



TEN  
30

SOUTH BEACH





Artist conceptual rendering

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by SHOMA

## SOUTH BEACH'S ULTIMATE GEM

Ten30 is an ultra exclusive community with only 43 residences. With prices starting in the \$400's, this boutique building is the ideal living experience for those in search of a quiet, relaxing, and luxuriously elevated home in one of the most iconic and exciting neighborhoods in the world.





## AN EXCLUSIVE ENCLAVE

If you are looking for privacy and exclusivity while still being in the center of it all, Ten30 is your future home.

An oasis where you can count on a never-before lived in home with top of the line & brand new finishes, and where every detail has been masterfully curated to bring you comfort and beauty.



*Life at Ten30 is truly the epitome of cool,  
casual and modern living.*





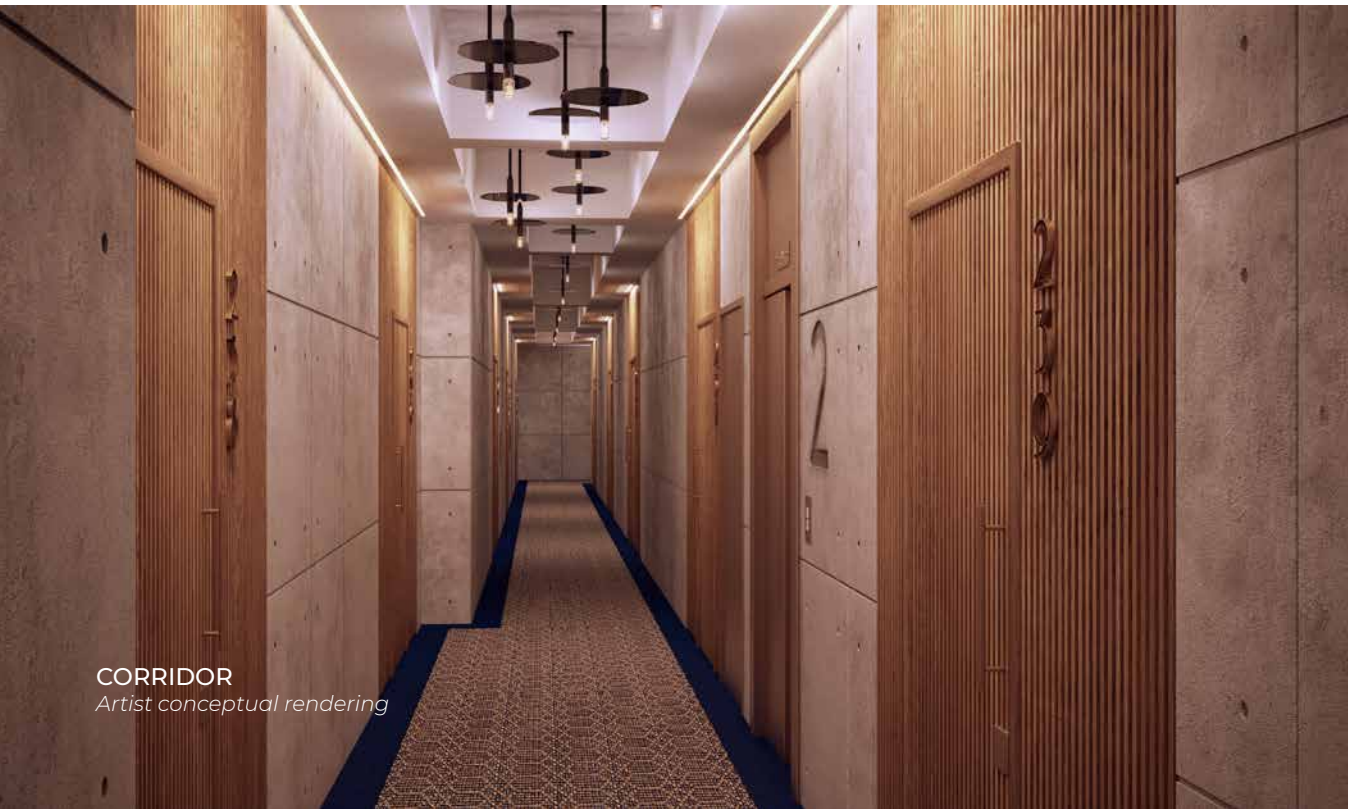
LOBBY  
Artist conceptual rendering

*Come home to a relaxing  
environment and enjoy an exquisite  
art-curated lobby designed by  
Saladino Design Studios.*





RELAXATION ROOM  
Artist conceptual rendering



CORRIDOR  
Artist conceptual rendering

## DESIGN

Organic elements such as luscious green walls and natural woods are brought together in perfect unison to create the ideal home. A haven with a resort-style feel which provides residents everything they need without leaving the community.

