

ELEVEN ON LENOX



**ELEVEN ON LENOX**

**AS GRAND AS THE  
COAST, AND AS  
WELCOMING AS  
THE OCEAN...**

A collection of exclusive townhomes  
set within the heart of South Beach...  
Lovingly designed.  
Quintessentially Miami.  
Retreat into a private world of  
unparalleled luxury...  
And unbridled freedom.

This is Eleven on Lenox.





## CELEBRATING THE BEACH HOUSE

It all began with a walk.  
A stroll in fact.

Idling across golden sands and gazing out to sea, it all suddenly came together: the air, the ocean, the beach... With nature on one hand and the city on the other, it was clear that where these two planes converged a boundless frontier opened up - a land of endless possibility.

Irresistible? Certainly.  
Inspiring? Absolutely.

And this is what life in South Beach is really all about. A sense of seamless space and personal freedom, that combines to create a private world that is yours and yours alone.

Set out to capture the pioneer spirit of the coastal retreat, infused with the luxury, style and sophistication of a private home in one of the most desirable neighborhoods.

## INDEPENDENT STYLE

Nestled in one of South Beach's most sophisticated neighborhoods, Eleven on Lenox is, as the name suggests, a unique collection of just eleven exclusive townhomes. Conceived as a "celebration of the beach house" these state of the art residences combine the independent spirit of Miami with the style and prestige of an exclusive address. Realized over three floors, each of these stunning homes is designed to offer a richer, more fluid, more individual way of living. From your own garage to your very own pool, step inside the seamless interior and let your imagination explore this private world of uninhibited luxury – a place to celebrate the sun, the sea and possibilities of Miami Beach.





# SWEET SERENITY

Designed throughout by world-renowned Charles Allem, shades of sand and stone bring the nearby coast to life, while organic forms and ceramic textures tangibly evoke the beauty of the natural world.





With three expansive floors to explore, Eleven on Lenox has been designed to make life flow as freely as the ocean. Step inside and discover a captivating journey of surprise and delight. On the second floor you'll find a private sanctuary, filled with intimate moments and luxurious lounging. Meanwhile, the third floor gives rise to the ultimate living room – a perfect mix of relaxation and hospitality.



In the kitchen, parchment colored matte lacquer finishes and white Caesarstone countertops create a flawless unity with the open-plan living space.



In the bathrooms, precision cut Italian tiles effortlessly merge with the custom made stone sinks and vanities.





Bright, spacious and inviting, Eleven on Lenox combines coziness and grandeur from the ground up.



