



**Moravia**  
SOUTH OF FIFTH

250 Collins Ave  
South Beach  
Miami



## ARCHITECTURAL ICON

From the renowned Monte-Carlo based studio of Moravia Lab, Moravia South of Fifth is a vision that parallels the iconic structure of Miami. Contemporary and seamless design projects the original building into the 21st century.

Moravia South of Fifth is a triumph, paying homage to the electrifying sensuality of the signature South Beach Art Deco. A striking addition to the South Beach collection of designed buildings.

Moravia South of Fifth unique locations, exceptional apartments and outstanding service create an international living experience that opens doors to a new culture and enriches your life by giving you more freedom and peace of mind.

**M**oravia



## GLAMOUR

It started with the beaches, but it is really Art Deco that put South Beach on the international map. The sleek modern addition to this iconic building epitomises the philosophy of Moravia.

Moravia South of Fifth is the perfect blend of the Art Deco charm and glamour with the contemporary luxury of the 21st century.

**M**oravia

## LIVE BY CHARM

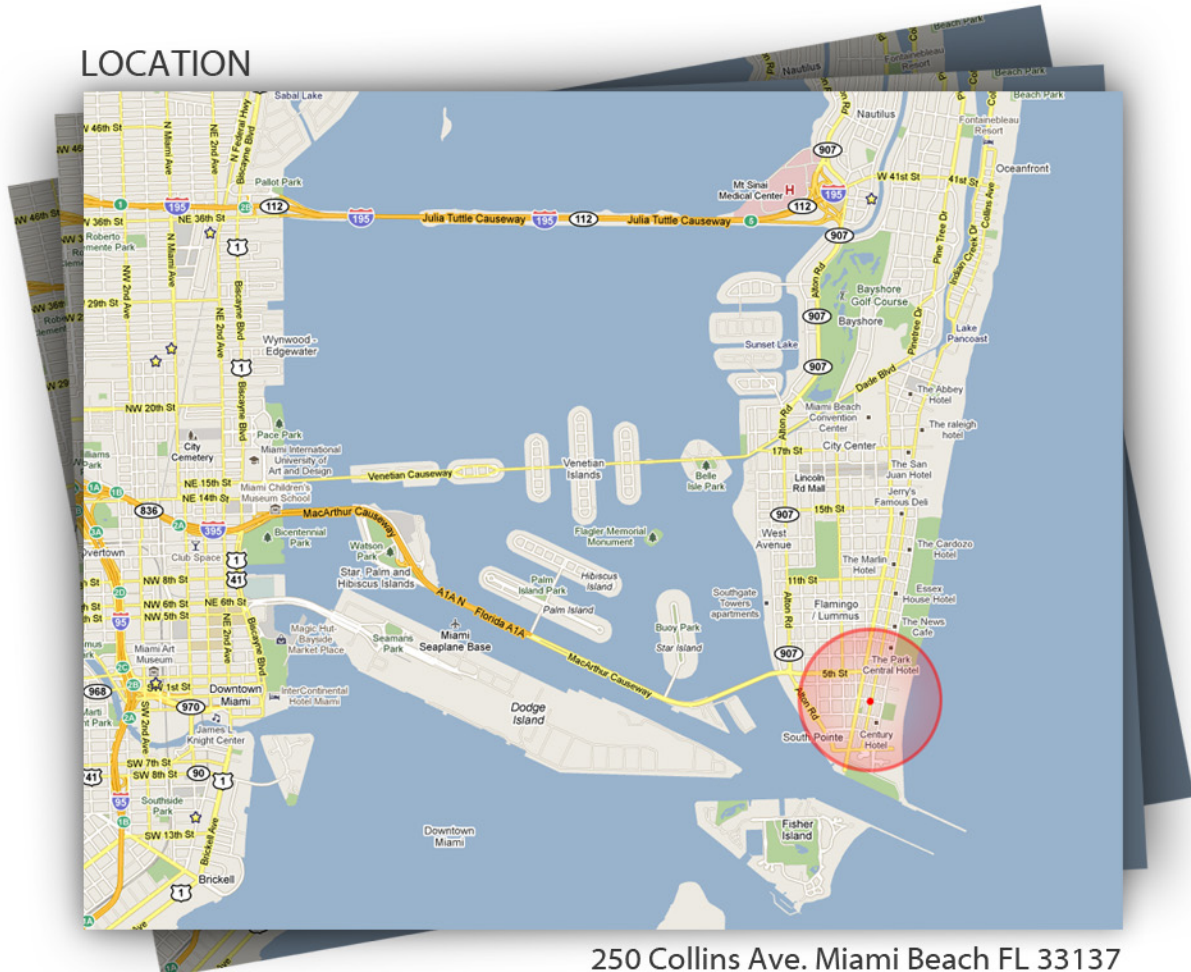
Originally designed by Eugene Baylis the Moravia South of Fifth was once one of the hotspots for the rich and famous who frequented South Beach during the era of the sexy "Rat Pack". This historic landmark has undergone a complete restoration to recapture the glamour of a bygone era as a new, upscale condominium. The new 3 story building houses 27 ultra luxurious units, all of them unique in size and style. The penthouses feature floor to ceiling glass windows, concrete ultra modern floors and private pools.

The ultimate beach resort lifestyle:

- Ocean view swimming pool and spa
- Sensual European-style Sunset Lounge
- Concierge service provided by  
Moravia V.I.P Club
- State of the art Fitness Center
- Sleek, rich, contemporary public spaces
- Exclusive Moravia owner benefit program

**M**oravia

# LOCATION



250 Collins Ave. Miami Beach FL 33137



## LIVE FASHIONABLY

Moravia South of Fifth is located on 250-260 Collins Avenue, at the center of Miami's most exclusive residential area.

A stone's throw from the finest stretch of white sand beaches in all of the Atlantic, the Moravia South of Fifth is advantageously positioned in the most prestigious section of world famous South Beach: at the veritable nexus of the best residential, recreation, culture, entertainment, dining and shopping.

The building is a moment's walk from the legendary Ocean Drive and its famed Art Deco buildings, fashionable shops and trendy bars.

Moravia South of Fifth's position is a particularly strategic one, being set at the very heart of the social and cultural district, whilst remaining slightly apart from the hustle and bustle nature of South Beach Life. It's therefore the perfect location for anyone looking to enjoy a relaxing holiday, without straying far from the essence of Miami.

**Moravia**



## RESIDENCES

Moravia South of Fifth respects the philosophy that form should always follow function. The design first and foremost respects the quality of life of its owners and each exquisitely finished residence blends the glamour of Art Deco with the luxury and functionality of contemporary design.

Every Moravia Group residence have innovative architectural design concepts from the world renowned Moravia Lab based in Monte-Carlo.

Each apartment boasts its very own stylish finishes. By using the finest materials, cutting edge technology and advanced systems Moravia Lab is at the forefront of having created a remarkable environment. Each unit can be finished to an exquisite standard, each one bespoke and utterly without equal.

Moravia Lab reputation for pushing design and construction boundaries, commanding exacting standard of attention to detail

**M**oravia

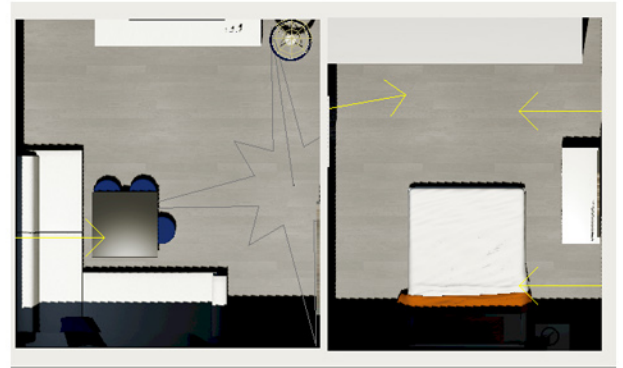


Moravia





Moravia



“Whatever the inspiration or the dream, Moravia Lab makes it a reality!”