The powerhouse team behind Ten30 is led by Shoma Group, with its long history of building luxury homes in Miami, and Saladino Design Studios, the architectural and interior design firm of many iconic Miami spaces.



*“At Shoma we create lifestyle experiences, bringing the best architecture, design and overall living concept to life through our projects.”*

Masoud Shojaee  
President, Shoma Group

*“Ten30’s distinctive design will pay homage to Palm Springs and Miami Beach of yesterday with a modern twist and a boutique oasis feel”.*

Mike & Sean Saladino  
of Saladino Design Studios







## RESIDENCES

The residences are thought out and designed to bring luxury and comfort to your home.

With state of the art smart technology, high-end finishes and spacious layouts, they bring a living concept like no other to Miami's most sought out neighborhood.







UNIT TERRACE  
Artist conceptual rendering

# RESIDENCE AMENITIES

- *LATCH Bluetooth enabled access keyless entry equipped with camera feature*
- *NEST digital WIFI enabled programmable thermostat*
- *Gracious living space*
- *Private balconies*
- *Oversized private terraces (in select units)*
- *Energy efficient high impact windows*
- *CONCORD 12 x 24 in white porcelain tile throughout unit floors*
- *USB charging stations*
- *Chef-caliber Italian design kitchen and pantry*
- *Quartz countertops and backsplash*
- *Extended islands with dining table (in select units)*
- *Samsung **Family Hub** touch screen smart refrigerator*
- *Smart WIFI Samsung enabled stainless steel appliances*
- *Multi-feature kitchen faucet*
- *Linen closets*
- *Frameless glass shower enclosure opens to master bedroom (open bathroom concept)*
- *Oversized soaking bathtubs*
- *Spa inspired bathrooms with rain and hand showers in master bathroom*
- *Italian design vanities with front lit mirrors*
- *Spacious custom designed walk-in closets*
- *One to two parking spaces per unit*

*Note: Features vary between units*





## AMENITIES

Staying in has never been more enticing. You can choose to get your daily ohms in with a yoga session, catch some rays at our pool, or grill with some friends all in our lushly landscaped rooftop. Relax with a book at one of our lounges, while enjoying WIFI/ highspeed internet access in all common areas.

For the sports enthusiasts, Ten30 has room for all your gear. Give your bike some care at the bike station, then store it in the secure rack, or place your skateboard, surfboard or paddleboard in the sports equipment storage.

We care about making the building your own private haven, so we count with a continuous monitoring video system and front desk personnel at all times.

Whatever you need, Ten30 has it all.



*Shades of pink at our rooftop pool deck make it a perfect and the most unique spot in South Beach to take a dip or unwind after a long day.*





At Ten30 we believe that reconnecting with your environment and the purity of nature offers a means to rediscovering the universe within yourself.





OCEAN DR

## LOCATION

Living at Ten30 allows you to have the city at your fingertips. Step outside the front door and choose between taking a leisurely bicycle stroll on the boardwalk, walking to the boutiques and stores on Lincoln Rd Mall, or venturing out to the cultural happenings at the Philharmonic and City

Ballet. Your options are endless.

Moving to Ten30 will not only be a smart financial investment but also an investment in your overall quality of life and wellbeing.