# SEE LIFE IN A NEW LIGHT

Responsive lighting design

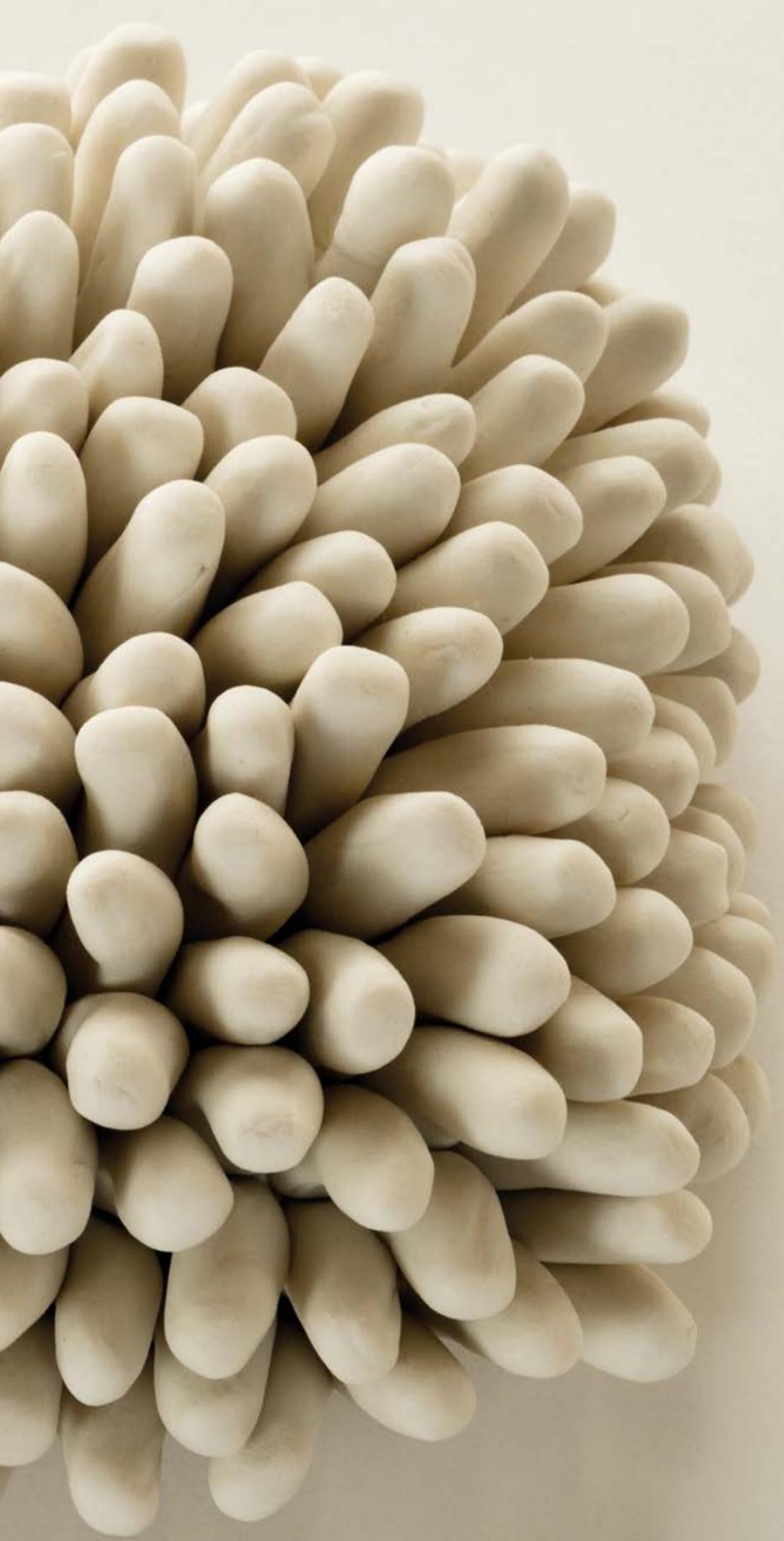
Whether it's a romantically flickering candle, or the comforting glow of a reading lamp, nothing creates an atmosphere better than light.

For that reason, every residence at Eleven on Lenox has been equipped with an innovative smart lighting system. Uniquely mimicking the rhythm of the day, the fully programmable system automatically adjusts to create a naturally sympathetic ambience. Wake up to fresh, gentle lighting in the morning, or arrive home to a soft, warm glow in the evening.

Expertly designed, the lighting throughout Eleven on Lenox is cast across a horizontal plane using numerous, concealed sources. The effect is one of complete illumination, bathing each room in an even wash of light. Elsewhere, architectural lighting is used to highlight room details, creating a world of subtle contrasts and intimate moments.

Bea volendi tatium  
que voluptae. Nonsed  
maximilitata quas et  
liametut modisit.





