

MAGNUS

MAGNUS AT LUMMUS PARC

MIAMI, FL



FINAL DESIGN
06.18.2025



ID & DESIGN INTERNATIONAL



A C T I V E



RIVER VIEWS. CITY VIBES. INSPIRED LIVING.



Magnus at Lummus Parc is a modern destination for the culturally curious - a place where urban energy flows like the nearby Miami River, ever-moving, ever-changing "Current Culture" draws inspiration from the dynamic convergence of water, art, and movement. Reflecting the Miami River's role as it connects history, culture, and modern urban life. From sculptural furniture, unexpected materials and unique lighting to design aesthetics that awaken the senses. This is a place to feel the soul of the city - with every texture, tone, and temperature. Bold colors stimulate energy while refined materials bring a tactile luxury. Capturing the now - through bold design, curated art, and a sense of place that feels alive, aspirational and distinctly Miami.



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DESIGN INSPIRATION

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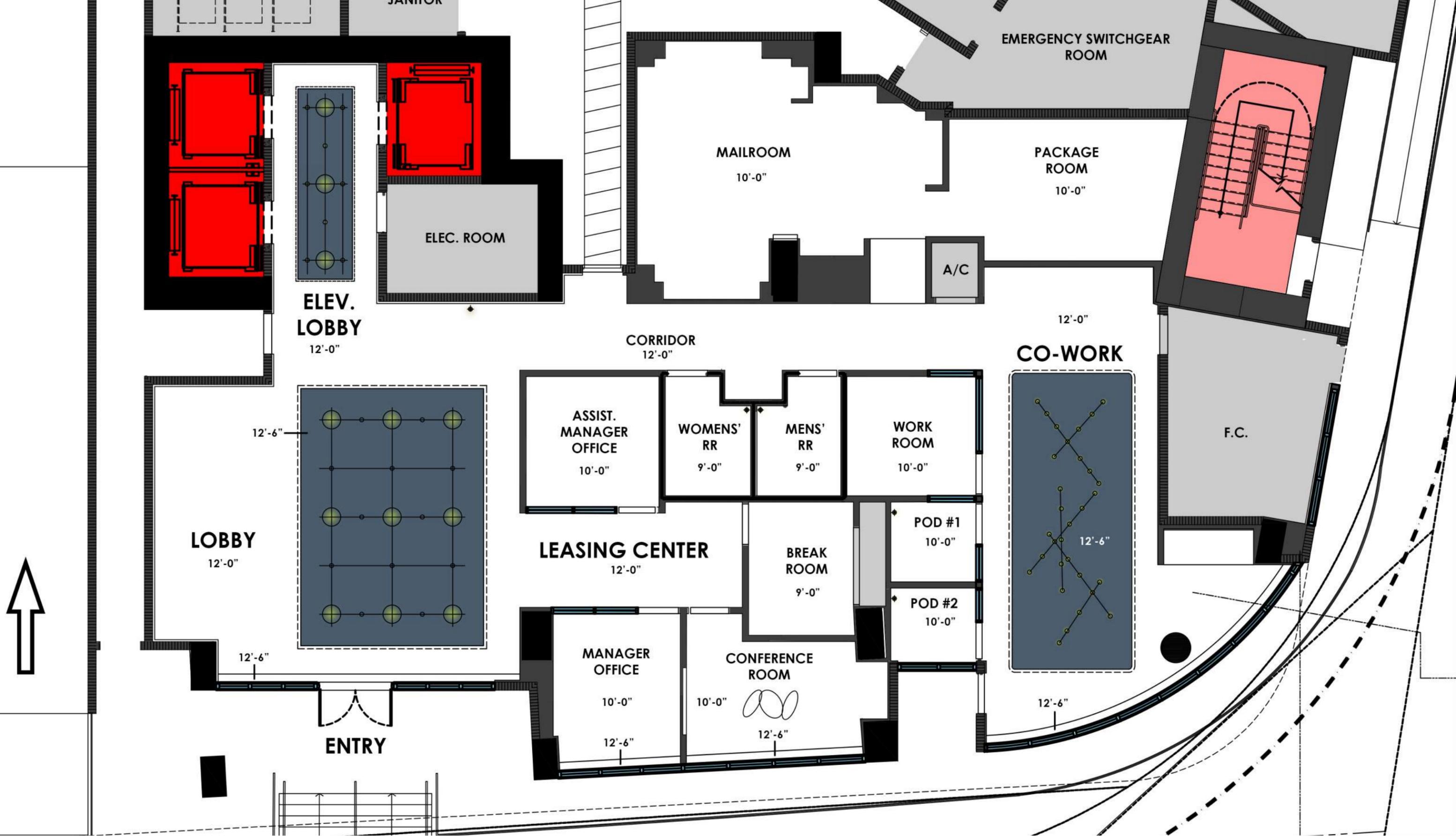


