



NORMANDY ISLE · MIAMI BEACH · 2026

MAISON NORMANDY

1787 Normandy Drive · Miami Beach
A Collection of Six Private Townhomes

TWO-BEDROOM RESIDENCES
FROM \$968,000

MAISON-NORMANDY.COM

PTDEVELOPMENTFL.COM

SALES PARTICULARS · DELIVERY MARCH 2027



THE COLLECTION

Six residences. One *incomparable* address.

A limited offering on Normandy Isle — one of Miami Beach's most coveted residential enclaves. Two-bedroom residences of considered living space, each individually deeded, with a private garage and a rooftop terrace open to the sky.

Designed by Bellinson Architecture, Maison Normandy interprets the coastal vernacular through a contemporary lens: clean volumes in durable composite siding, dark anodized aluminum storefronts and sage green accent panels — quietly assured and distinctly of its place.

6

PRIVATE RESIDENCES

2

BEDROOMS + ROOFTOP FLEX

1,139–1,404

SQ FT PER HOME

Mar 2027

ESTIMATED DELIVERY

COMPOSITE SIDING

SAGE ACCENT PANELS

ANODIZED ALUMINUM

SEASHELL GRAVEL



EVENING ELEVATION — REAR

EACH RESIDENCE

Four levels. *Infinite* possibility.

Every home is a private vertical estate — garage to rooftop, each level designed with the same precision applied to the building as a whole. Floor-to-ceiling glazing, premium wood-tile flooring and brushed brass fixtures throughout.

I

GROUND LEVEL

Private Garage

- Covered private parking
- Secure private foyer
- Bicycle storage
- Per-unit trash room

437 SF COUNTED

II

SECOND LEVEL · LIVING

Open-Plan Living

- Kitchen · dining · living
- Powder room
- In-unit washer / dryer
- Storage closets · full storefront glazing

605–627 SF

III

THIRD LEVEL · PRIVATE

Bedroom Suites

- Two full bedrooms
- Two full bathrooms
- Private balcony
- ~10'-1" ceilings · floor-to-ceiling glass

534–551 SF

R

ROOF LEVEL

Private Terrace

- Open terrace, 290–430 SF
- Enclosed flex room with full bath
- Media, lounge, wellness or guest room
- Mechanical screened · 42" guardrail

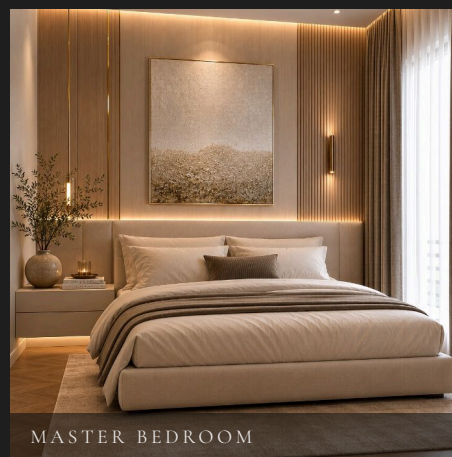
OPEN SKY



LIVING ROOM



KITCHEN



MASTER BEDROOM

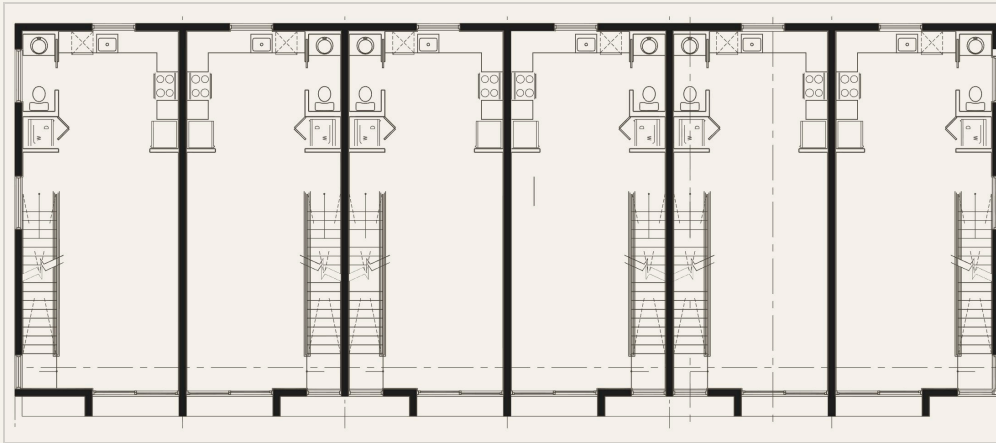


MASTER BATHROOM

FLOOR PLANS

Every square foot considered

II Second Level — Living



605–627 SF

LIVING LEVEL

10'-8"

