



## **THE JEWEL OF MIAMI**

An architectural masterpiece, JEM will transform the skyline while introducing an incomparable living experience to Miami. The building's sophistication, integrity, level of service, and variety of curated spaces — from the private porte-cochère to the exclusive JEM Club — are unsurpassed.

Its exclusive collection of residences, each meticulously designed, offers commanding vistas that exalt light and expansiveness. JEM's address within Miami Worldcenter establishes the neighborhood as an international focal point worthy of its prodigious name.

### **RESIDENTIAL FEATURES**

#### **RESIDENCES**

Studio to four-bedroom residences including dramatic Penthouse residences at the building's crown

Floor-to-ceiling impact windows spanning full living spaces with balcony doors leading to fully tiled terraces with glass railings

White oak flooring plank throughout the residences

Wood interior doors with chrome hardware throughout

Laundry rooms include stacked or side-by-side front-load washers and dryers. Laundry rooms with a sink in select residences

#### **KITCHEN**

Custom-designed millwork cabinetry designed by Rockwell Group

Honed Calacatta Gold Quartz slab countertop and backsplash

Honed Calacatta Gold Quartz slab kitchen island with oak bases; in select residences

Miele (or comparable) oak paneled refrigerator and freezer

Miele (or comparable) oak paneled dishwasher

Miele (or comparable) fully integrated wine refrigerators; full-height Sub-Zero (or comparable) in select residences

Miele (or comparable) cooktop with speed oven; warming drawer and convection oven in select residences

Kohler stainless steel undermount sink paired with pull-out spray featuring three-functions and garbage disposal



## **PRIMARY BATHROOM**

Custom vanities designed by Rockwell Group, featuring oak finishings and polished nickel hardware with storage and open shelving

Custom-designed medicine cabinets with mirror-mounted integrated lighting and storage

Honed Bianco Dolomite white porcelain slab countertop

Honed Bianco Dolomite white porcelain tiled floors and walls; mosaic floor tile in shower

Kohler vanity sink basins with polished nickel Kohler faucets

Kohler polished nickel hand shower, showerhead

Porcelanosa free-standing soaking tub with Kohler free-standing polished nickel standing tub faucet; in select residences

Custom-stone niche in showers

Kohler toilet with dual flush mechanism

## **SECONDARY BATHROOMS**

Custom vanities designed by Rockwell Group featuring white oak finish and polished nickel hardware

Honed Bianco Dolomite white porcelain slab countertop

Honed Bianco Dolomite white porcelain stone floor and wall tiles

Kohler vanity sink basins with polished nickel Kohler faucets

Kohler tubs

Kohler toilets

## **POWDER ROOMS**

Bespoke vanities featured Honed Dolomite porcelain slabs and a Dolomite fluted slab feature wall

White oak plank-wood flooring

Kohler vanity basin with Kohler faucet in polished nickel

Custom sconces flanking a custom mirror

Kohler toilet with dual flush mechanism

Custom cove lighting



## **AMENITIES & SERVICES**

24-hour attended lobby with a bespoke reception desk, expansive lounge area with a fireplace, custom sculpted artwork, lighting, intricate wall, ceiling, and floor detailing.

Grand porte-cochère offering 24-hour valet service appointed with abundant foliage, a sculptural centerpiece, and millwork details. Private residential only porte-cochère entrance and valet on 2nd level.

JEM Club, a masterfully curated indoor/outdoor amenity collection occupying the 50th floor, including:

### **OUTDOOR ENTERTAINMENT**

- Resort style pool with cabanas, floating daybeds, and a signature sculpture
- Jacuzzi zone with lounge seating and an outdoor tropical shower
- Alfresco lounge with lush tropical landscaping, water details, and a variety of seating areas
- Sunken lounge seating area surrounded by reflection pools
- Summer Kitchen outdoor dining area, providing an oasis for al fresco dining

### **ENTERTAINMENT**

- Indoor Sky Lounge with a feature fireplace, custom stone bar, and intimate seating areas
- Glass-enclosed private dining room with a wet bar featuring direct access to the outdoor amenity deck
- Game room and entertainment lounge with custom millwork and billiards table, a large-format television, lounge seating, and direct outdoor access
- Spirits tasting room with amber glass shelving and bronze decanter racks

### **OFFICES**

- Co-working lounge with individual and group seating areas
- Private phone booths and a podcast room

### **HEALTH & WELLNESS**

- Fitness center with a private training/yoga studio and state-of-the-art equipment
- Outdoor fitness area with a boxing arena and strength training opportunities
- Yoga patio with an adjacent cold plunge pool and landscaped mist garden
- Spa suite including a sculptural dry sauna, a steam room, and a pink Himalayan salt room
- Private treatment room with a reclining chair for outcall massages and cosmetic services
- Changing facilities with lockers and shower area



## **SALES GALLERY:**

110 NE 10TH ST, MIAMI, FL 33132

**TheJem.com | 305.384.1010**

**Info@TheJem.com**

⚠️ This is not intended to be an offer to sell, or solicitation to buy, Condominium Units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the Condominium, and no statement should be relied upon if not made in the prospectus. The legal name of the Condominium is 175 NE 10th Street Condominium. Stated interior square footage shown on the floor plans is measured to the exterior face of exterior walls and to the centerline of interior demising walls, or to the exterior face of walls adjoining corridors or other common elements or shared facilities, without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the Unit, determined in accordance with the Unit boundaries set forth in the Declaration, is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Balcony sizes may vary, and for a correct depiction of the size of each balcony appurtenant to a Unit, see Exhibit "2" to the Declaration. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.

The plans, specifications, services, design techniques, design features, materials, amenities, terms, conditions and statements contained in this floorplan are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. The Developer further reserves the right to modify, change or replace any members of the design team, and buyer has not relied upon the participation of any particular design professional. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same, and modifications may be made throughout the approvals process and construction. The building is not yet constructed and as such all depictions are renderings and are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the building, residences, amenity areas or building designs or materials. Materials described herein are reflective of the design vision, but are not representations of actual materials selected or to be utilized. The size and configuration of the cooktop shown herein, including the configuration and number of burners/zones, may vary per Unit. Please consult with the Developer regarding the specifications of the cooktop for the Unit. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. Views vary from each Unit and there is no assurance of the views from any particular Unit. Services provided may be offered on an a la carte basis, with charges for use required. Offering and then continuation of services is not assured and should not be relied upon. The Condominium is part of a larger mixed-use building and certain amenities and/or features may be shared with other owners and/or occupants of the larger mixed-use community (and not be exclusive to the Condominium). The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited. © 2023 1000 NE 2nd Ave Condo, LLC