

A large, modern villa with a swimming pool and palm trees. The villa is a two-story white building with a red-tiled roof and arched windows. A large swimming pool is in the foreground, and a smaller hot tub is in the lower left. Palm trees and lush greenery surround the property.

LVH

**VILLA NIANA**  
UPPER EAST SIDE, MIAMI, FLORIDA

**10**  
BEDROOMS

**22**  
GUESTS

**9 + 1** HALF  
BATHROOMS

**8,573**  
SF









# VILLA NIANA

UPPER EAST SIDE, MIAMI

Villa Niana is a palatial Mediterranean-styled waterfront mansion steeped in quintessential Miami glamor. This lush property, embraced by towering palms, extends to glorious water frontage and a private dock beckoning lavish nautical adventure.

Gorgeous interiors fuse Imperial stature with contemporary minimalism inflected with coastal prestige. Exotic, classy, and sophisticated, guests are greeted by a majestic two-story foyer, a spiral staircase flaunting artfully wrought iron railings, while colorful Iberian ceramics grace each step. Warm terracotta tiling runs throughout the pristine white common areas between regal dangling chandeliers, and clerestory windows, emphasizing an exquisite sense of vertical space. A custom estate through and through, it is clear this Villa is the work of exceptional craftsmanship and artisanal detailing. In true Miami fashion, this lavish trophy home is ideally suited for nocturnal entertaining, replete with chic contemporary artwork and finished with pared-down elegance. Villa Niana offers over 8,000 sq. ft of prime living space, comprising eight sumptuous ensuites and two bedrooms in the separate guest cottage, assuring total lodging comfort and versatility. An open gourmet kitchen sets forth a living philosophy where gastronomic indulgence is sacrosanct. A culinary exploratorium fit for the foremost culinary master awaits, offering a fantastic entertainment space complete with a tremendous checkered wood central island and a lovely bar counter.

Villa Niana boasts a lovely pool courtyard embracing an exceptional travertine deck and arched veranda. Alluring sunbeds embrace the swimming pool and Jacuzzi, while a summer kitchen and cabana with cozy furniture are ideally suited for all-day recreation.

## INTERIOR

- Air Conditioning
- Pool Table
- Cable, Satellite or Smart TV
- Dining Room
- Fireplace
- Game Room
- Laundry
- Home Office
- Sound System
- Staff Quarters
- Walk-In Closet

## EXTERIOR

- BBQ
- Boat Dock
- Garage
- Garden
- Hot Tub
- Sun Loungers
- Al Fresco Dining
- Outdoor Kitchen
- Patio
- Pool
- Terrace