Moravia South of Fifth Amenities:

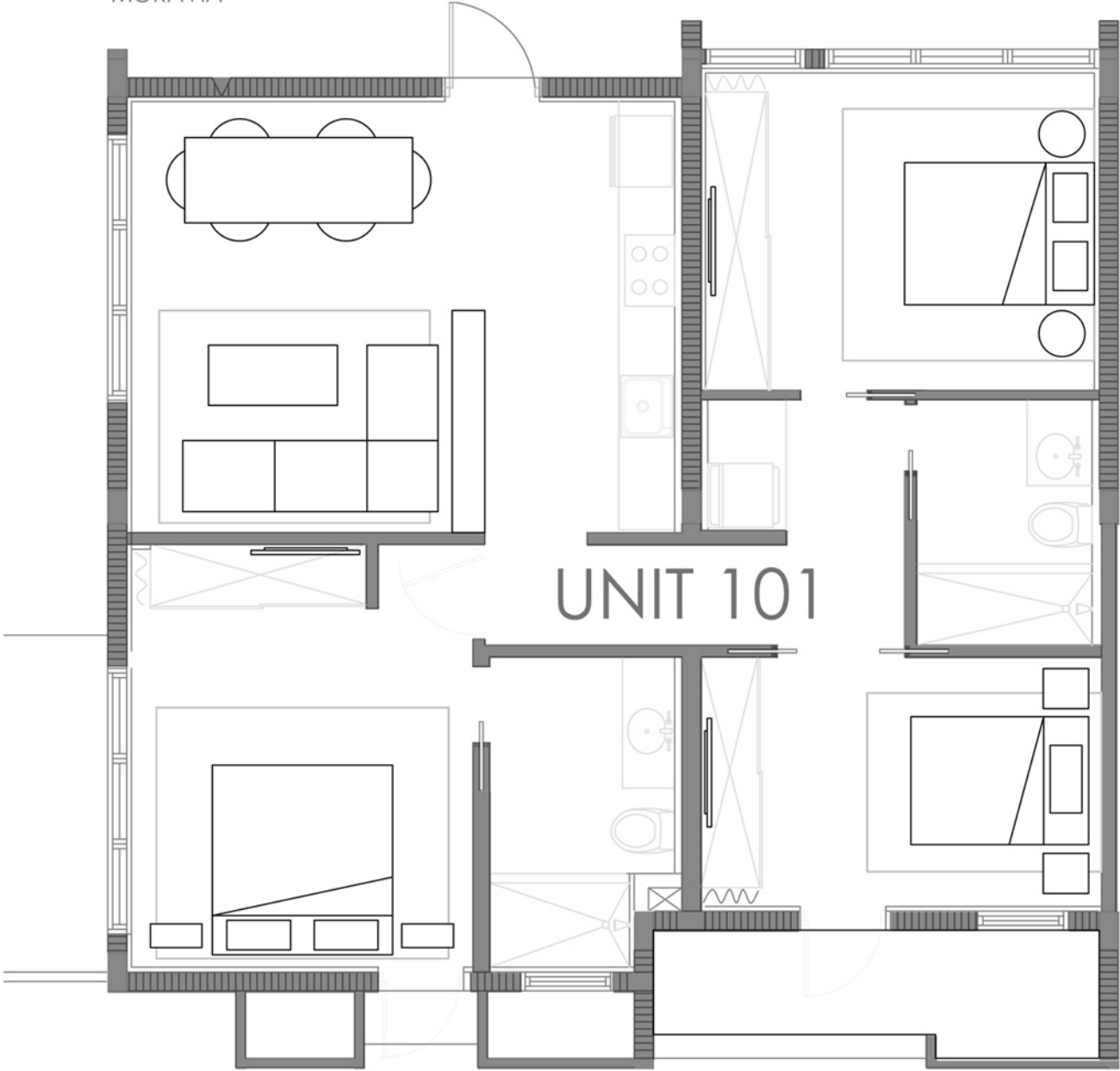
- Resort Living
- Ocean view swimming pool and spa
- Sensual European-style sunset lounge
- Concierge service
- State of the art fitness center
- Sleek, rich, contemporary public spaces
- State of the art technological domestic features
- Apple iPad features controlled and support
- High speed communication device ready
- Floor to ceiling panoramic sliding glasswall
- Private luxury spa
- Electronic concierge at arm's length
- Highly sophisticated security system through futuristic access
- Kitchen designed by Moravia Labs and Del Tongo
- Bathrooms designed by Moravia Lab
- Lighting by world renowned Cantalupi
- Cigar humidor and wine cooler
- Personal safe
- Valet parking
- Eco friendly transport with bicycles provided in each unit
- Tailor made design service provided by Moravia Lab Monte-Carlo to every owner's requirements.

**M**oravia

# Floor Plans

Moravia

250 Collins  
MORAVIA



## Ocean Residence

3 BEDROOM, 2 BATH

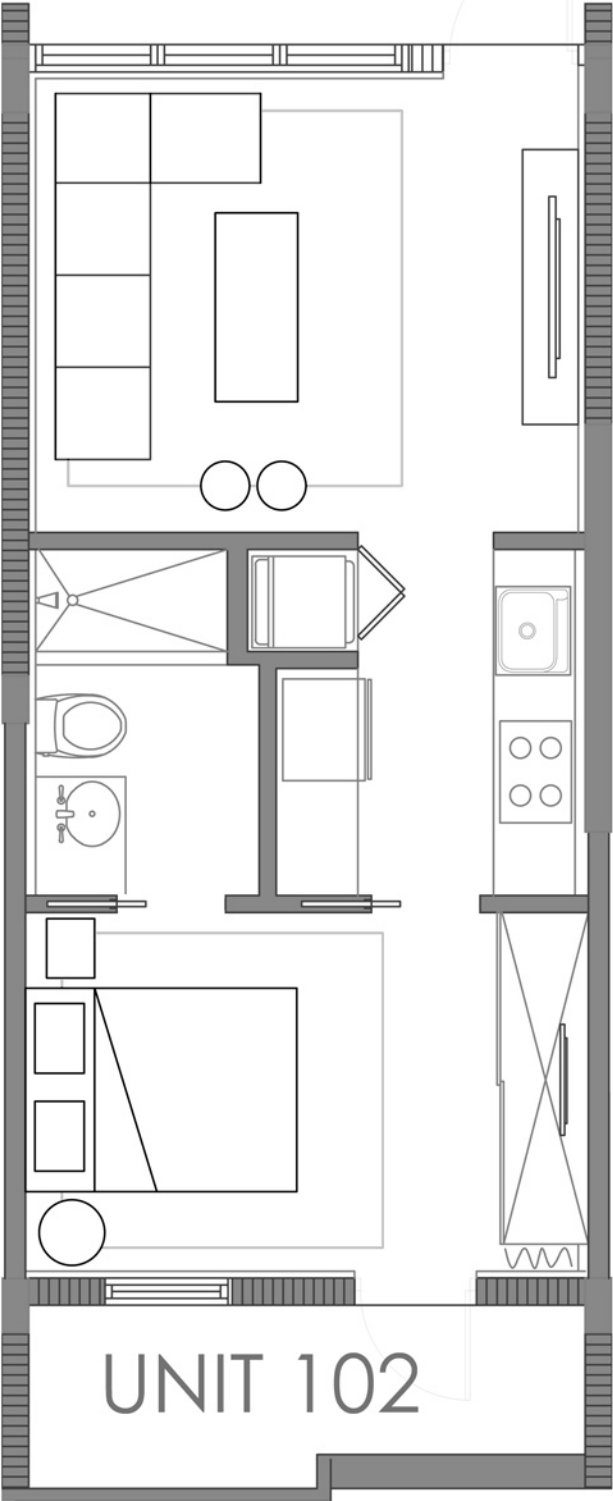
TOTAL 1098 sq. ft

Ⓜ Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 Stated dimensions are measured to the exterior boundaries of perimeter walls and excludes interior structural components). Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be perimeter walls and excludes interior structural components). Additionally, measurements smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and all floor plans and development plans are subject to change.

