

# Villa Miami

## Villa Miami

is an ultra-luxury, boutique waterfront skyscraper currently under construction in the **Edgewater** neighborhood. It is the first residential project branded by the renowned **Major Food Group (MFG)**, designed to offer a "Lake Como" lifestyle with estate-style privacy and a high-touch, club-like atmosphere.

## Fact Sheet

- **Address:** 710 NE 29th Street, Miami, FL 33137.
- **Developers:** **Terra** (David Martin) & **One Thousand Group** (developers of One Thousand Museum).
- **Hospitality Partner:** **Major Food Group (MFG)**.
- **Architect:** **ODP Architects**.
- **Interior Designer:** **Vicky Charles** of Charles & Co..
- **Estimated Completion:** Late **2026** to **2027**.
- **Total Residences:** Only **70 to 72 units** (exclusively half-floor and full-floor layouts).
- **HOA Fees:** Approximately **\$2.10 per square foot**.
- **Property Taxes:** Estimated at **1.25% to 2%** of the assessed value, typical for new luxury construction in Miami-Dade County.

## Residential Pricing & Sizes

The tower features expansive 360-degree views and residences with 10-to-11-foot ceilings. The average price per square foot is approximately **\$1,800**.

| Residence Type      | Interior Size (Sq. Ft.) | Starting Price (Approx.)  |
|---------------------|-------------------------|---------------------------|
| Half-Floor (3–4 BR) | ~2,939 – 3,267          | From <b>\$4,500,000</b>   |
| Full-Floor (4–5 BR) | ~5,896 – 6,548          | From <b>\$8,500,000</b>   |
| Penthouses          | Up to 12,000+           | Up to <b>\$55,000,000</b> |

*Note: Pricing is dynamic and increases as the building nears completion.*

## Amenities

The building's amenities are curated by MFG, offering a level of service comparable to a private members' club.

- **Culinary:** Resident-only MFG restaurant, private chef services, and preferred reservations at MFG restaurants (Carbone, Dirty French, etc.).
- **The Copper Club:** A multi-level amenity suite including a library, board rooms, and social lounges.
- **Wellness & Spa:** Full-service spa with steam, sauna, and treatment rooms; state-of-the-art fitness center with boxing and yoga studios.
- **Water & Air:** On-site helipad for private arrivals, a grandfathered boat dock, and a bayfront pool deck with cabanas.
- **Personal Services:** 24-hour concierge, estate manager, valet, and on-site retail.

## Deposit Schedule

- 10% at Reservation
- 10% at Contract
- 10% 90 days after Contract
- 10% at Groundbreaking (Completed)
- 10% at Top-off
- 50% due upon closing

Would you like a similar breakdown for **another specific building**, or do you need a comparison of **rental policies** for international investors?