

# TULA

## Serenity with a Miami Address

### The Tower

- **21 Stories of Distinction**
- **54 Total Residences Including Six Exclusive Penthouses**
- **Unique Floor Plan:** Corner-only residences with just four units per floor (7th to 19th floors)
- **Penthouses:** Six luxurious penthouses spanning the 20th to 22nd floors
- **Wrap-Around Glass Terraces** with every residence
- **Architectural Vision:** A kinetic modernity, balancing uniformity with singularity
- **Interior Design:** Refined and raw, sleek and organic
- **Seamless Connectivity:** Pre-wired with fiber-optic, high-speed Wi-Fi
- **Biscayne Bay Views** and a scenic promenade

### The Residences

- **Spacious Homes:** Two-, two-plus-den, and three-bedrooms ranging from 1,590 sq. ft. to 2,440 sq. ft.
- **Open Concept Layouts** with 10 ft. ceilings
- **Expansive, Private Terraces**
- **Italian-Designed Kitchens** with streamlined Miele appliances
- **Walk-In Laundry Rooms**
- **Stone Flooring** throughout

### The Penthouses

- **Exclusive Collection:** Six penthouses (two per floor)
- **Size:** From 3,700 sq. ft. (east facing) to 4,140 sq. ft. (west facing)
- **Expansive Layouts:** Five bedrooms with den and five-and-a-half bathrooms
- **Unparalleled Views:** Spectacular Biscayne Bay and skyline vistas

### The Amenities

- **Resort-Style Pool** with deck & private cabanas
- **Luxury Wellness Center** with state-of-the-art fitness facility
- **Dedicated Pet Spa** and a pet-friendly building
- **Media Room** for private screenings
- **Private Dining Room** with warming kitchen for catered events
- **Residents' Lounge** with bay views and direct access to the promenade
- **24-Hour Concierge**
- **Skyline Club Room**

### The Team

- **Developer:** Pacific & Orient Properties, LLC
- **Architecture:** MTTR MGMT
- **Landscape Design:**  
H.L. Martin, Landscape Architect, PA
- **Interior Design:** Shannon Farrell Design
- **PR & Marketing:** M18 / And Partners
- **Sales:** Brown Harris Stevens, LLC