# Floor Plans

Moravia

250 Collins  
MORAVIA



## Ocean Residence

1 BEDROOM, 1 BATH

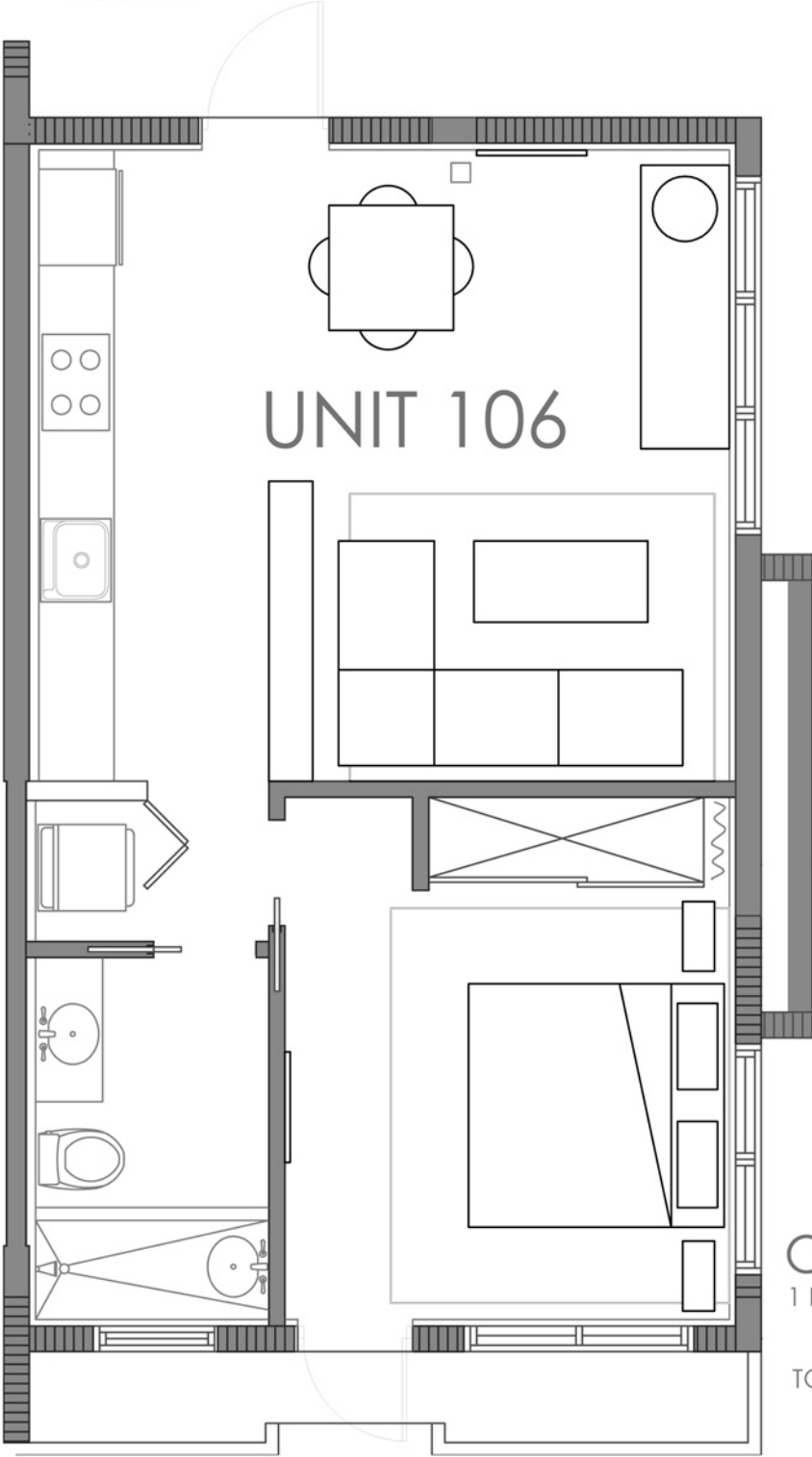
TOTAL 463 sq. ft

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# Floor Plans

Moravia

250 Collins  
MORAVIA



Ocean Residence  
1 BEDROOM, 1 BATH

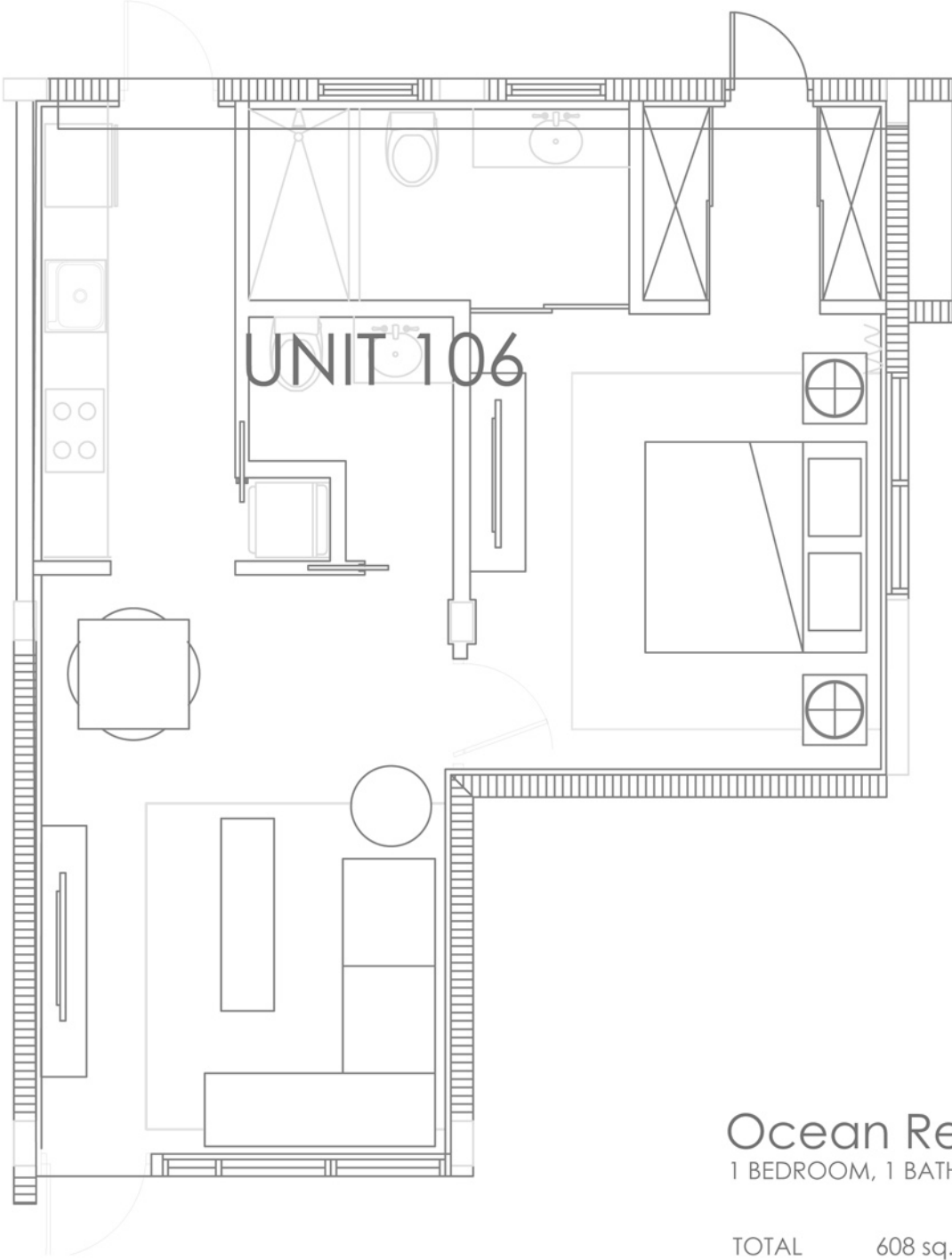
TOTAL 608 sq. ft

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# Floor Plans

Moravia

250 Collins  
MORAVIA



Ocean Residence  
1 BEDROOM, 1 BATH

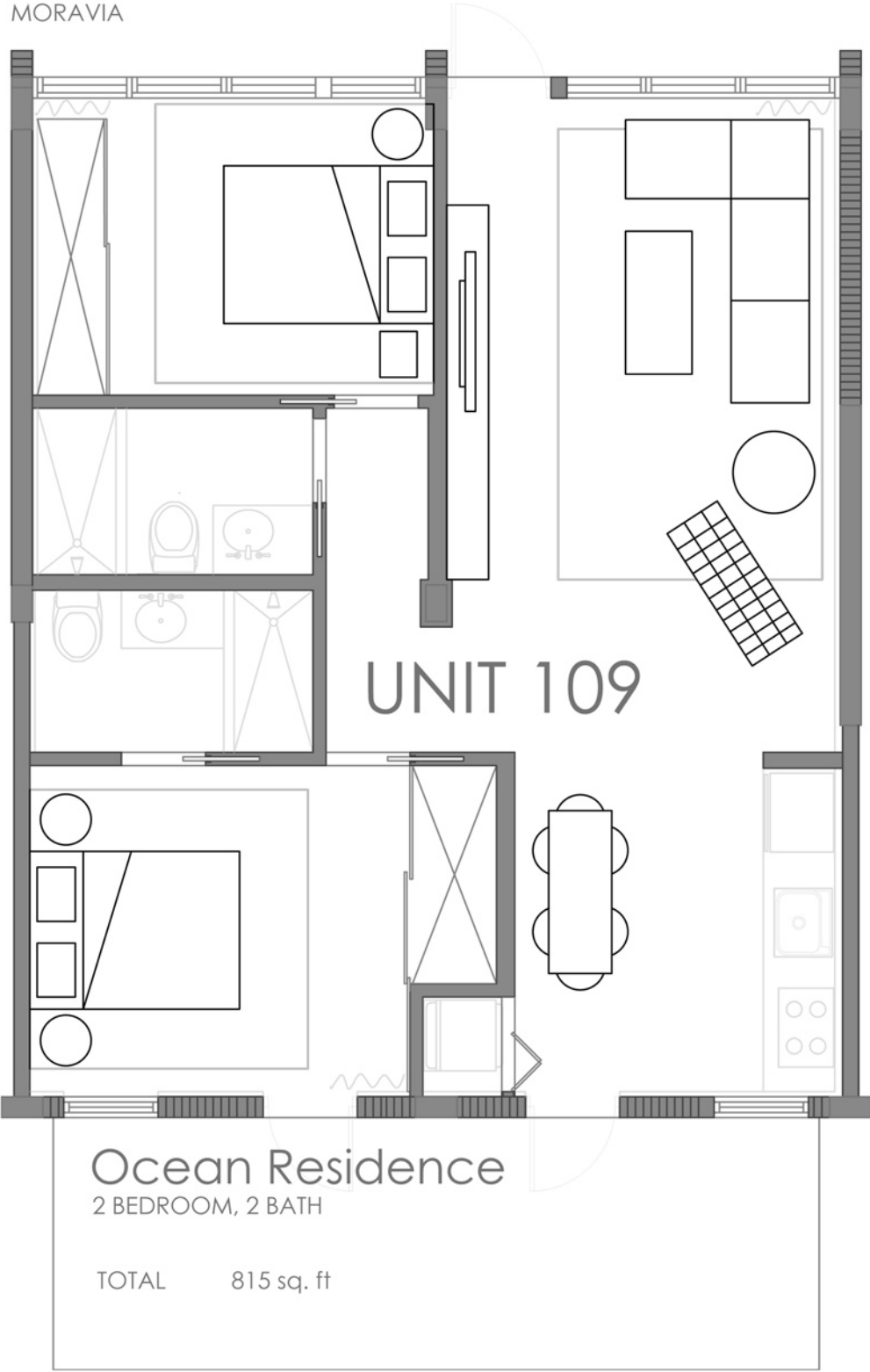
TOTAL 608 sq. ft

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# Floor Plans

Moravia

250 Collins  
MORAVIA

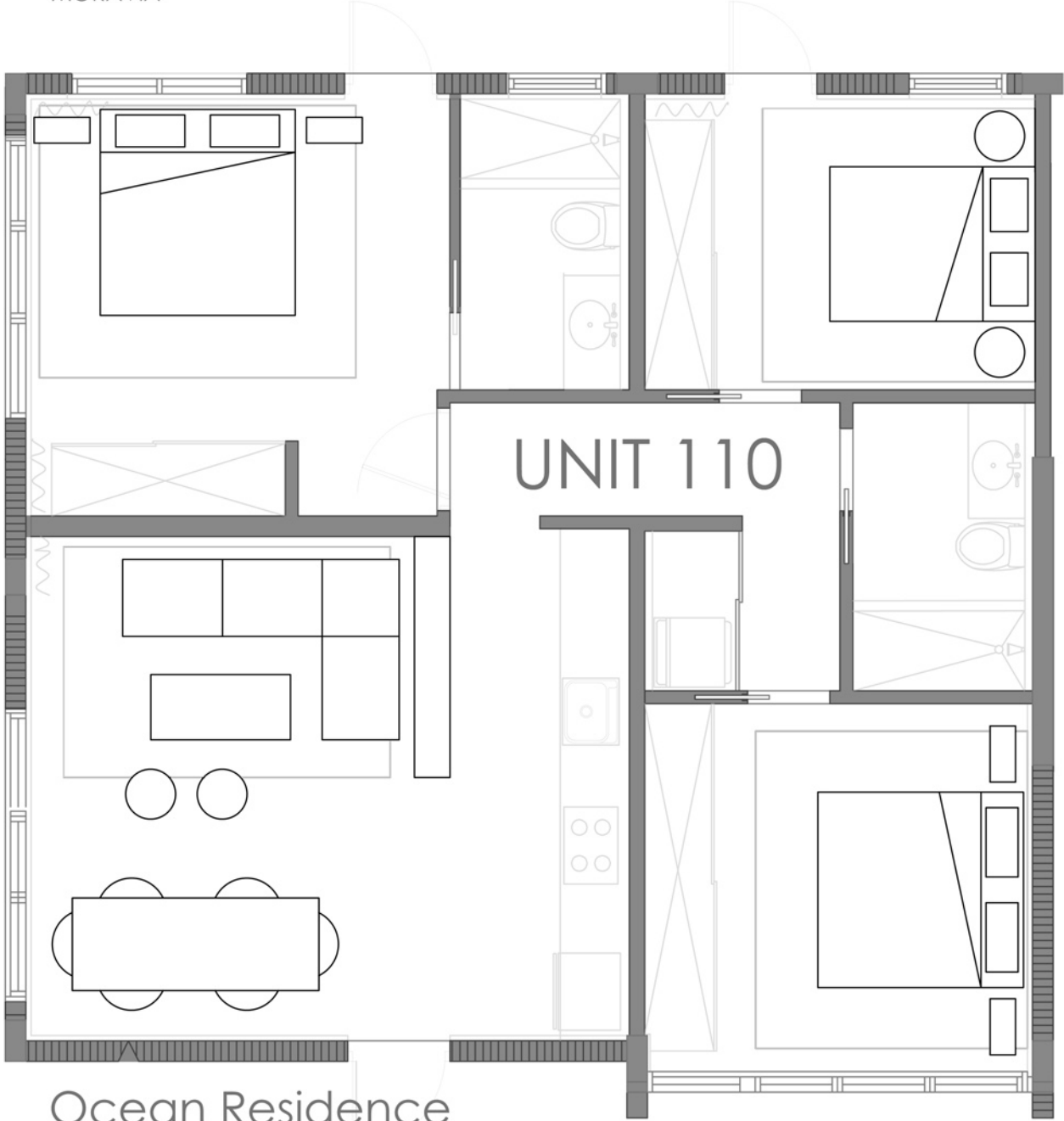