FLOOR TO FLOOR

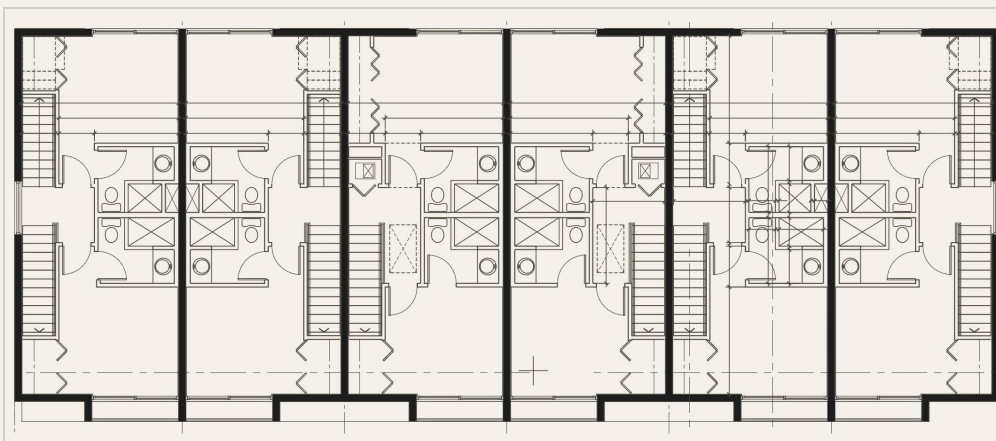
Full Storefront

GLAZING

Kitchen along the rear wall, open living and dining, powder room, in-unit laundry.

A-101 · ALL SIX RESIDENCES

III Third Level — Bedrooms



534–551 SF

BEDROOM LEVEL

10'-1"

FLOOR TO ROOF

Two / Two

BEDROOMS / BATHS

Two full suites with private balcony, floor-to-ceiling storefront aluminium glazing.

A-102 · ALL SIX RESIDENCES

AVAILABILITY & PRICING

Reserve your *residence*

Six private two-bedroom townhomes, each individually deeded. One residence is already under contract; five remain available for reservation, with delivery scheduled for March 2027.

RESIDENCES PRICED FROM

\$968,000 – \$1,755,000

Developer list prices. Corner residences 1 & 6 carry the largest floor plates; residences 1, 2, 5 & 6 include the enclosed rooftop flex room with full bath.

CONSTRUCTION TIMELINE

DEC 2025	MAR 2026	SEP 2026	JAN 2027	MAR 2027
Foundation	Columns	Facades	Interior Finish	Inspections & Delivery

THE SIX RESIDENCES

NO.	RESIDENCE	ROOFTOP	STATUS
1	Two bedroom · Corner <i>Largest floor plate</i>	Terrace + 226 SF flex room	Available
2	Two bedroom <i>Interior residence</i>	Terrace + 223 SF flex room	<i>Under Contract</i>
3	Two bedroom <i>Interior residence</i>	Open terrace	Available
4	Two bedroom <i>Interior residence</i>	Open terrace	Available
5	Two bedroom <i>Interior residence</i>	Terrace + 223 SF flex room	Available
6	Two bedroom · Corner <i>Largest floor plate</i>	Terrace + 226 SF flex room	Available

NORMANDY ISLE, MIAMI BEACH

10 min	8 min	15 min	20 min
SOUTH BEACH	BAL HARBOUR	DESIGN DISTRICT	MIA AIRPORT

Prices are developer list prices and are subject to change without notice. Square footage is approximate. Renderings are artist's impressions only. This is not an offer to sell in jurisdictions where prior registration is required. Individual residence pricing available on request.

PRIVATE INQUIRY

Request a *private viewing*

Six residences. A strictly limited offering at one of Miami Beach's most coveted addresses. Reach out for pricing, availability, and to arrange a private site tour.



Miron Pingasov

FOUNDER & COO · SALES

+1 561 817 8499

o66o8om@gmail.com

Licensed Sales Associate, FL



Dmitriy Pingasov

PRINCIPAL · CFO

info@ptdevelopmentfl.com

Licensed General Contractor, FL

Master of Business Administration

DEVELOPMENT TEAM

PT Development Group of Florida LLC

Drawn with vision. Built with precision.

A Florida-based developer and licensed General Contractor delivering residential and mixed-use projects — from land acquisition and permitting through construction, financing and long-term management. Maison Normandy is built from the ground up by our own team, so there is no gap between the design intent and what gets built.

\$100M+

COMBINED PROJECT VALUE

CGC

CERTIFIED GENERAL
CONTRACTOR, FL

OSHA

SITE SAFETY CERTIFIED

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ACTIVE & DELIVERED
DEVELOPMENTS

maison-normandy.com · ptdevelopmentfl.com

1787 Normandy Drive · Miami Beach, FL 33141



MAISON NORMANDY

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MAISON NORMANDY

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