GROUND LEVEL - OVERALL FLOOR PLAN



GROUND LEVEL - LOBBY LEASING & CO-WORK - FLOOR PLAN





GROUND LEVEL - LOBBY LEASING & CO-WORK - CEILING PLAN



D R A M A T I C



LOBBY - CHARACTER

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M E M O R A B L E

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LOBBY - VIEW

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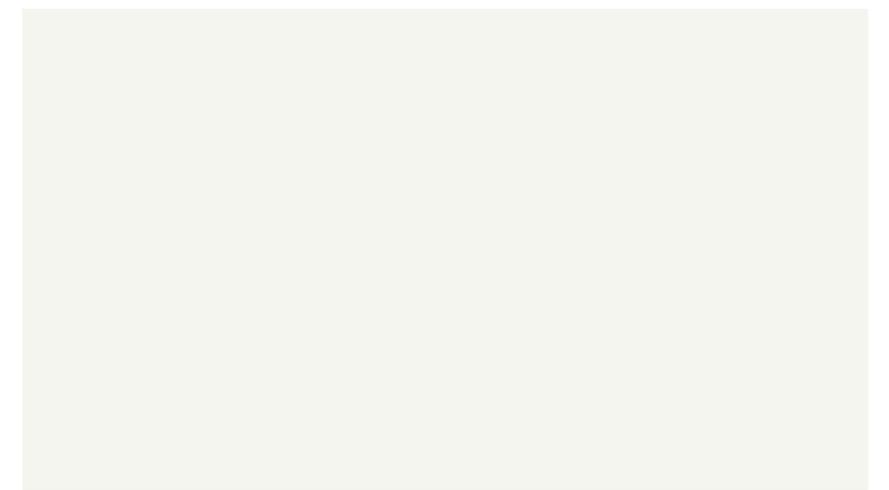