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# Floor Plans

Moravia

250 Collins  
MORAVIA



Ocean Residence  
3 BEDROOM, 2 BATH

TOTAL 1064 sq. ft

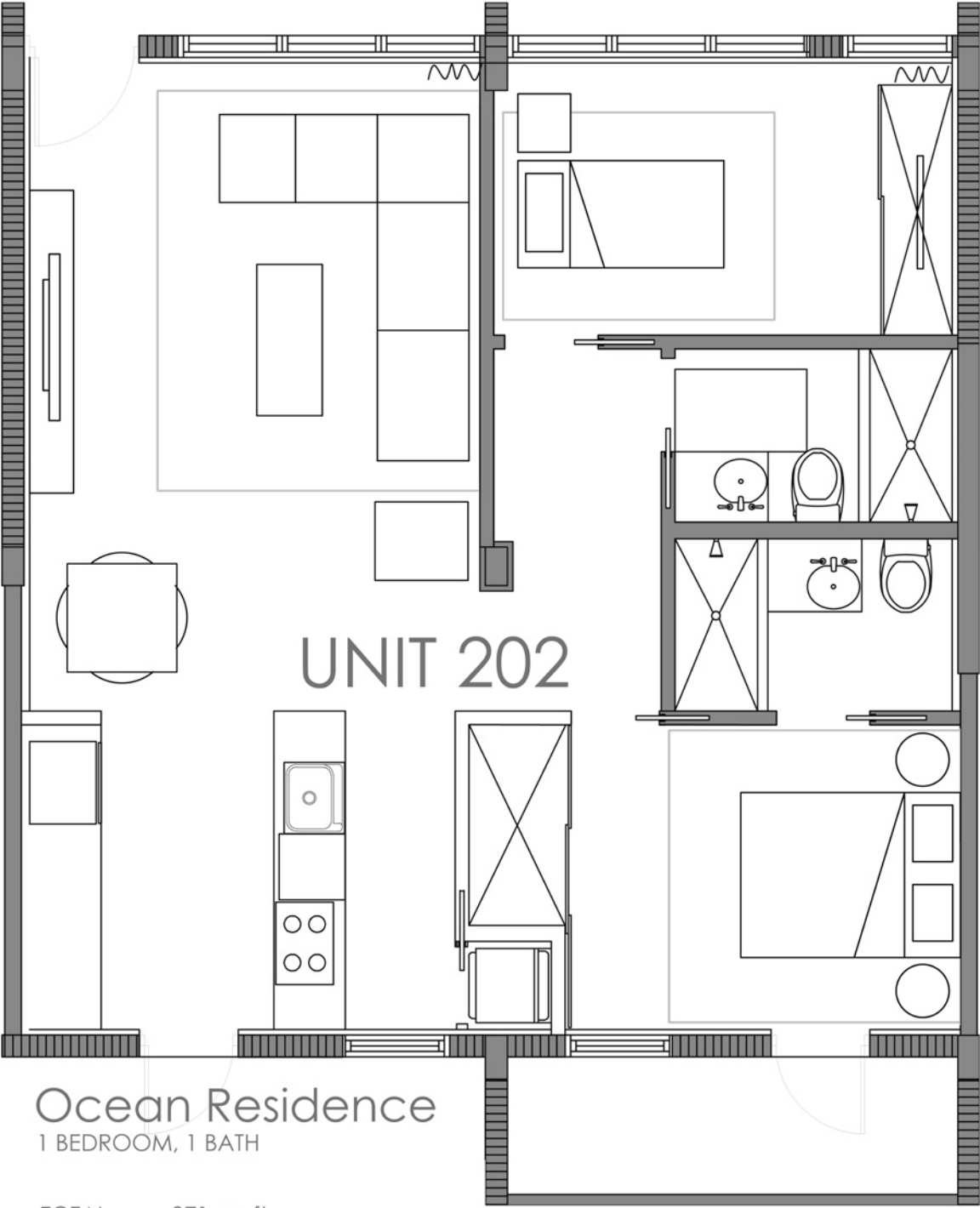
Ⓜ Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the Stated dimensions are measured to the exterior boundaries of perimeter walls and excludes interior structural components). Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be perimeter walls and excludes interior structural components). Additionally, measurements smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and all floor plans and development plans are subject to change.



