



THE
FAIRCHILD
COCONUT GROVE

CURATED WATERFRONT LIVING

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THE GROVE: A TIMELESS TROPICAL GEM

Coconut Grove forever beckons the creative pioneer. Its sleepy hollows and waterside charm have attracted notable pioneers of innovation, adventure, romance and storytelling since the turn of the nineteenth century. Tennessee Williams, Robert Frost and Alexander Graham Bell, once upon a time, called Coconut Grove home. Sophisticated northern visitors seeking tropical respite often stayed and became permanent residents, fearlessly embarking on this undeveloped gem and marking The Grove with a unique ambience that prevails to this day.

In 1916, horticultural explorer Dr. David Grandison Fairchild purchased a nine acre waterside property and named it The Kampong. Dr. Fairchild is credited for introducing more than 30,000 botanical species to North America. He transformed The Kampong into a magical garden filled with a myriad of horticultural souvenirs: plants, seedlings and trees that he collected on his frequent global expeditions. Since then, The Kampong's unusually spectacular gardens have been carefully preserved and, as a member of the National Tropical Botanical Garden, it is considered one of the five most important gardens in America.

Today, Dr. Fairchild's passion for tropical splendor endures within the heart of Coconut Grove's eight square mile radius. Its 20,000 residents are a diverse mix of curious intellectuals, artists, innovators and nature enthusiasts who seek an elevated quality of living through quiet, understated luxury surrounded in a bounty of natural beauty.

Hidden only minutes away from Downtown [Miami](#), [Brickell](#), and the famous beaches of [Key Biscayne](#) and [Miami Beach](#), The Grove is amidst a vibrant cultural renaissance that is garnering attention from near and far. Yet, its ardent connection to the past maintains the humble, small town vibe for which The Grove is famous.

Coconut Grove's architecture continues to evolve, carefully and effortlessly weaving in the new with the old. Historic homes share winding streets and charming cul-de-sacs with the country's top schools, thick storied gardens, active green spaces, epicurean restaurants and luxury boutiques. Nestled together against the backdrop of shimmering ocean waters and magnificently canopied landscapes, Coconut Grove is a paradise to call home.







VIEW FROM THE SUNRISE DECK

THE FAIRCHILD COCONUT GROVE: CURATED WATERFRONT LIVING

Inspired by the spirit of Coconut Grove's first botanical pioneer, we welcome you to **The Fairchild Coconut Grove**, an organic collaboration between beloved local architect, **Max Strang**, and celebrated interior designer, **Rafael de Cárdenas**. **The Fairchild Coconut Grove** is a collection of twenty-six exceptional waterfront residences with sublime indoor and outdoor amenities, located directly on Biscayne Bay, in the very quiet and private Coconut Grove neighborhood of Glencoe.



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SUBLIME LOCATION

Where boats drift along the bay's calm warm waters and paths meander through lush, fragrant Kampong-inspired gardens, **The Fairchild Coconut Grove** is designed to please the senses. Direct water access is yours from the moment you awake. Launch your paddleboard for a bay cruise at dawn. Whisk your boat out of your private boat slip for a day on the ocean. Within minutes by car, travel south to be charmed by downtown Grove, or north, to engage in the bustle of Brickell and Downtown Miami's world-class cultural pursuits and offerings. **The Fairchild Coconut Grove** is your private waterfront retreat, a place to live life as boundlessly as its expansive water views.





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INTEGRATED ARCHITECTURE

Shaped by The Grove's deep regard for historical architecture and native landscapes, **The Fairchild Coconut Grove** embodies tropical modernist sensibilities by way of architect Max Strang. Sweeping stairways and wood louvered breezeways offer stunning transitions from the social to the private, connecting the indoor to the outdoor. Roof decks are thoughtfully designed to offer unobstructed water views and enhance idle days under the sun with swimming pools and cabanas, and quiet afternoons under the shade of tropical landscaped gardens. Spectacular residence layouts, private outdoor showers, lanais, expansive chef kitchens, wet bars, spa-inspired bathrooms and spacious living areas with tranquil water views and lush neighborhood vistas.