CARPET TILE



WALLCOVERING



MAIN PAINT

LEASING - ELEVATION & FF&E



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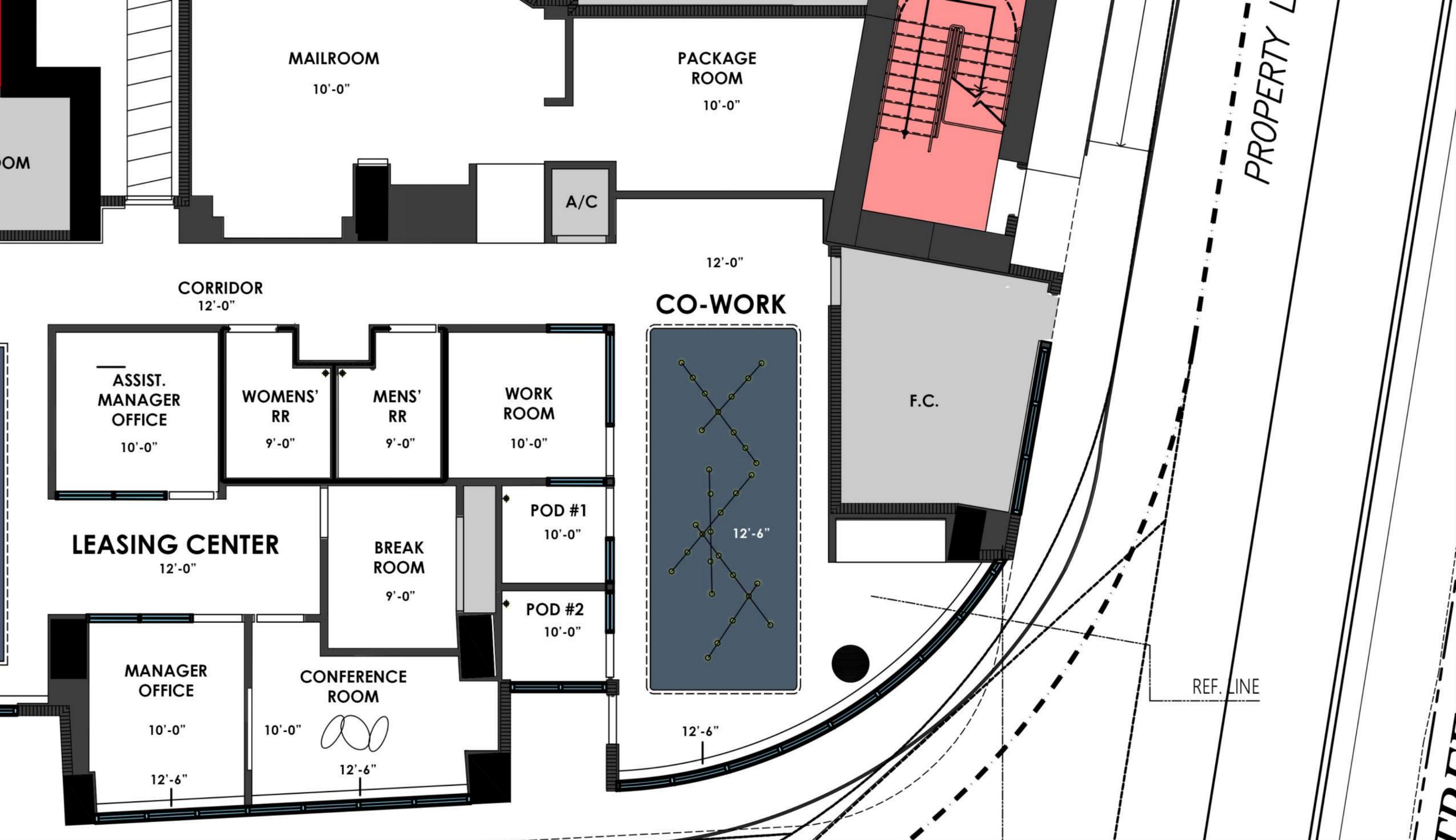
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GROUND LEVEL - CO-WORK - FLOOR PLAN





GROUND LEVEL - CO-WORK - CEILING PLAN

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M O D E R N



C O L L A B O R A T I V E

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GROUND LEVEL CO-WORK - CHARACTER



