

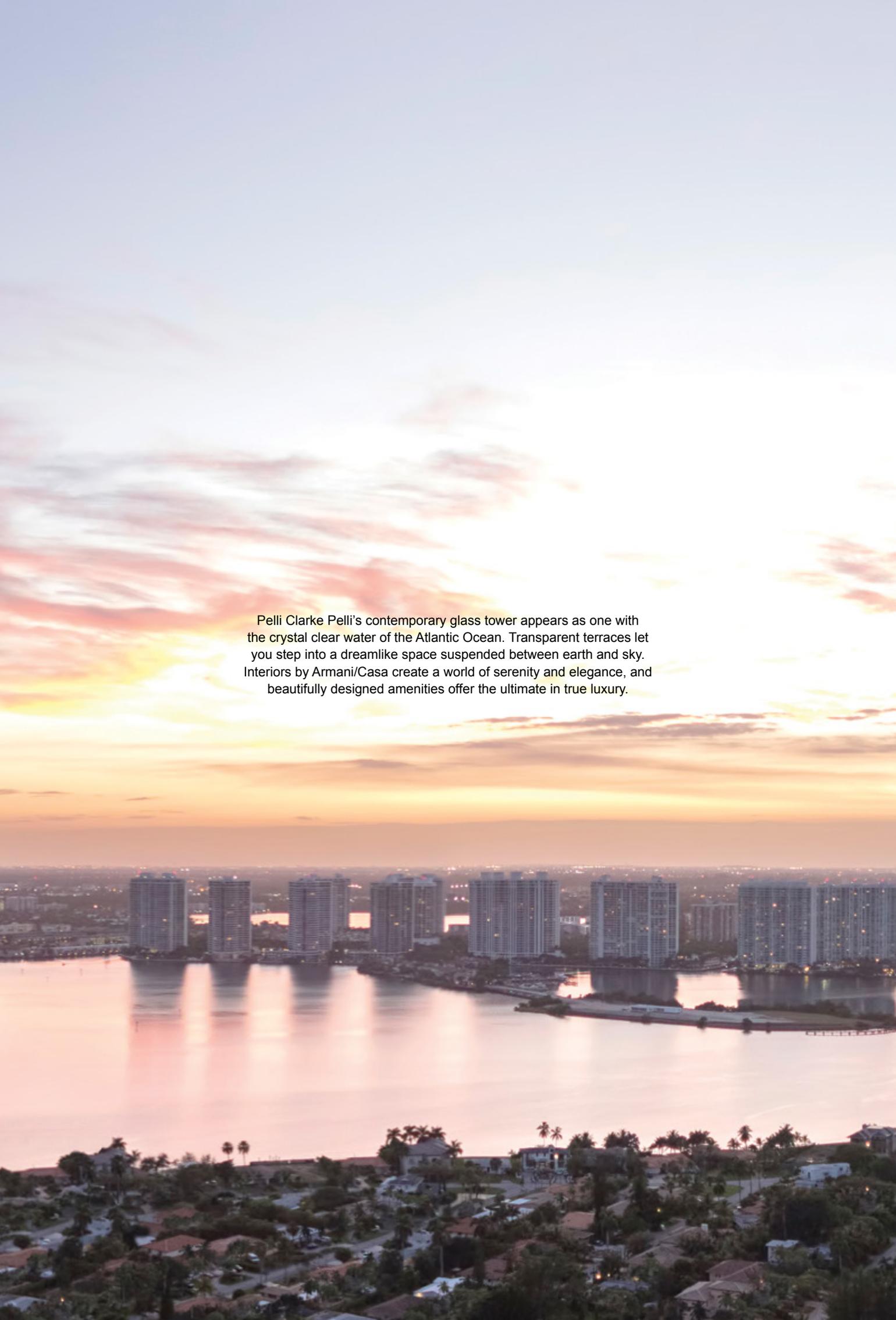
R E S I D E N C E S B Y

 **ARMANI / CASA**

Architecture by César Pelli

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. 

WITH ARMANI/CASA,
WE HAVE CREATED
A WORLD DEFINED BY
TIMELESS ELEGANCE
AND GRACE.