## SHARED

- Terrace

## LOCATION

- Waterfront



**INTERIOR**

- Wine Storage



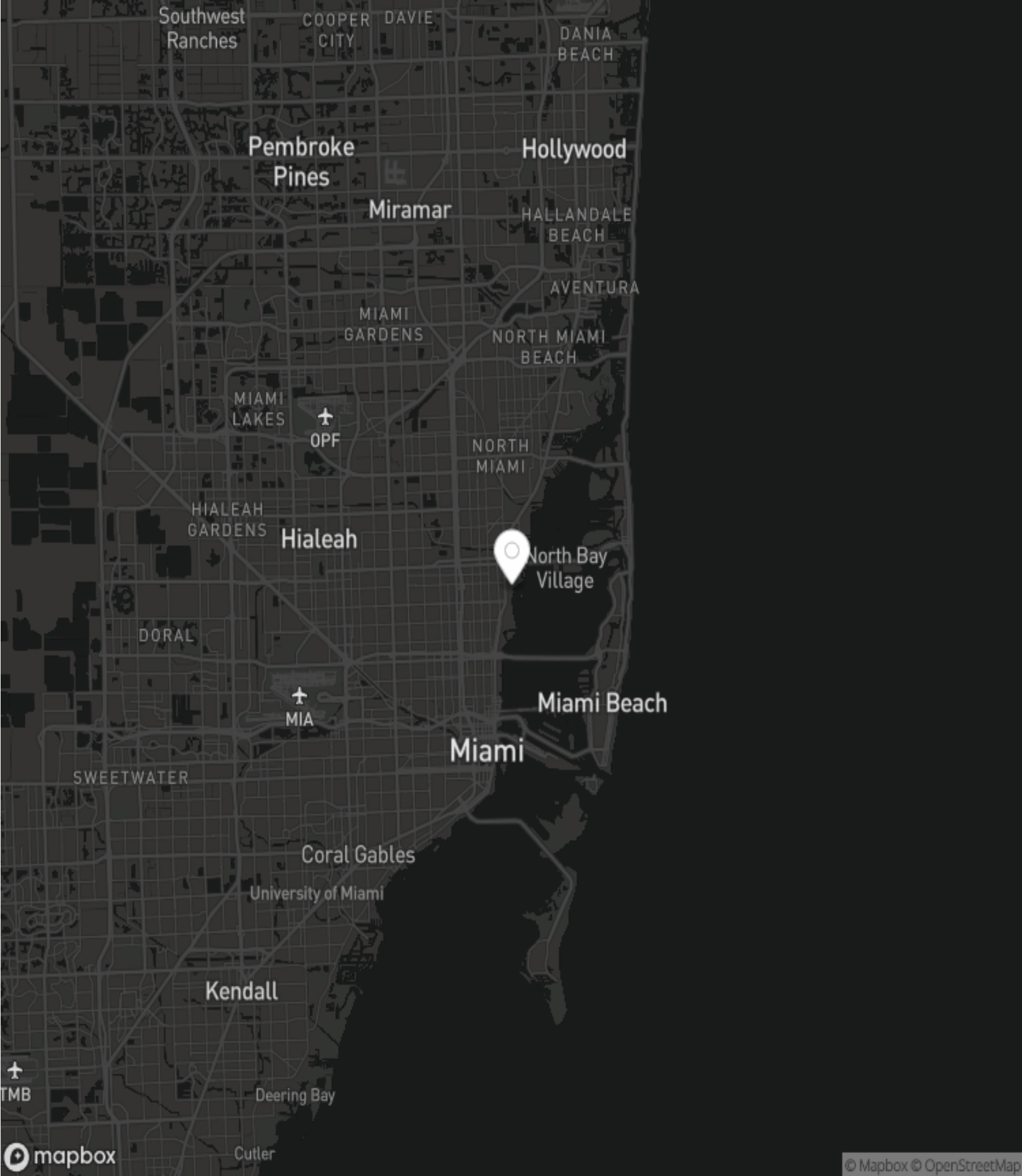




# MIAMI

UPPER EAST SIDE

Miami blends white-sand beaches, Latin-American flair, and bohemian charm with vibrant nightlife, iconic Art Deco streets and the pulse of Little Havana. From designer shopping and gourmet festivals to world-class golf and dancing till dawn, the city delivers sun-soaked energy in every form.









## INCLUDED SERVICES

Every detail of your stay has been meticulously considered; each luxury home has a dedicated on-site team, including a steward, housekeeping staff, and field manager.



Field Managers



Stewards



Concierge  
Access



Housekeeping



Pre-stocking



Welcome  
Ceremony



Unpacking



Luxury Spa  
Products





## ADDITIONAL SERVICES

To further elevate your stay, we offer additional services that include an on-site chef, pre-arranged chartered flights and yachts, access to exclusive establishments and events, and tailored experience packages.





































































































## WHO WE ARE

LVH is the preeminent super home chartering company offering ultra-luxury homes in hundreds of global destinations. Each home in our collection is carefully curated to deliver the highest standard of quality and comes complete with a full-time steward, housekeeping & concierge access. Our team will orchestrate the entire experience including in-home services, daily activities and travel logistics. LVH Domus, our invite-only membership, brings the same level of service to every day of your life. Endless possibilities await the most discerning families.







LVH

CURATORS OF  
IMMEASURABLE  
MOMENTS



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