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GROUND LEVEL CO-WORK - VIEW

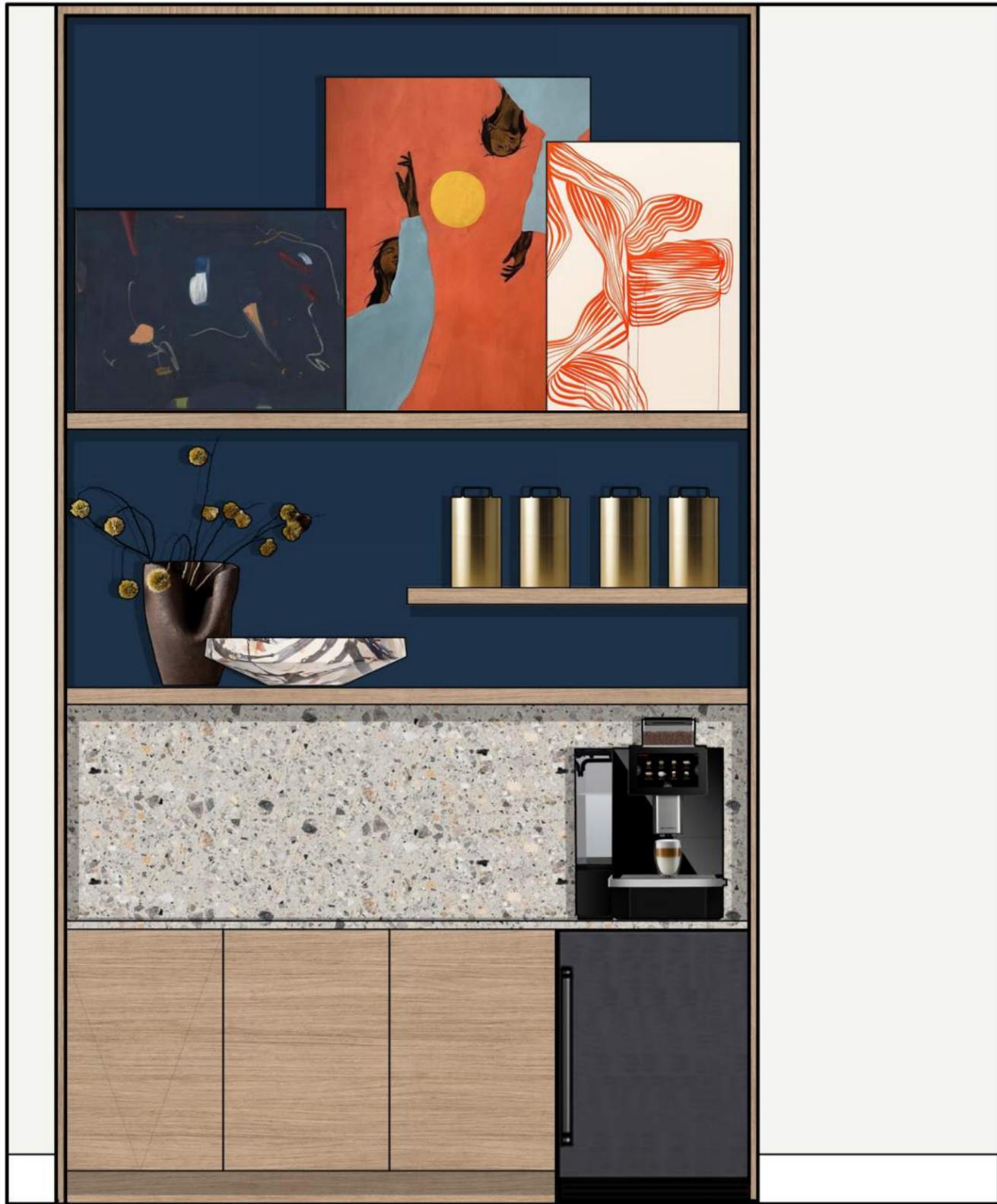


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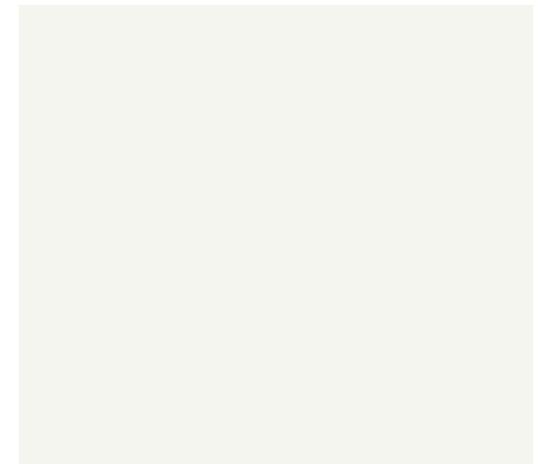
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MAGNUS AT LUMMUS PARC