LINCOLN RD



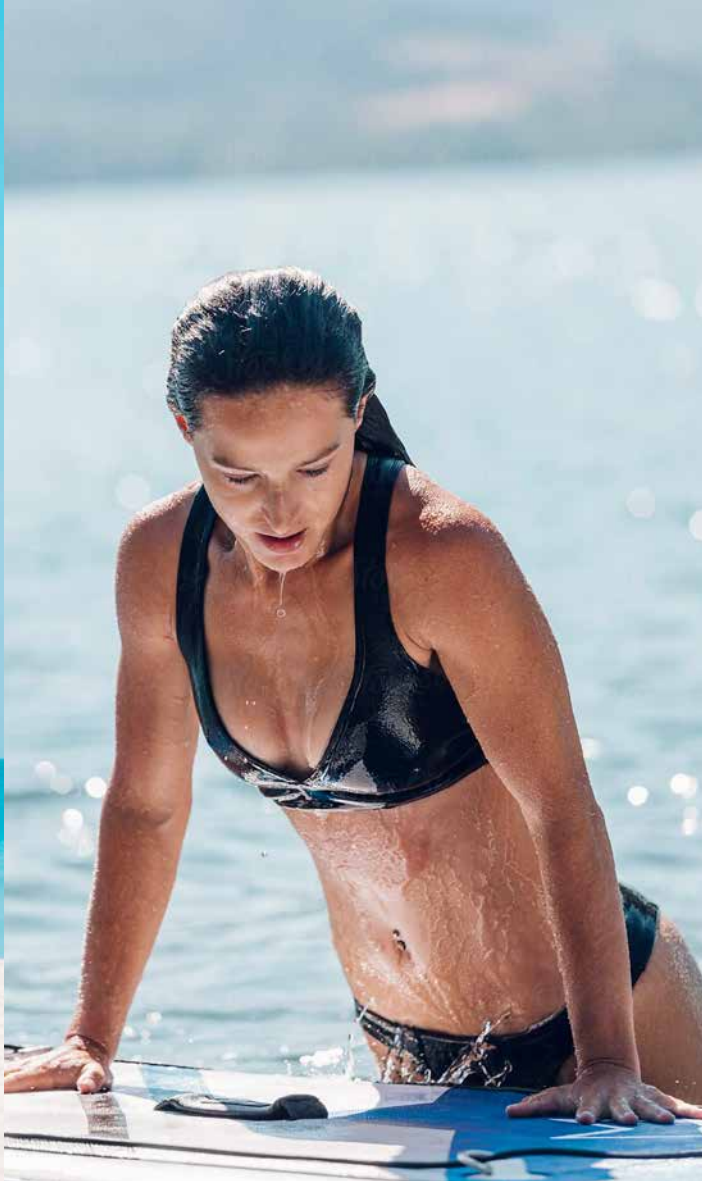


SOUTH BEACH



From Ocean Drive to Sunset Harbour, there are a multitude of beautiful places to discover. South Beach provides endless opportunities to enjoy a life full of outdoor activities. Relax by its turquoise waters and powdery white beaches only a few minutes away, or enjoy an early paddleboarding session on the bay with magnificent views of the city, or perfect your tee at the Miami Beach Golf Club.





Living at Ten30 means you have access to everything South Beach has to offer and is best known for. From the picture perfect views of South Pointe Park to the glam scene of trendy eateries and museums to visit.

All this and more, right in your backyard. Ten30 ensures your South Beach experience comes full circle.





# POINTS OF INTEREST

## CULTURAL ATTRACTIONS AND ENTERTAINMENT

- 1. The Bass Museum of Art
- 2. Miami City Ballet
- 3. Miami Beach Convention Center
- 4. New World Symphony
- 5. Art Deco District
- 6. Miami Beach Golf Club
- 7. Regal Cinemas South Beach

## MEDICAL CENTERS

- 8. Miami Beach Baptist Health
- 9. Miami Beach Pediatrics
- 10. Mount Sinai Medical Center

## SHOPS

- 11. Lincoln Road
- 12. Whole Foods
- 13. Sunset Harbour Shops
- 14. The Fresh Market
- 15. Publix

## MARINAS

- 16. Sunset Harbour Yacht Club
- 17. Miami Beach Marina

## RESTAURANTS

- 18. Casa Tua
- 19. Estiatorio Milos by Costas Spiliadis
- 20. Yardbird
- 21. Smith & Wollensky
- 22. Barton G
- 23. Joe's Stone Crab
- 24. Tanuki
- 25. Prime 112
- 26. Panther Coffee
- 27. Pubelly
- 28. Meat Market
- 29. Juvia
- 30. The Lincoln Eatery
- 31. Quality Meats
- 32. The Bazaar
- 33. La Sandwicherie
- 34. Ola Restaurant
- 35. The Forge
- 36. Time out Market

## HOTELS & BUILDINGS

- 37. SLS South Beach
- 38. The Setai
- 39. Miami beach EDITION

- 40. Soho Beach house
- 41. The Standard Spa
- 42. 1 Hotel & Homes South Beach
- 43. Sunset Islands

## PARKS & BEACH

- 44. Miami Beach Botanical Garden
- 45. Miami Beach Boardwalk & Promenade
- 46. South Pointe Park
- 47. Flamingo Park Tennis Center and Bark Park
- 48. Lummus Park

## COMING SOON

- 49. Target Miami Beach
- 50. Kimpton Hotel Palomar South Beach
- 51. Mila Miami. Lincoln Rd- planned (approved)

## RECENTLY OPENED

- 52. Trader Joe's





#### LOCATION

1030 15Th Street  
Miami Beach, FL 33139

#### DEVELOPER

SHOMA

#### INTERIOR DESIGNER

Sean Saladino  
Saladino Design Studio, Inc.

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