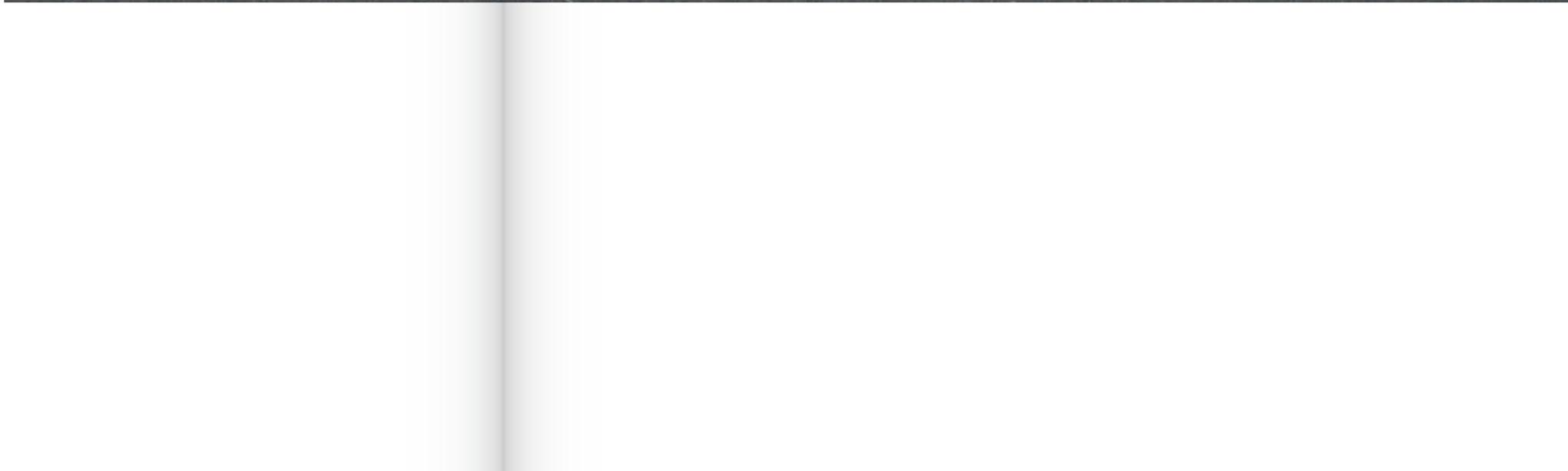
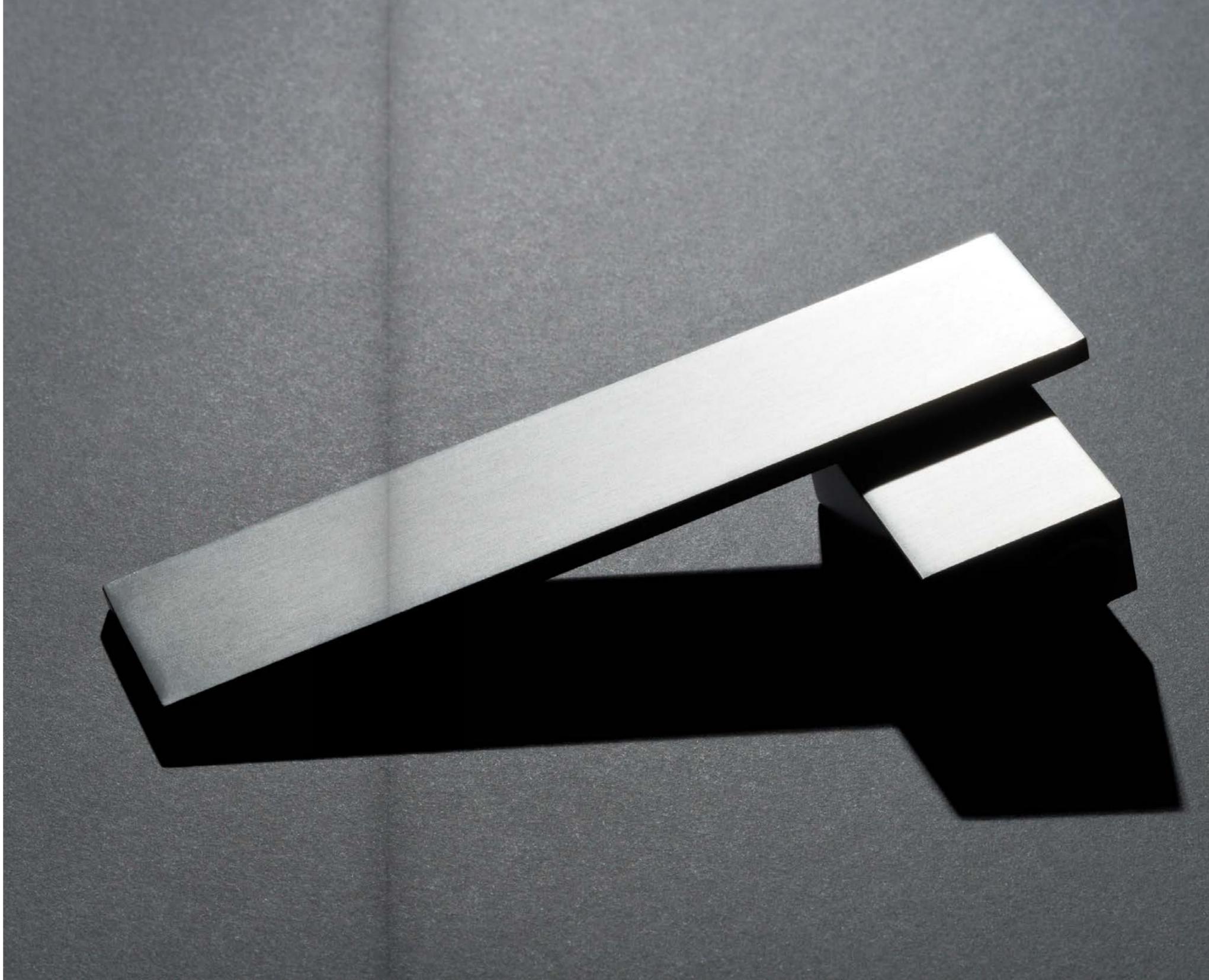
# IN YOUR ELEMENT