ACCENT PAINT



MAIN PAINT



TERRAZZO COUNTERTOP

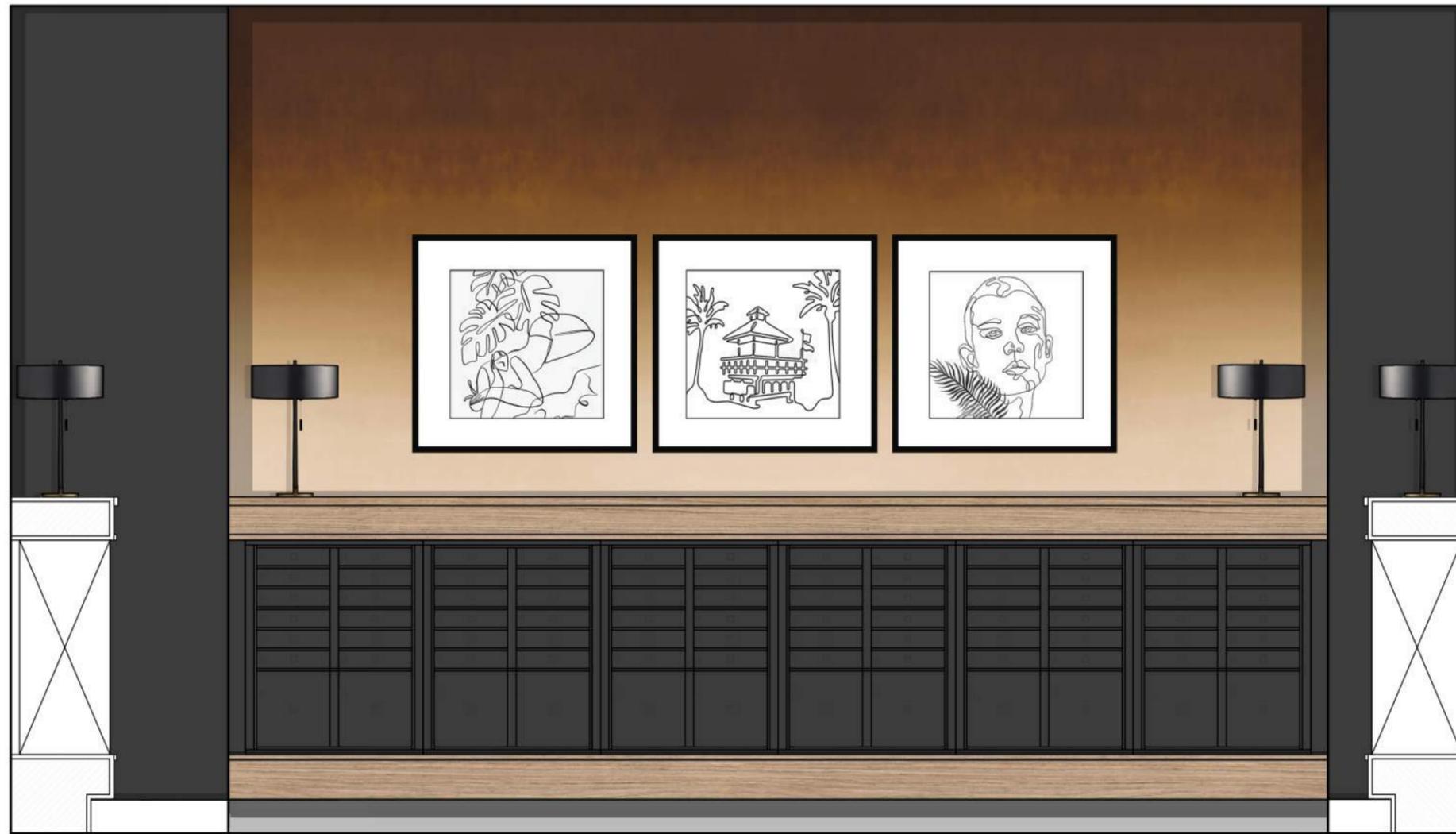


LAMINATE AT CABINTRY



MAIN TILE FLOOR 8"X48"

