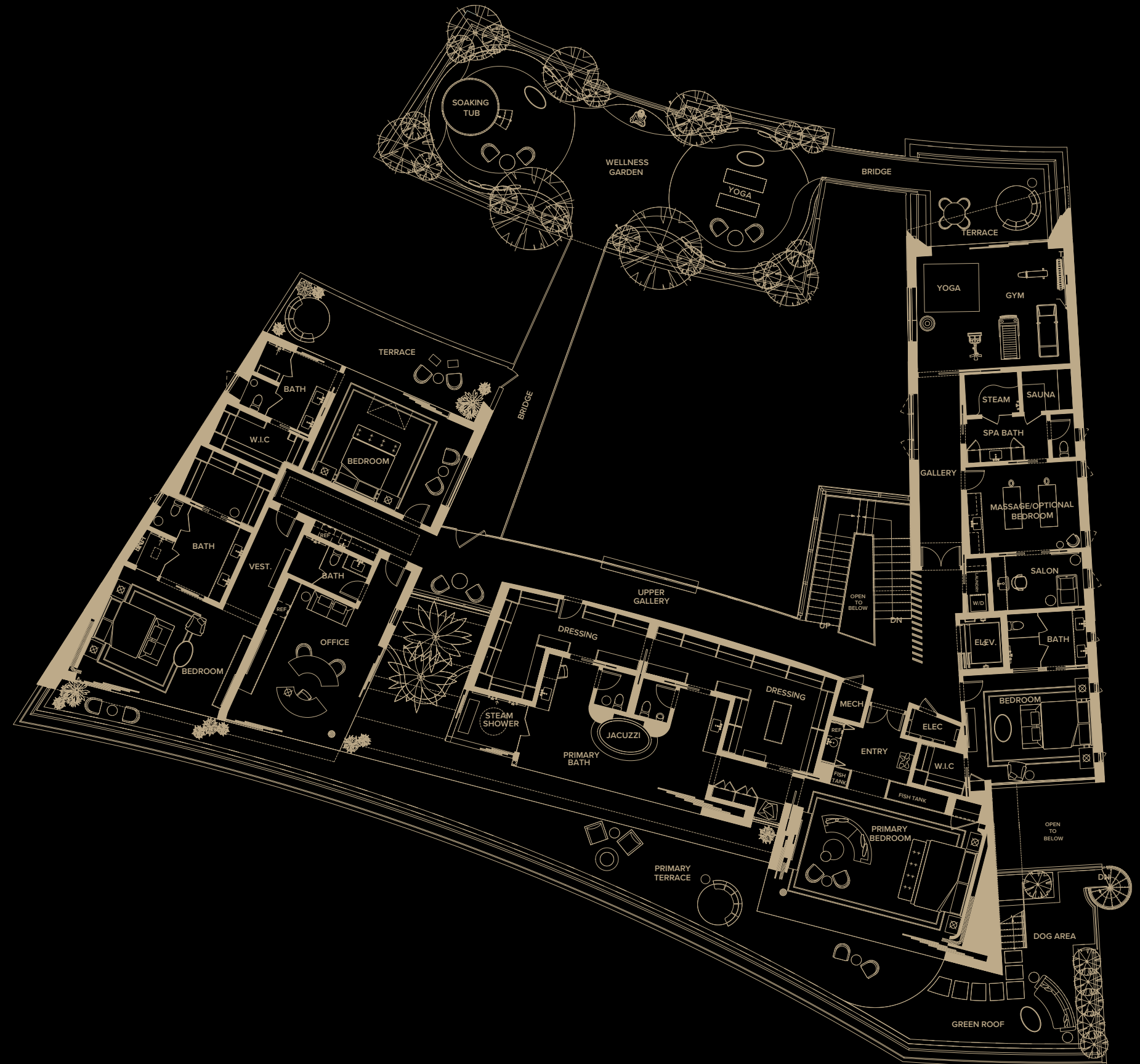
- 7,656 SF+/-
- Upper Level Gallery with Morning Bar

### PRIMARY SUITE

- Entry Vestibule with Morning Bar
- Dual Vanities
- Primary Terrace:
  - Fire Pit
  - Lounge Area
  - Dog Area
- Primary Bathroom:
  - Jacuzzi
  - 2 Water Closets
  - 2 Vanities
  - Steam Shower
- 3 Guest En-Suite Bedrooms:
  - Walk-in Closet
  - Spa-Like Bathrooms
- Office with Full Bathroom
- Spa Room (Optional Guest En-Suite Bedroom):
  - Massage Room
  - Salon
  - Spa Bathroom with Steam Room, Infrared Sauna & Water Closet
- Laundry
- Elevator
- Gym

### EXTERIOR FEATURES

- Wellness Garden with Cedar Soaking Tub & Yoga Area
- Multiple Lounge Terraces of Guest Bedrooms



## ROOFTOP TERRACE

- 386 SF+/-
- Outdoor Kitchen with Dining
- Fully Equipped Bar
- Sundeck
- Bonus Deck
- Spa
- Fire Pit with Built-in Seating
- Powder Room
- Outdoor Shower
- Elevator
- Storage