# Floor Plans

Moravia

250 Collins  
MORAVIA



Ocean Residence  
1 BEDROOM, 1 BATH

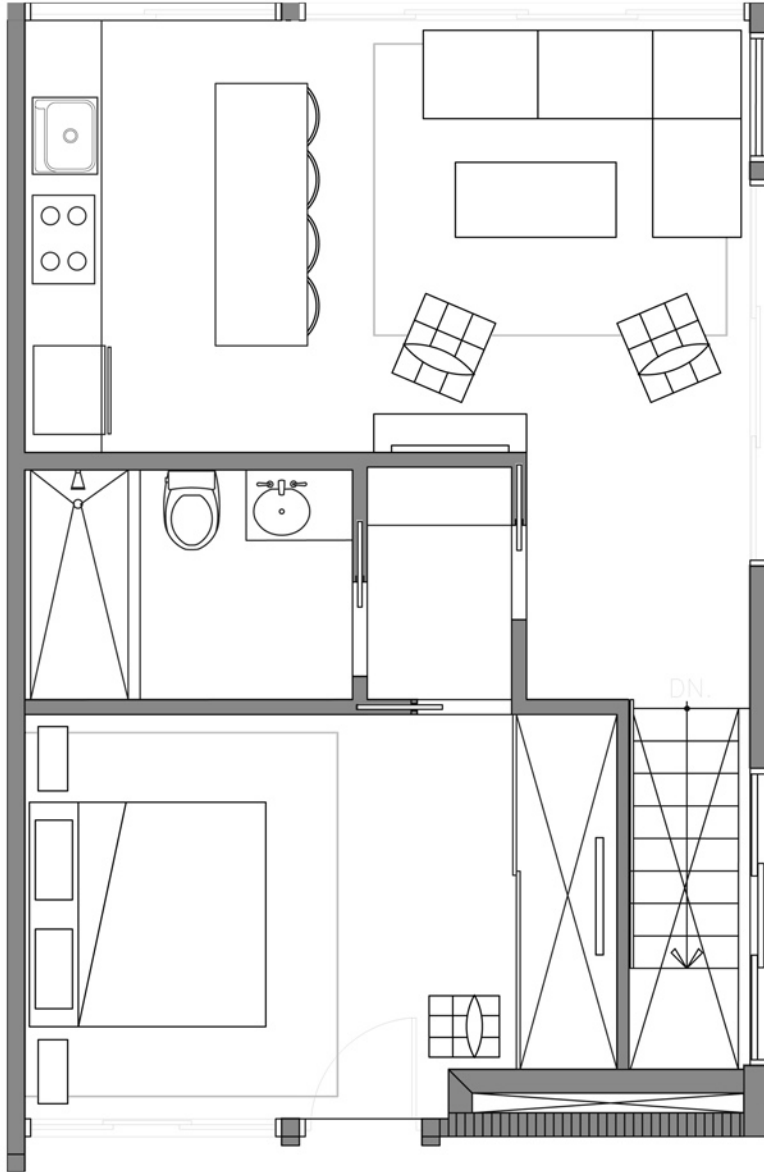
TOTAL 971 sq. ft

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# Floor Plans

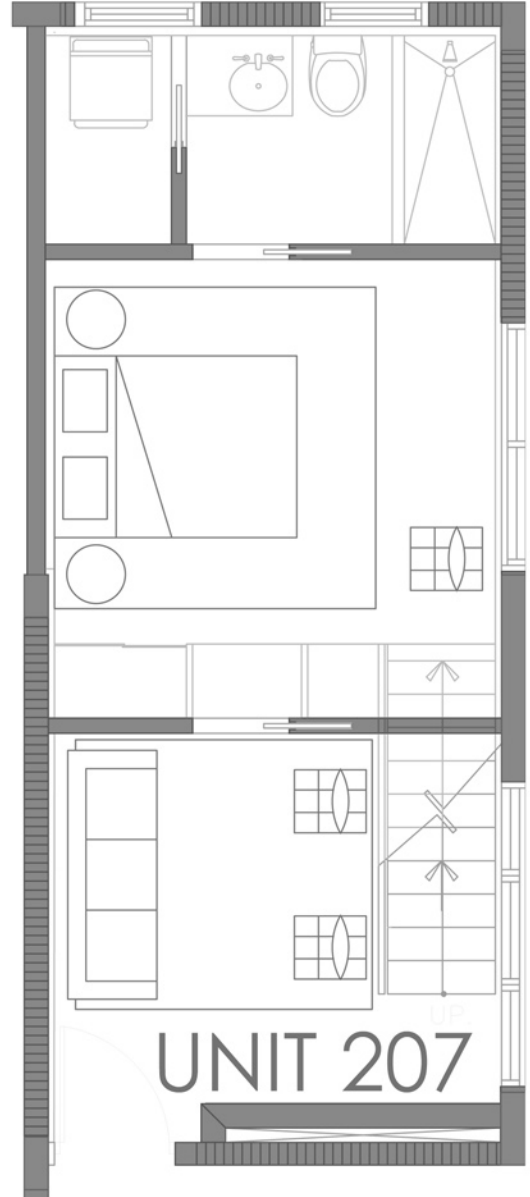
250 Collins  
MORAVIA

Moravia



Ocean Residence  
2 BEDROOM, 2 BATH

TOTAL 1002 sq. ft



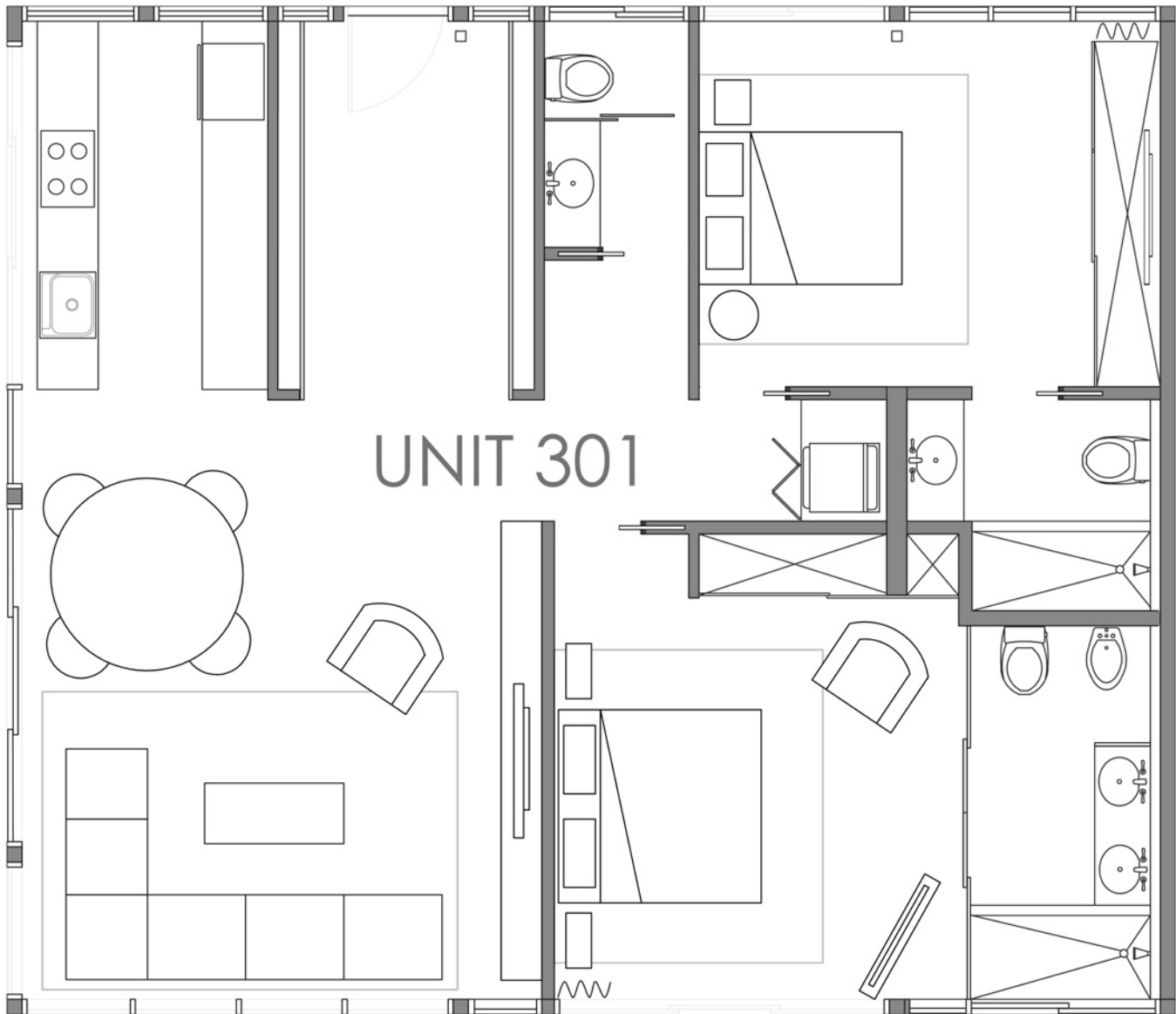
UNIT 207