BOTANICAL SPLENDOR

Coconut Grove's flora and fauna define [The Fairchild Coconut Grove](#) experience with hundreds of years of growth and natural splendor. Resurrection ferns tangled around age-old Live Oaks await summer's rain showers to bring them back to life. Fiery red Royal Poinciana canopies dapple sunlight onto the feathers of neighborhood peacocks proudly marching along Grove streets and whimsically stopping traffic with abandon. Banyan tree roots as wide as houses become memorable street markers while the sweet scents of night-blooming jasmine pervade the warm night air that encircles The Grove. [The Fairchild Coconut Grove](#) incorporates plants that cascade down the building and vines that creep up stone walls. The Kampong-inspired landscape, with towering palms, flowering trees and sun-loving and salt-tolerant plants is interwoven throughout [The Fairchild Coconut Grove](#), deepening the connection to its botanical history and context of its location.





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ELEVATING THE EVERYDAY

Complementing the architecture is Rafael de Cárdenas' refined and contemporary design for the distinctive amenities.

Holistically enrich your body and soul at **The Fairchild Coconut Grove**. Invigorate your body with a rigorous workout in the **Private Fitness Studio**. Relax your soul in the quiet warmth of the **Hammam**. Explore the waterfront by kayak or set sail for the open sea from our **Private Dock**. Soak in the sundrenched, full-service rooftop swimming pools on the **Sunrise Deck**. Indulge in quiet moments amidst lush native gardens surrounding private lounge areas on the **Sunset Deck**. Watch the eastern sky fill with endless stars from the **Bay Lounge** at dusk.

The Fairchild Coconut Grove is a genuine waterfront paradise complete with 24-hour security and valet, full-time personal concierge and butler services to give you more time to live an extraordinary life.



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INTERIOR INTEGRITY

The Fairchild Coconut Grove is designed thoughtfully to become your ultimate sanctuary. Every residence offers open and airy floor plans with 11' ceiling heights, and finishes and details including: solid wood doors, LED lighting, modern bathroom vanities and walk-in closets. Expansive and engaging views set the backdrop to open living and dining areas that surround a true chef-inspired, professional kitchen. Appliances include **Wolf** gas powered ranges with standard and convection ovens, electronic steam ovens, stainless steel **Sub-Zero** refrigerators, freezers, wine coolers and ice makers. Exquisitely crafted Italian cabinetry round off this perfect culinary canvas- ready for you to perfect life's epicurean pursuits with professional savvy and delicious attention to design.





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THE
FAIRCHILD
COCONUT GROVE

DEVELOPER: Grove Bay Properties, LLC
ARCHITECT: Max Strang | Strang Architecture
DESIGNER: Rafael De Cárdenas / Architecture at Large
NUMBER OF RESIDENCES: Twenty Six
NUMBER OF STORIES: Five
RESIDENCE MIX: Two to Four Bedroom Residences
from 1714 sq ft to over 4114 sq ft
EXCLUSIVE MARKETING AND SALES:
ONE Sotheby’s International Realty

DESIGN FEATURES

- Rare, expansive waterfront site within the exclusive Glencoe neighborhood of Coconut Grove
- Twenty-six unique residences in a building designed by acclaimed Architect, Max Strang
- Distinctive Coconut Grove-inspired façade integrating natural materials and private gardens
- Lushly landscaped property featuring native Florida foliage and trees inspired by David Fairchild’s private garden, The Kampong
- Interiors by Rafael de Cárdenas / Architecture at Large, an *Architectural Digest* “AD 100” designer

AMENITIES

- Private boat slips
- 24-hour security
- Full-time porter for inside and outside entertaining

- 24-hour valet parking for guests and residents
- Bayside lounge
- Resident bicycles by Martone Cycling™
- Rooftop pool deck with private cabanas and sun deck
- Holistic wellness spa with hammam, steam room and sauna
- Serene treatment room
- High-tech training gym
- Sunset roof deck with outdoor living rooms, fire lounge and serenity gardens
- Two covered parking spaces per residence

