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THE EXPECTATIONS

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THE ULTIMATE OCEANFRONT

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600 ft OF OCEANFRONT
JUST MINUTES FROM
BAL HARBOUR AND AVENTURA
IN SUNNY ISLES BEACH

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POINTS OF INTEREST



PARKS & RECREATION	FOOD & DRINK	MALLS	SCHOOLS/CIVIC	SERVICES	COMING SOON
<ul style="list-style-type: none"> 1. Sea Turtle Sanctuary 2. Haulover Beach Marina 3. Haulover Golf Course 4. Oleta River State Park 5. Spanish Monastery & Tennis Courts 6. Sunny Isles Pier 7. Samson Oceanfront Park 8. Sunny Isles Beach 9. Aventura Arts & Cultural Center 10. Founder's Park 11. Turnberry Golf Course 12. Golden Beach 	<ul style="list-style-type: none"> 13. Miami Juice 14. Epicure 15. Starbuck's 16. Houston's 17. Morton's The Steakhouse 18. PF Charlie's 19. Chef Allen's 20. Bourbon Steak 	<ul style="list-style-type: none"> 21. Bal Harbour Shops 22. Loehmann's Plaza 23. Aventura Mall 24. The Promenade Shops <div style="background-color: #4682b4; color: white; text-align: center; padding: 2px; margin: 5px 0;">SHOPPING</div> <ul style="list-style-type: none"> 25. Publix Supermarket 26. Fresh Market 27. Walgreens 28. Target 	<ul style="list-style-type: none"> 29. FIU North Campus 30. Sunny Isles Beach Library 31. U.S. Post Office 32. Aventura Community Center 33. Aventura City of Excellence School 34. Aventura Police Department 	<ul style="list-style-type: none"> 35. JMD Salon 36. Intracoastal Atlantic Ocean Access 37. Fortune International Realty 38. Bank of America 39. Hertz Rent A Car 40. Dryeco Cleaners 41. Aventura's Finest Hand Car Wash 	<ul style="list-style-type: none"> 42. Heritage Park <p>The City has commenced construction of Heritage Park, which is located at 19200 Collins Avenue. It will be the first full-service park located in the north end of the City. Construction of the park is anticipated to be completed by mid-2010. Residents from Golden Shores and the surrounding condominiums will be able to enjoy Heritage Park.</p> <p>Future Parks</p> <p>The City has embarked on an ambitious plan to create a community park on Sunny Isles Boulevard and a passive park on Collins Avenue between 158 and 162nd Streets. To implement the Green Space Initiative on the south end of Sunny Isles Beach, the City has purchased several properties on Sunny Isles Boulevard and Collins Avenue. The intention is to start construction of these new parks no later than 2011. The goal is to make the City a greener place to live.</p>

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ATTENTION TO DETAIL

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WITH FENDI CASA



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INTRACOASTAL VIEWS

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SMART BUILDING



ENDLESS AMENITIES

BUILDING FEATURES

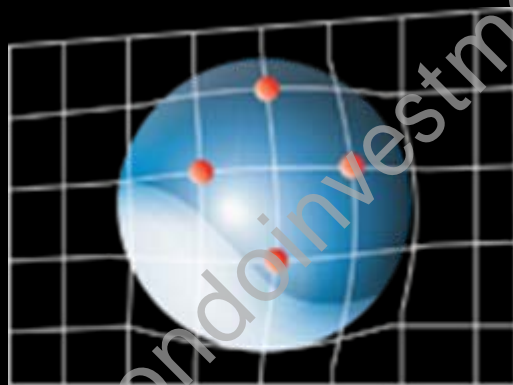
- 256 stunning oceanfront residences
- 600+ feet of direct oceanfront
- Interiors in collaboration with Fendi Casa
- Magnificent, six-story cascade at entranceway
- Indoor/outdoor lobby flowing seamlessly from an ascending oceanfront drive
- A red carpet arrival, where a New York-style doorman ushers guests
- Spa with lounge, massage, sauna and steam rooms featuring unique treatments designed by Lifestyle Director
- Oceanfront state-of-the-art health club with cardio, weights, Technogym™, and yoga studio featuring private access to TV and radio
- An infinity-edge pool virtually running through the building for views of city and shore—from sunrise to sunset
- 24-hour staffing, security and business center
- Movie theater
- A unique children's playroom featuring kid-size Philippe Starck furnishings, a "baby" grand piano and vintage-style toy car
- Midway between Miami & Ft Lauderdale Airports
- Just minutes from world-class shopping at Bal Harbour Shops and Aventura Mall
- Beach amenities

RESIDENCE FEATURES

- Floor-to-ceiling exterior glass walls and open terraces
- Miele and Sub Zero stainless-steel appliances
- Blanco faucet and deep basin one-piece undermounted sinks
- Full laundry room with washer and dryer in most residences
- Philippe Stark bathroom fixtures, Dornbracht faucets and frameless glass shower enclosures
- Master baths with contemporary effervescent hydrotherapy tubs
- Walk-in closets

SMART TECHNOLOGY FEATURES

- First-generation Mirigi "intelligent home" software
- Touch screen monitor to access building amenities and in-residence controls
- Touch screen marks the first and only system offering direct communication with outside vendors including Saks Fifth Avenue and Epicure Gourmet Market and Café
- Integrated system also available on owner's personalized Internet-enabled portable device (mobile phone, PDA, etc.)
- Personal identity fingerprint access to high-speed elevators
- Wireless Internet



FORTUNE
International

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