An aerial photograph capturing a city skyline at sunset. The sky is filled with soft, wispy clouds in shades of orange, pink, and light blue. The sun is low on the horizon, casting a warm glow over the scene. In the foreground, a residential area with palm trees and houses is visible. The middle ground features a large body of water, likely a bay or harbor, with several tall, modern skyscrapers lining the shore. The buildings are illuminated from within, and their lights reflect on the water's surface. The overall atmosphere is serene and luxurious.

Pelli Clarke Pelli's contemporary glass tower appears as one with the crystal clear water of the Atlantic Ocean. Transparent terraces let you step into a dreamlike space suspended between earth and sky. Interiors by Armani/Casa create a world of serenity and elegance, and beautifully designed amenities offer the ultimate in true luxury.





A photograph of an interior design scene. In the foreground, a person's legs in dark trousers and white sneakers are visible on the left. A large, textured, light-colored rug covers the floor. In the background, a dark, rectangular piece of furniture with a textured, woven pattern is visible. A lamp with a dome-shaped, checkered shade in shades of yellow and white sits on a dark surface. The background is dark, with a textured, light-colored wall or curtain on the left.

“ELEGANCE
IS NOT ABOUT
BEING NOTICED,
IT’S ABOUT BEING
REMEMBERED.”

- *GIORGIO ARMANI*

INTERIOR DESIGN BY ARMANI/CASA

Giorgio Armani brings his legendary sensibility and talent for understated elegance to interior design. Rich textiles, a palette of softly dramatic tones, and sensual textures create an atmosphere of refined elegance throughout the lobby. Ambient lighting and artfully arranged furnishings offer a relaxing ambience for conversation.





ELEGANT PORTE-COCHÈRE ENTRY



LUMINOUS TRANQUILITY IN THE LOBBY BY ARMANI/CASA

ANCES BY
NI/CASA
by César Pelli



GLAMOROUS INDOOR AND
OUTDOOR AMENITIES
INSPIRED BY THE SENSUOUS
TROPICAL SETTING





ELEGANT INFINITY-EDGE POOL TERRACE





SUNSET TERRACE WITH HEATED SPA ON THE ATLANTIC OCEAN





LOBBY LOUNGE DESIGN AND FURNISHINGS BY ARMANI/CASA





LIGHT-FILLED STATE-OF-THE-ART FITNESS CENTER





PRIVATE CIGAR LOUNGE







PRIVATE OCEANFRONT RESTAURANT AND BAR

A WORLD OF
ELEGANCE AWAITS
INSIDE OUR \$10 MILLION
DESIGN CENTER



BATHROOM SUITE
RESIDENCES BY ARMANI/CASA DESIGN CENTER



MASTER BEDROOM

RESIDENCES BY ARMANI/CASA DESIGN CENTER





KITCHEN DESIGN

RESIDENCES BY ARMANI/CASA DESIGN CENTER





LIVING ROOM

RESIDENCES BY ARMANI/CASA DESIGN CENTER



BUILDING FEATURES AND AMENITIES

BUILDING FEATURES

- Residences by Armani/Casa is a new 56-story oceanfront condominium in Sunny Isles Beach offering 308 exclusive luxury residences
- The tower is set on a 3.11-acre site with elegantly landscaped gardens and direct access to 300 feet of oceanfront
- Interiors by world renowned Armani/Casa Interior Design Studio under the artistic direction of Giorgio Armani
- Soaring 649-foot-tall modern glass tower by internationally acclaimed architect César Pelli features breathtaking Atlantic Ocean views
- Landscaping by award-winning Swiss landscape architect Enzo Enea
- Elegant porte-cochère entry with water feature
- Professionally curated collection of museum-quality art, including monumental sculptures by Sandro Chia and Sinisa Kukec

BUILDING AMENITIES

- Over 35,000 square feet of amenities across two floors, all exquisitely furnished by Armani/Casa
- Armani Privé lounge at the lobby level
- Movie theater with plush seating
- Light-filled ocean-view bar area
- Elegantly appointed cigar room
- Temperature and humidity-controlled wine cellar
- Club-inspired game room with pool table
- Children's playroom for games and activities
- Elevated, lushly landscaped oceanfront terrace with heated swimming pool, hot tub, and poolside food and beverage service
- Private oceanfront restaurant and bar with outdoor seating as well as in-residence delivery
- Exclusive beach amenities, including food and beverage services, beach attendants, chaise lounges, and umbrellas
- State-of-the-art fitness center overlooking the ocean
- Ocean-view yoga studio with pilates equipment
- Men's and women's dressing rooms with lockers and showers
- Expansive two-story revitalization spa with indoor and outdoor treatment rooms
- 24-hour valet services
- 24-hour security and multilingual concierge services