## Materials

While the sands of Miami Beach can be found just a short walk away, residents of Eleven on Lenox can enjoy the sights and sounds of the shore without ever having to leave home.



Lualdi door hardware



Beaute Glaciale





Quartz Countertop

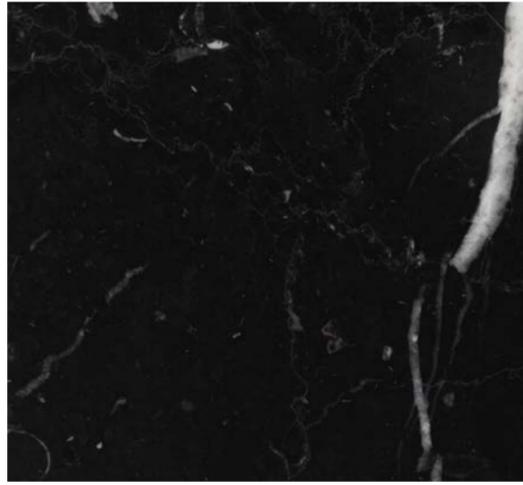


Elegant Black





1



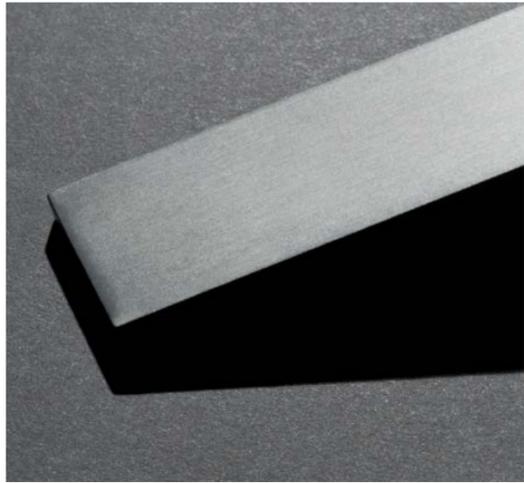
2



3



4



5



6



7



8

1  
Beaute Glaciale  
Wood for furniture

2  
Elegant Black  
Marble for  
monolithic powder  
room pedestal sinks

3  
Pietra di Brera  
(Light Scheme)  
Flooring, walls and bath  
from PibaMarmi

4  
Wood Flooring  
(Light Scheme)  
by Oscar Ono Paris

5  
Lualdi door hardware  
throughout

6  
Caesarstone Quartz  
Countertop  
Kitchen

7  
Grigio Ash  
(Dark Scheme)  
Flooring, walls and bath  
from PibaMarmi

8  
Wood Flooring  
(Dark Scheme)  
by Oscar Ono Paris



# INDULGE YOURSELF

## Amenities

When you retreat inside Eleven on Lenox exclusivity is in the very fabric of everyday living, with every feature and amenity designed to be self-contained and at your disposal. From your very own pool to your private, integrated parking bay, the only things you'll be sharing here are great times and fond memories.