RESIDENCES

- Dedicated elevator lobbies
- 11-ft ceiling heights throughout, 13-ft in penthouse
- Private outdoor living areas with bay views
- Flooring throughout
- Spacious walk-in closets
- Laundry rooms
- Service quarters in select residences
- Private outdoor showers in select residences

GOURMET CHEF KITCHEN

- Custom Italian cabinetry with integrated LED lighting
- Sub-Zero™ column refrigerator
- Sub-Zero™ column freezer
- Wolf™ gas range with single and double ovens
- Wolf Pro™ stainless steel hood with stainless steel backsplash, integrated warming rack and heating lamps
- Wolf™ transitional convection steam oven
- Asko™ Dishwasher
- Full backsplash
- Quartz counter surfaces

- European plumbing fixtures
- Industrial stainless steel under mount sink

WET BAR CABINET

- Self-contained custom European bar cabinet
- Sub-Zero™ full height wine cooler
- Sub-Zero™ ice maker
- Stainless steel bar sink
- European fixtures

MASTER BATHROOM

- Free-standing soaking tub
- Sophisticated plumbing fixtures
- Double under mount sinks
- Integrated teak wood floor in wet areas
- Flooring throughout
- Custom designed backlit mirrors

STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE “UNIT” SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH IN EXHIBIT 2 TO THE DECLARATION AS “UNIT AREA”. MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.

ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH, FURNISHINGS AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. TERRACES ARE LIMITED COMMON ELEMENTS.

THE COCONUT GROVE NEIGHBORHOOD



RESTAURANTS

1. Monty's Raw Bar
2. Glass and Vine
3. Le Bouchon
4. Harry's Pizzeria
5. Jaguar Ceviche Spoon Bar
and Latam Grill
6. Bombay Darbar
7. Strada in the Grove
8. Greenstreet Café
9. Sapore Di Mare
10. Ariete
11. Taurus Beer and Whiskey House
12. Farinelli 1937
13. Lokal
14. Peacock Garden Café

SHOPPING

15. The Fresh Market
16. Mayfair in the Grove
17. CocoWalk

MARINA/SAILING

18. Coral Reef Yacht Club
19. U.S. Sailing Center
20. Biscayne Bay Yacht Club
21. Monty's Marina
22. Coconut Grove Sailing Club
23. Grove Key Marina
24. Dinner Key Marina
25. Grove Harbor Marina

SCHOOLS

26. Immaculata-La Salle High School
27. St. Stephen's Episcopal Day School
28. Ransom Everglades School
29. Academy of Arts and Minds High School
30. Carrollton School of the Sacred Heart
31. St. Hugh Catholic Church and School Parks

PARKS

32. David T. Kennedy Park
33. Peacock Park
34. Regatta Park
35. The Barnacle Historic State Park
36. Kirk Munroe Park
37. The Kampong
38. Alice Wainwright Park