RESIDENCE FEATURES

- Private high-speed elevator access to most residences
- Breathtaking Atlantic Ocean and city views through floor-to-ceiling windows
- Eight-foot-high double-door entry to a spacious foyer in select units
- Spacious interior floor plans with elegant smooth-finish ceilings rising to 10 feet (slab to ceiling, except where required to accommodate mechanical equipment)
- Expansive 10-foot-deep private balconies with glass railings in all residences
- Summer kitchen with under-counter refrigerator in all residences
- Recessed lighting in select corridors and bathrooms
- Intelligent climate controls with digital thermostats
- Large capacity full size washer/dryer in all residences
- Smart building technology provides seamless access to select building amenities

SLEEK KITCHEN

- Premium European-designed cabinetry
- Elegant imported stone countertops and backsplashes
- Sub-Zero refrigerator and wine cooler
- State-of-the-art Wolf appliances

IMPECCABLE MASTER SUITE

- Marble-top midnight bar with a sink and refrigerator drawer on select units
- His and hers bathrooms in select residences
- Designer sink fixtures
- Spa-inspired shower with wall-mounted handheld spray and large rainshower
- High-performance toilet with integrated bidet technology

FINE POWDER ROOMS AND GUEST BATHROOMS

- Marble stone floors
- Stone-topped vanity with designer fixtures





GIORGIO ARMANI ARMANI/CASA

Giorgio Armani is the president and CEO of one of the world's leading fashion and lifestyle design houses. He presides over a stable of collections that includes his signature Giorgio Armani line, Giorgio Armani Privé, Armani Collezioni, Emporio Armani, AJ I Armani Jeans, A/X Armani Exchange, and Armani/Casa. Mr. Armani's interior design work includes a series of Armani Hotels & Resorts created with Emaar Properties, for which he defined the style and mood of a new international chain of hotels, resorts, and luxury residences in the world's leading cities and tourist destinations.

In 2000, New York's Guggenheim Museum celebrated Mr. Armani's career with an exhibition that has since been seen worldwide, including at the Guggenheim Bilbao, London's Royal Academy of Arts, Berlin's Neue Nationalgalerie, Rome's Terme di Diocleziano, Tokyo's Mori Arts Museum, and The Shanghai Art Museum.



CÉSAR PELLI PELLI CLARKE PELLI

Led by César Pelli, Fred W. Clarke, and Rafael Pelli, Pelli Clarke Pelli Architects has designed many prestigious projects worldwide, including the World Financial Center in New York, the Petronas Towers in Malaysia, and the International Finance Centre in Hong Kong.

The firm's work has been internationally recognized with hundreds of awards for design excellence, including over 40 design awards from national, regional, and local chapters of the American Institute of Architects. In 2004, the firm was given the Aga Khan Award for Architecture for the Petronas Towers. In 1995, the AIA awarded César Pelli the Gold Medal, which recognizes a lifetime of distinguished achievement and outstanding contributions. In 1991, César Pelli was selected as one of the 10 most influential living American architects. In 1989, Pelli Clarke Pelli was the recipient of the AIA's Firm Award.



JORGE M. PÉREZ THE RELATED GROUP

Jorge M. Pérez is the founder, chairman, and CEO of The Related Group, the nation's leading developer of multifamily residences. In August 2005, Time magazine named Pérez one of the top 25 most influential Hispanic people in the United States. Under his direction, The Related Group and its affiliates have redefined the South Florida landscape.

Since its inception more than a quarter of a century ago, the firm has developed and/or managed more than 80,000 apartments and condominium residences. The Related Group is one of the largest Hispanic-owned businesses in the United States. In 2006, the company reported sales of more than \$1.4 billion. Its premier portfolio of properties in South Florida includes One Ocean and Marea South of Fifth in South Beach and SLS Hotel & Residences and Brickell Heights in Brickell.



