



JO/GA Homes | www.jogahomes.com | Bringing Luxury and Sustainability Together | @joga_homes
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“LA CORTE” FACT SHEET

PROPERTY INFORMATION

Address: 4354 N Michigan Ave, Miami Beach, FL 33140

Folio:02-3222-008-0450

Neighborhood: Nautilus

Type: New Construction Start Of Construction: June 2022; End Of Construction: December 2023

Flooding Preventions: Elevated +10 Ft NGVD (Over 6 Ft from Street Level), Stormwater Retention System

Lot Size: 9,968 Sq.Ft

A/C Unit Size: 4,168 Sq.Ft

Courtyard, Patios and Outdoor Living Areas: 2,000 Sq.Ft

Rooms: Entry Foyer, Living Room, Family Room, Dining Room, Kitchen, 4 Bedrooms, 4.5 Bathrooms, Laundry Room

Pools: 1 Lap Pool Dimensions: 9 Ft x 43 Ft 1 Plunge Pool (Cold/Hot/Spa) Dimensions: 11 Ft x 10 Ft

Parking: 1 Covered Parking Space, Driveway Fits Up to 4 more Cars

Outdoor Kitchen and Bar by Vidali, Marine Grade, Stainless Steel and Porcelain Cladding

Location Highlights: Directly Facing Polo Park and Tennis Courts, 1 Min from 195 Bridge to Miami, 1 Min from Mount Sinai Hospital, 1 Min from 41stSt Shops and Restaurants, 6 Minutes From 41stSt Street Beach and Bay Walk

ENERGY EFFICIENCY HIGHLIGHTS

Projected LEED Platinum Certification

Upgraded Insulation Package

Pro Solar Panels System with Emergency Back-Up 4 Tesla Batteries

Air Conditioning: Smart Multi-Zone system by Mitsubishi

Star Rated Appliances by Miele, Monogram and Whirlpool.

Automation and Smart Home Features: Lighting by Lutron, Sound by Sonos, Pool and Spa by AquaLink,

Ring Camera Security System, ADT Security

ARCHITECTURAL AND DESIGN INFORMATION

Architectural Style: Contemporary, Mediterranean; Architectural Design by Gaia S Studio and Andrea Benedetti

Interior Design Style: Organic Contemporary; Interior Design by Gaia/S Studio

Façade Cladding: Coral Rock (Fossil)

Patio Flooring: Coral Rock (White)

Ground Floor Ceiling Height: 11 Ft

Ground Floor Flooring: 48"x48" Ivory Travertine

Second Floor Ceiling Height: 9 Ft

Second Floor Flooring: European Oak Wood Planks

Design Highlights: Natural Light, Open Flow Layout, Warm Welcoming Design, U-shaped Layout,

Cabinetry, Vanity, Mirrors, Wall Units: Custom Design, Natural Oak Wood, Made in Italy

Lighting Pendants by Flos, Petite Friture and Kelly Wearstler Lighting

Wall and Ceiling: Hand Painted with OIKOS Limewash Paint, Non-toxic



Ground Floor Floorplan



Second Floor Floorplan