Each townhome includes:

- Up to 4 parking spaces
- Private swimming pool
- Monolithic stone slabs
- Custom Italian spa bath
- Marble soaking tub
- Poliform kitchen
- Gaggenau appliances
- Sumptuous Textures



# BROADEN YOUR HORIZONS

## The Neighborhood

With its laidback luxury and exclusive location, Eleven on Lenox is more than at home in one of Miami's most fashionable neighborhoods. So explore it in all of its glory.

Never far from the ocean and never far from the action, Eleven on Lenox is at the frontier of modern city living.







A short walk from the sights and sounds of Lincoln Road, Eleven on Lenox's neighbors include the New World Symphony, The Wolfsonian Museum, 1111, and a host of chic eateries and hangouts. Surrounded by culture, shopping, parks and public spaces, Miami's historic Art Deco district lies a little to the east, while the vista of South Pointe provides an inspiring view of Fischer Island.



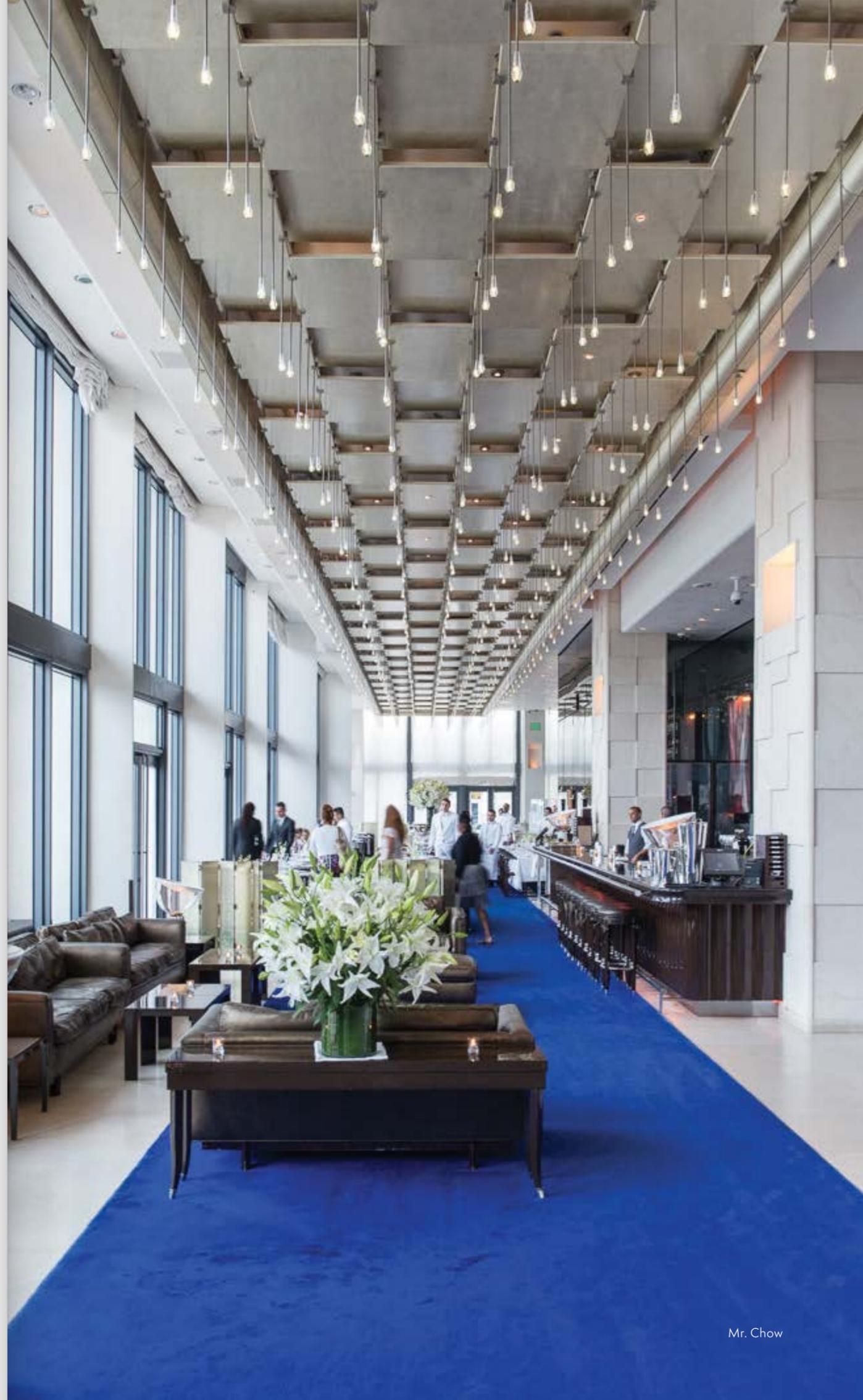


EXIT





BASS  
MUSEUM  
OF ART









**MEET  
THE TEAM**



## MASOUD SHOJAEI

President & Chairman, Shoma Group

Founded on the principle that properties should enrich the lives and communities of the people within them, Miami based Shoma Group has been creating award-winning developments for over 30 years.

Established by Masoud Shojaee in 1988, the President and Chairman began his career as an electrical engineer, and has held a general contractor's license since 1987. In 1990 he also became a licensed real estate broker. After attending the University of Miami, he received a Bachelor of Science degree in Electrical Engineering as well as Master of Science degree from the University of Miami.

Always putting people first, Mr. Shojaee has a demonstrable reputation for anticipating the wants and needs of tomorrow's homebuyers. With a hands-on, forward thinking approach, Mr. Shojaee takes personal responsibility for each and every one of Shoma's projects. By taking the time to understand his