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# Floor Plans

Moravia

250 Collins  
MORAVIA



## Ocean Residence

2 BEDROOM, 2 BATH

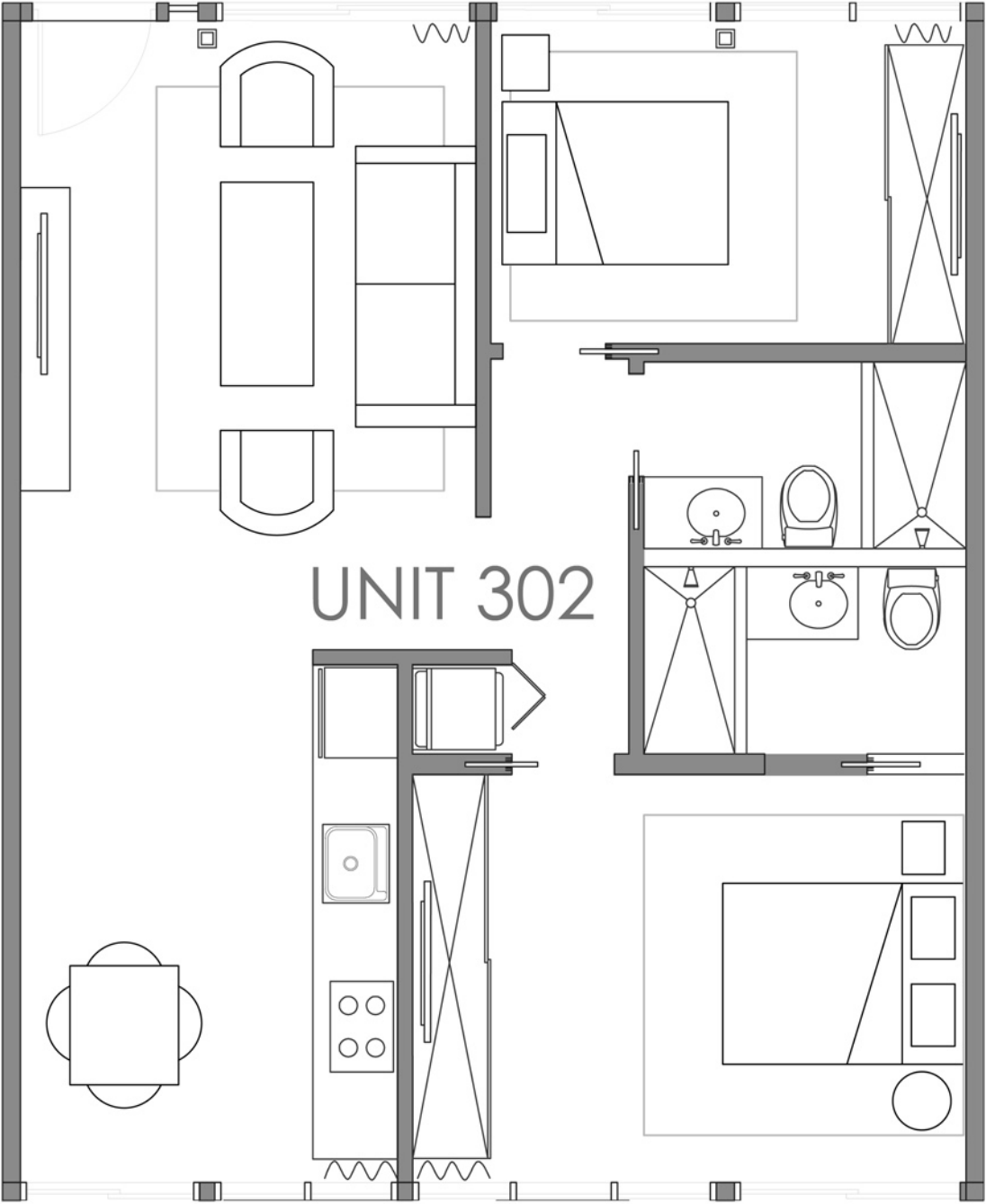
TOTAL 1200 sq. ft

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# Floor Plans

Moravia

250 Collins  
MORAVIA



Ocean Residence  
2 BEDROOM, 2 BATH

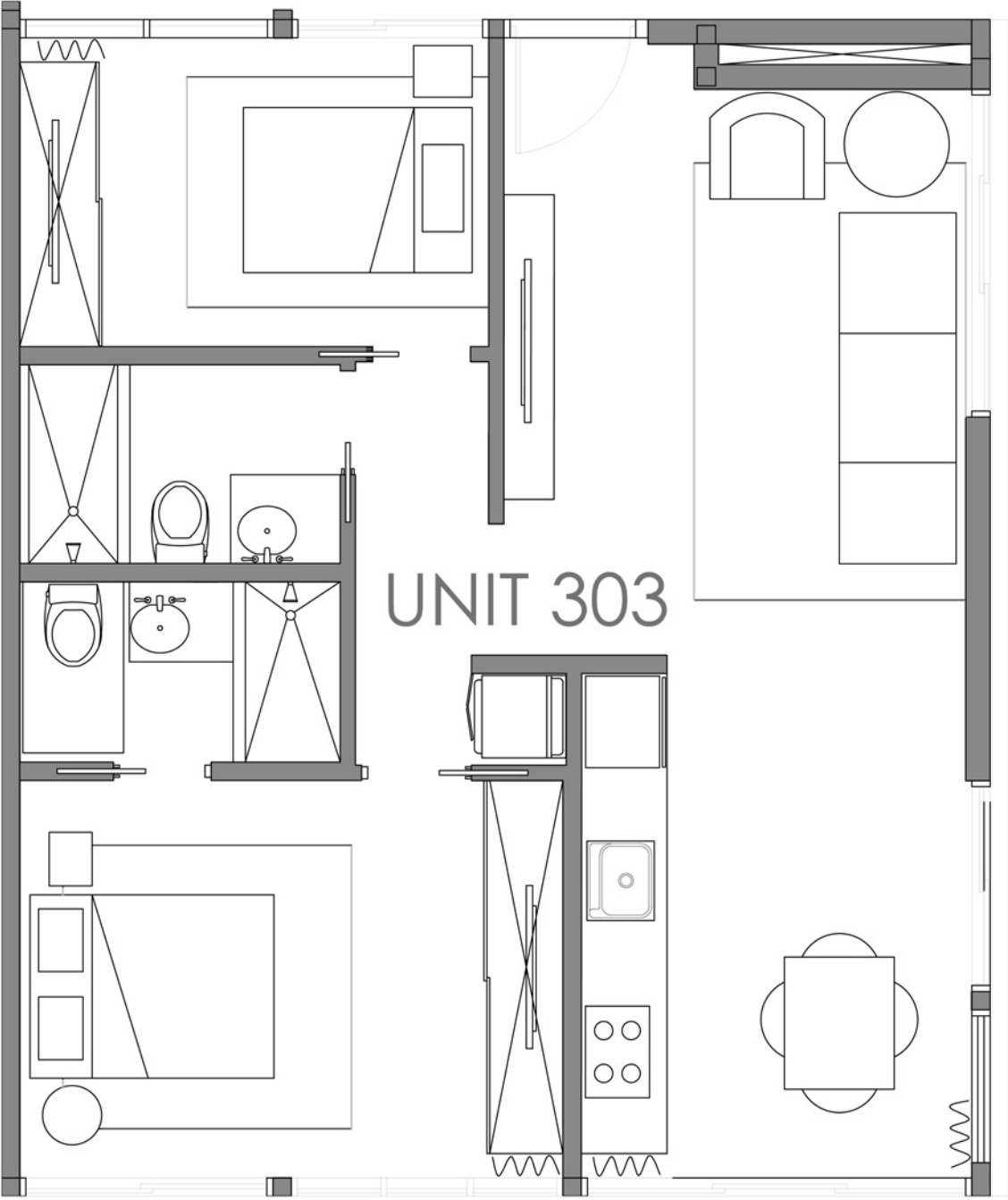
TOTAL 838 sq. ft