MUSEUMS

- ### 39. Vizcaya Museum and Gardens

LIBRARIES

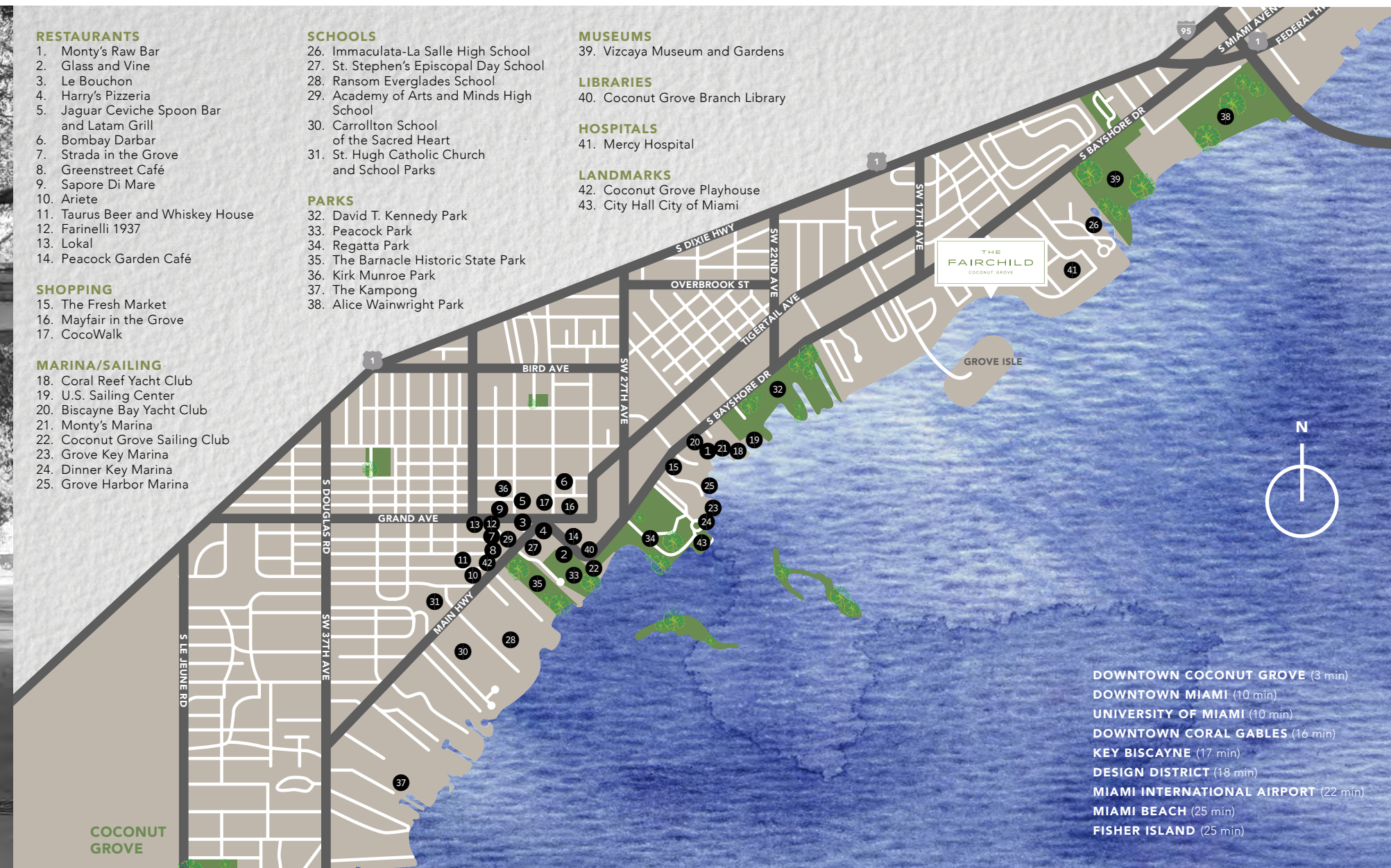
40. Coconut Grove Branch Library

HOSPITALS

41. Mercy Hospital

LANDMARKS

42. Coconut Grove Playhouse
43. City Hall City of Miami







ROVR DEVELOPMENT Miami born and raised, Oscar Rodriguez and Ricardo Vadia began their friendship and professional partnership while at The Related Group of Florida. During those years, Rodriguez and Vadia delivered more than 5,800 luxury condominiums, rental and affordable housing units, with a development value of more than \$1 billion. Individually, their vast experience spanning a variety of development disciplines, extensive market knowledge and impeccable track record catapulted them to the top of South Florida's real estate industry. After leading their own firms respectively, Rodriguez and Vadia reunited in 2015 to form ROVR Development. Cumulatively, they have more than 35 years' experience and together, they are a formidable force. ROVR Development has more than \$400 million of real estate currently under development or slated for commencement. Inclusive of these projects is a luxury tower planned for East Edgewater and a 402 unit luxury rental development on Biscayne Boulevard.