GIL DEZER DEZER DEVELOPMENT

Dezer Development was founded in 1970 by real estate visionary Michael Dezer. In 1999, together with his son, Gil Dezer, president of Dezer Development, the company expanded outside of Manhattan to encompass unique and strategic holdings in New York, Florida, and Las Vegas. In 1985, the Dezers acquired their first oceanfront hotel properties and in 1996 began to focus on Sunny Isles Beach. The renowned father and son team are credited as major players in the rebirth of the area, having developed eight luxury high-rise residential and condo-hotel developments through unique partnerships with marquee lifestyle brands.

Today, Dezer Development has arguably one of the largest holdings of beachfront property in the state. In addition to these properties, the Dezers have significant holdings in New York. Their portfolio encompasses more than 20 properties with over 1 million square feet. Dezer Development's branded real estate portfolio includes six Trump-branded towers, the Porsche Design Tower, and Residences by Armani/Casa. Generating an unprecedented response from a broad range of local, national, and international buyers, the prolific developer has successfully sold over 2,700 units and generated over \$3.6 billion in sales.



SIEGER SUAREZ

The Sieger Suarez architectural partnership celebrated its 40th anniversary in 2012 as the premiere firm specializing in the diversified field of luxury high-rise residential design and development. Owned and managed by Charles M. Sieger and Jose J. Suarez, the firm has received a multitude of awards and both peer and community recognition for its outstanding work. Sieger Suarez is considered to be one of the most innovative, design-forward, comprehensive, one-stop architectural firms in the Southeast United States. Since its inception, the firm has designed in excess of \$10 billion of residential properties. Distinctive buildings designed by Sieger Suarez in Miami-Dade County alone include Pinnacle, Ocean I, II, III, IV, and Hidden Bay in Sunny Isles Beach, and Murano, Murano Grande, and Portofino Tower in South Beach. Hotels designed include Trump International Sonesta Beach Resort in Sunny Isles and St. Regis Bal Harbour. High-rises include Trump Royale and Trump Palace in Sunny Isles, ICON South Beach and Apogee in South Beach, Las Olas Riverhouse in Fort Lauderdale, The Beach Club in Hallandale, 50 Biscayne in downtown Miami, and Cabana, 6000 Indian Creek, and Terra Beachside Villas in Miami Beach.



ENZO ENEA

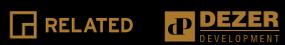
Enzo Enea's firm, Enea GmbH, is one of the leading landscape architecture firms in the world. The firm is widely recognized for the design and construction of private gardens and terraces, restaurants, hotel and resort environments, corporate gardens, public parks, and golf courses. Enea began as an industrial designer but quickly turned to the study of landscape architecture in London. Upon receiving his degree, he traveled extensively, then returned to Switzerland where he transformed his father's garden decoration business into the first class company Enea GmbH is today.

The strength and philosophy of Enea GmbH is in the overall execution of challenging projects, which range from the planning and construction phase to the provision of irrigation systems, garden furniture, and lighting design and installation. Enea has received numerous gold and silver awards at the Giardina show in Basel and Zurich and the gold award of the renowned Chelsea Flower Show in London in 1998. Over the course of his career, Enea has designed more than 800 gardens. His style, intuition, and diligence explain the success story of his company. His creations are comprehensively documented in the book "Enea: Private Gardens."

“To create something exceptional, your mindset must be relentlessly focused on the smallest detail.”

A handwritten signature in black ink, appearing to read "George Chima". The signature is fluid and cursive, with a long horizontal stroke at the end.

All drawings are conceptual renderings and the Developer expressly reserves the right to make modifications. Actual views may vary and cannot be guaranteed. Views shown cannot be relied upon as the actual view from any particular unit within the condominium. Prices, plans, architectural interpretations and specifications are subject to change without notice. Photographs may be stock photography used to depict suggested lifestyles rather than any that may exist. All dimensions are approximate and all floor plans and development plans are subject to change. The developer does not represent or warrant that the actual dimensions and square footage of the units will be as shown on the floor plans and other promotional materials. Improvements, landscaping and amenities depicted may not exist. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made. Obtain the property report required by federal law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. 🏠



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