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# Floor Plans

Moravia

250 Collins  
MORAVIA



UNIT 303

Ocean Residence  
2 BEDROOM, 2 BATH

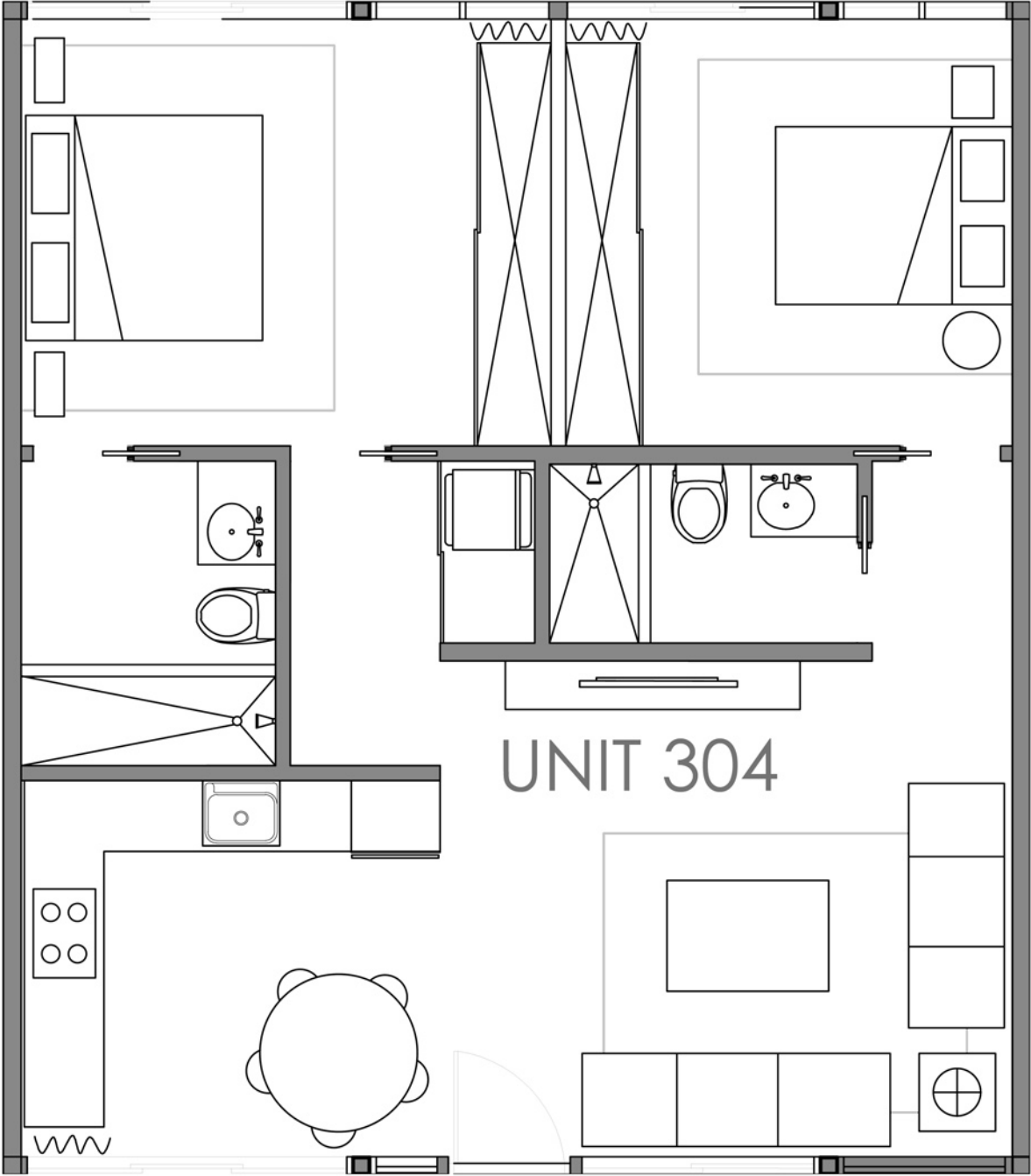
TOTAL 797 sq. ft

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# Floor Plans

Moravia

250 Collins  
MORAVIA



Ocean Residence  
2 BEDROOM, 2 BATH

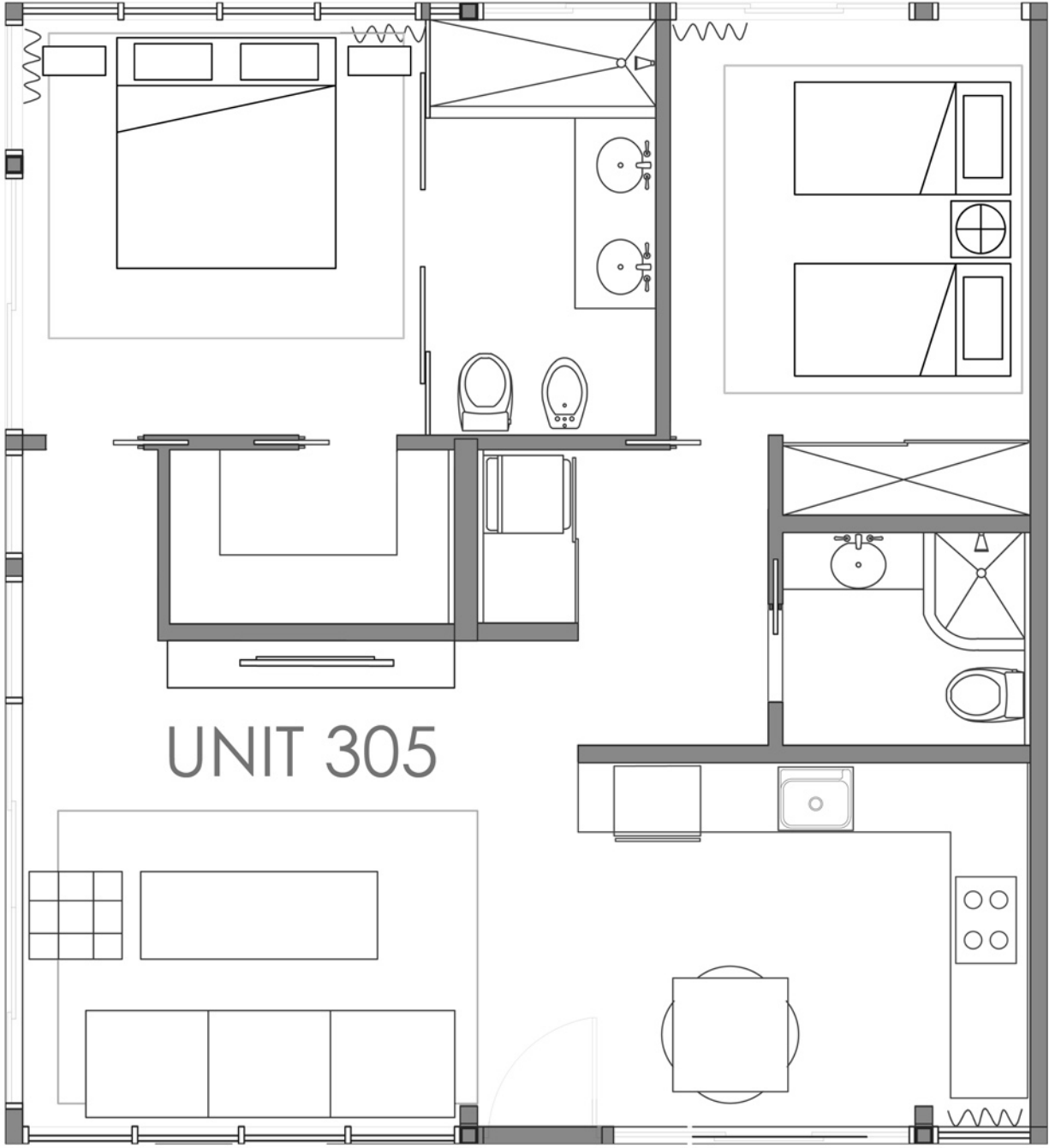
TOTAL 893 sq. ft