consumers, colleagues and contractors alike, Shoma has become synonymous with high-quality development that uniquely enrich the lives of the people and communities they serve. One of the most respected names in the Miami property market, Mr. Shojaee has remained a central figure in the economic development of his hometown.

# INTERIOR DESIGNER CHARLES ALLEM

Founder and Director of Design,  
CAD International

Regularly named in Architectural Digests' top 100 list, Charles Allem approaches each project individually, creating unexpected, sometimes even experimental, combinations that strive to elevate the environment to "an art form."

With an unprecedented knowledge of period styles and cultural influences, combined with an insatiable appetite for perfection, Mr. Allem's iconoclastic approach has made him the go-to choice for both A-List celebrities and discerning developers. Famous for creating the interiors of Regalia, Sunny Isles and Celebrity homes in Los Angeles and Hawaii, Eleven on Lenox is just the latest addition to CAD International's enviable portfolio.

# ARCHITECT BERNARD ZYSCOVICH

Founder, CEO,  
Zyscovich Architects

Founded in 1977, Zyscovich Architects has earned itself a reputation as one of Miami's most trusted architects. Selfless in their approach, the firm prides itself on creating projects that have a tangible purpose and authentic meaning. Committed to the idea of "social betterment", their portfolio includes everything from private residences to schools, universities and even airports.

Now employing over 100 planners, designers and architects, Bernard Zyscovich has taken his team across the world, garnering respect and recognition wherever they go.

# SHOMA

Eleven on Lenox  
1030 Lenox Avenue  
Miami Beach, FL 33139

Developer  
Shoma Group

Architect  
Zyscovich Architects

Interior designer  
CAD International

Photography  
Stephan Goettlicher

Creative Agency  
Lemon Yellow

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