GROUND LEVEL CO-WORK COFFEE STATION - ELEVATION & FF&E



WALLCOVERING



TABLE LAMP



MAIN FLOOR TILE 24"X48"



SORTING STATION FINISHES

GROUND LEVEL MAILROOM - ELEVATION & FF&E





ACCENT PAINT



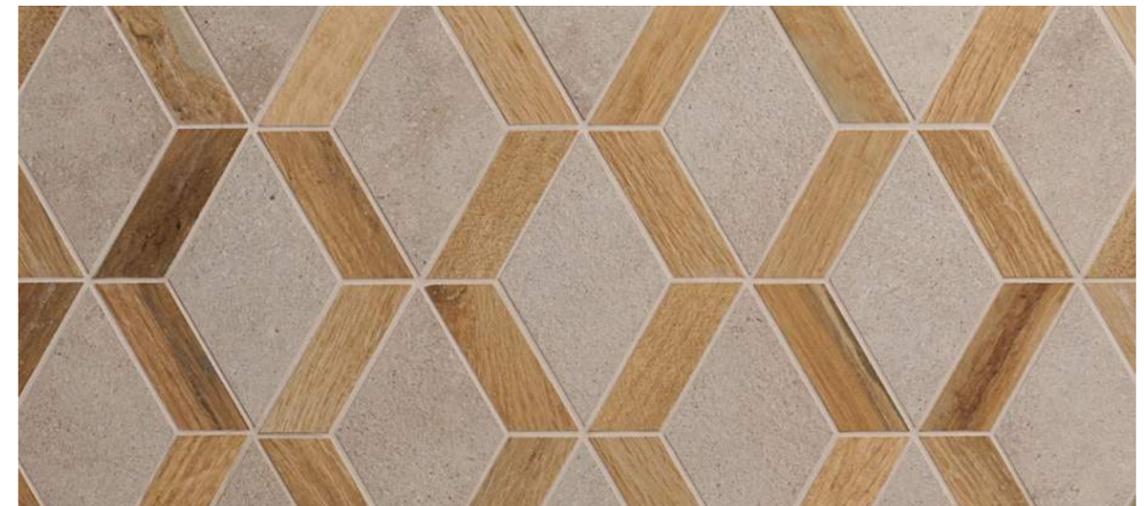
QUARTZ COUNTERTOP



WALL TILE



LAMINATE AT VANITY



MAIN FLOOR TILE 12"X9" MOSAIC

GROUND LEVEL RESTROOM - ELEVATION & FF&E



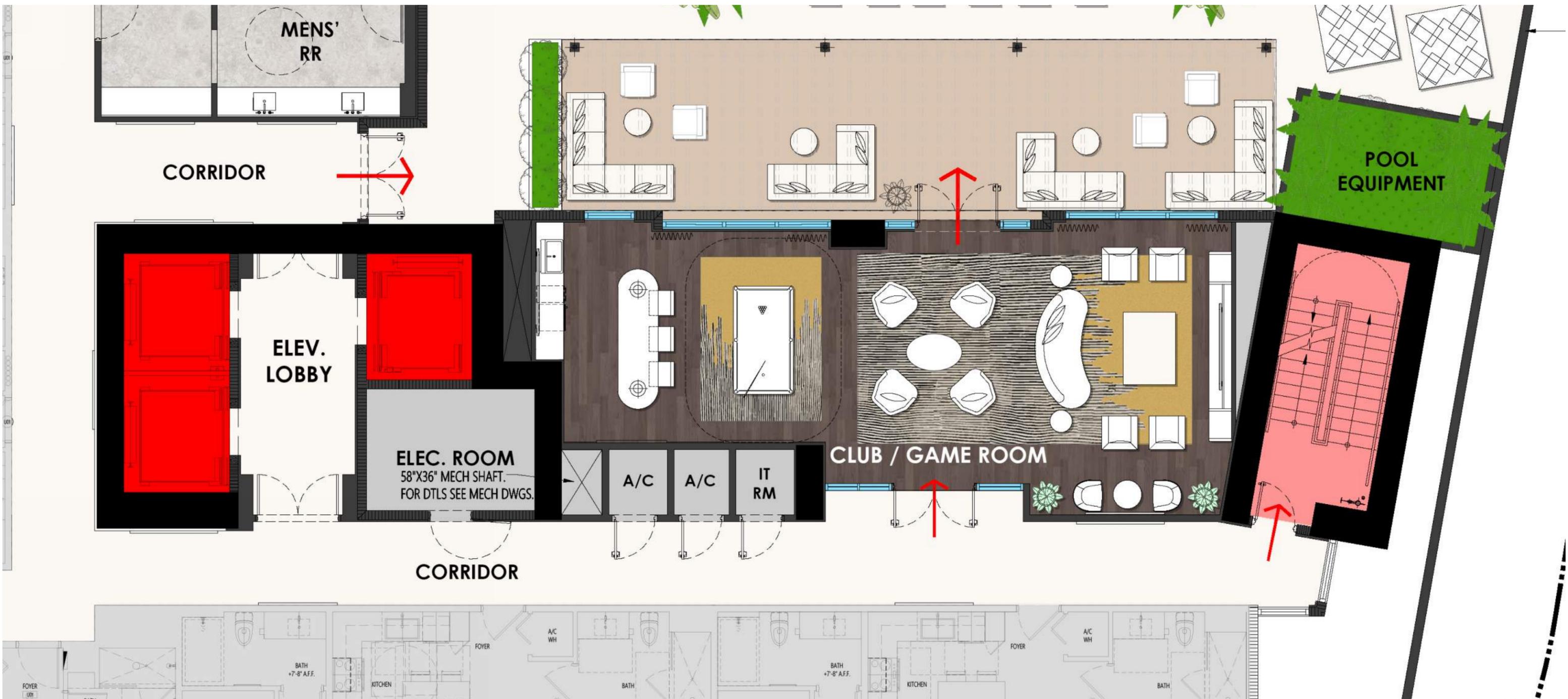
6TH LEVEL - AMENITIES OVERALL FLOOR PLAN

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6TH LEVEL - CLUB LOUNGE & GAME - FLOOR PLAN



6TH FLOOR CLUB LOUNGE - VIEW



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6TH FLOOR GAME ROOM & BAR - VIEW



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6TH FLOOR GAME ROOM & BAR - VINGETTES



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6TH FLOOR FITNESS - FLOOR PLAN





D Y N A M I C



M O T I V A T I N G



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6TH LEVEL FITNESS & YOGA - CHARACTER



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6TH LEVEL FITNESS - VIEW



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MAGNUS AT LUMMUS PARC



6TH LEVEL FITNESS - VINGETTES



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VANITY WALL TILE



PENDANT



QUARTZ COUNTERTOP



LAMINATE



FLOOR TILE

6TH LEVEL RESTROOMS - VANITY ELEVATION & FF&E



ACCENT PAINT



FAUCET



WALL MOUNTED SINK



LAMINATE



TILE FLOOR & WET WALL

6TH LEVEL RESTROOMS - PARTITION ELEVATION & FF&E



6TH LEVEL - POOL DECK - FLOOR PLAN





RELAXING



T R A N Q U I L



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6TH LEVEL POOL DECK - CHARACTER



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TYPICAL UNIT CORRIDOR - FLOOR & CEILING PLAN



TYPICAL UNIT CORRIDOR - VIEW 1



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TYPICAL UNIT CORRIDOR - VIEW 2





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M E M O R A B L E



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