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# Floor Plans

Moravia

250 Collins  
MORAVIA



Ocean Residence  
2 BEDROOM, 2 BATH

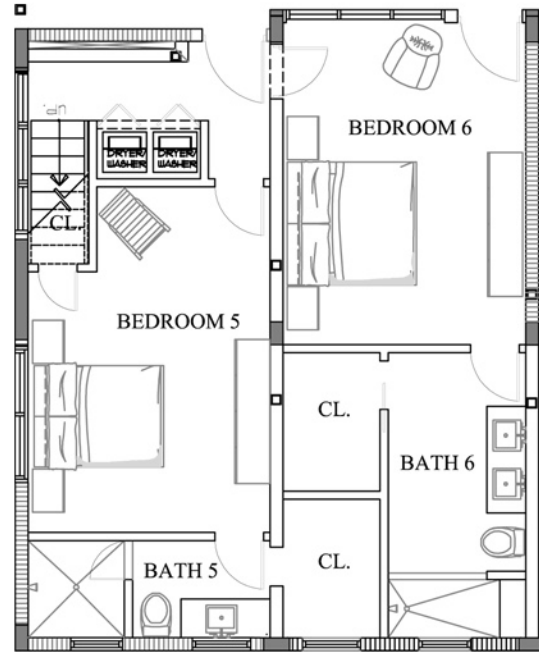
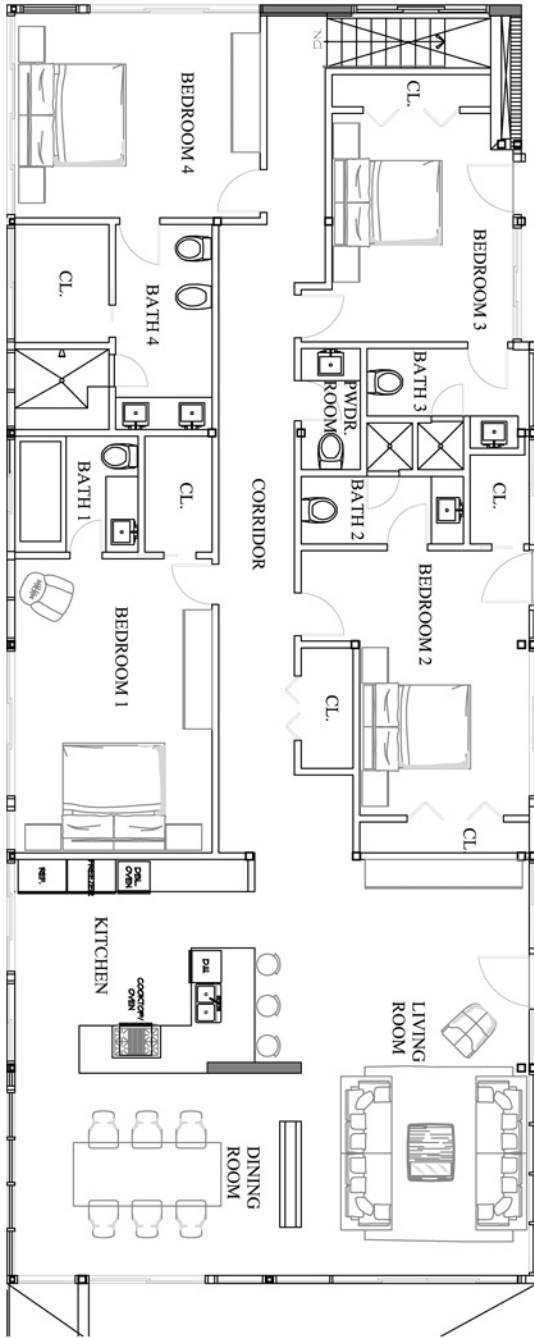
TOTAL 933 sq. ft

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# Floor Plans

Moravia

250 Collins  
MORAVIA



Ocean Residence  
6 BEDROOM, 6 BATHS

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