ONE SOTHEY'S INTERNATIONAL REALTY The fastest growing luxury real estate brokerage firm in South Florida, ONE Sotheby's International Realty has ten offices in Fort Lauderdale, Coral Gables, Miami Beach, Sunny Isles, Bay Harbor Islands, Brickell and Key Biscayne, and has recruited more than 550 agents since its inception in 2008. The direct affiliation with the Sotheby's Auction House and Sotheby's International Realty has offered the company unparalleled, global reach – with a network of more than 18,000 independent sales associates located in approximately 800 offices in 61 countries and territories worldwide. In addition to its luxury brokerage division, the firm also boasts a Development Sales Division representing some of South Florida's most successful and prestigious condo developments with a total inventory of over \$3.5 billion.

MAX STRANG ARCHITECTS Max Strang is the founding principal of [STRANG] Architecture, a Miami-based firm acclaimed for its site-specific and climate-driven designs. Through his work and discourse, Strang has consistently underscored the ongoing relevance and importance of regional modernism to an international audience. In 2016, he was elected to the prestigious College of Fellows of the American Institute of Architects (AIA) and in 2013 he received the Silver Medal from the Miami Chapter of the AIA, the highest honor the organization can bestow. Strang is a graduate of the University of Florida and Columbia University. Prior to establishing his own firm, he worked in the architecture offices of Gene Leedy, ShoP Architects and Zaha Hadid.

RAFAEL DE CÁRDENAS / ARCHITECTURE AT LARGE As founder of SoHo-based design firm Rafael de Cárdenas / Architecture at Large, Rafael de Cárdenas creates artful, imaginative concepts for diverse projects spanning commercial and residential architecture and interiors, art advisory, objects and furniture, and temporary and pop-up spaces. Prior to founding his own design firm in 2006, de Cárdenas worked for Calvin Klein as a men's collection designer and as a creative director for special effects production house Imaginary Forces. His interest in creating environments with moods, as opposed to any specific style, has allowed him to work with a wide array of international commercial clients including Barneys New York, Baccarat, Cartier, Nordstrom, Nike and Ford Models, in addition to select private clients for ground up and interior residential design. In 2011 de Cárdenas launched his first furniture collection with Johnson Trading Gallery and in 2012 was the first and only American invited to participate in AD InteriOurs Voyages. Recent design collaborations include the Nike – 45 Grand fitness studio in SoHo, Korean eyewear brand Gentle Monster's NYC flagship store, the reincarnation of hotspot Asia de Cuba in NYC, jewelry designer Delfina Delettrez's London boutique and a reinterpretation of Kartell's "Bourgie Lamp" for its 10th Anniversary. Rafael de Cárdenas has been named a Featured Designer for AD France Collector, to the Architectural Digest AD100 list and is currently the 2016 Maison & Objet Americas Designer of the Year.

ARVA MOORE PARKS, RESIDENT HISTORIAN Arva Moore Parks is a local treasure. The lifetime Miami native is an award-winning historian, preservationist and author, having written more than a half-dozen books on South Florida, among them Miami, the Magic City and her latest book *George Merrick: Son of the South Wind* that just received a Silver Medal from the Florida Book Awards. With a far-reaching set of skills, Arva has also produced film on Miami and Coconut Grove, and has received numerous honors, including an Emmy, from the Florida Academy of Television Arts and Sciences. Over the years Arva has collaborated with a myriad of architects, planners, archaeologists and interior designers on a variety of innovative projects, among them the Coconut Grove Master Plan. She provides historical research and interpretation for museums and historic properties, among them The Barnacle State Historic Park.

CLAUDIA URIBE, PHOTOGRAPHER With an academic training in design, fine arts and photography, Coconut Grove resident Claudia approaches her photographic work with a distinctly artistic point of view while accurately capturing the vision of her clients. Her work is marked by a minimal style, an expert eye for detail and the skillful use of natural light.



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[STRANG]

