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RESIDENCES BY

 **ARMANI / CASA**

Architecture by César Pelli

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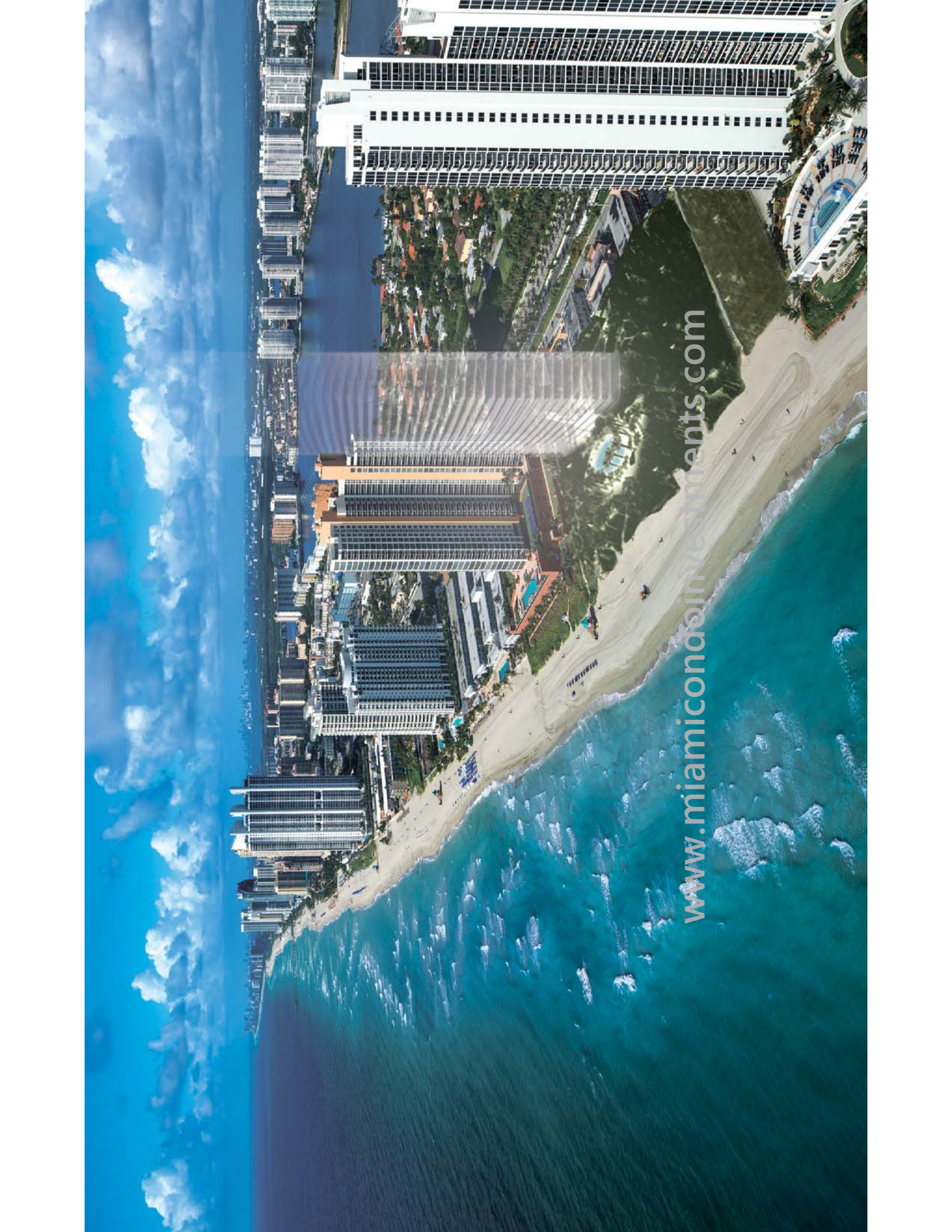
FIND YOURSELF
IN A WORLD OF TIMELESS
SOPHISTICATED

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DISCOVER THE BEAUTY
OF OCEANFRONT LIVING

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REFINED DESIGN BY MASTERS OF THEIR CRAFT



GIORGIO ARMANI

Legendary designer Giorgio Armani brings his incomparable taste and finesse to every aspect of the interiors. Richly layered materials are balanced with understated colors and textures, creating a sense of sophisticated elegance and sophistication. The impression is at once modern and elegant yet truly relaxed.



CÉSAR PELLI

Internationally renowned for design that elevates the experience of nature, the architectural firm of Pelli, Clarke Pei has created a tower of glass and marble BurjDubai skyscraper in Dubai, United Arab Emirates. The tower's design is a masterpiece of architectural artistry, with breathtaking views and the sensation of abundant space.

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**“THE DESIRE
TO REACH
FOR THE SKY
RUNS VERY
DEEP IN OUR
HUMAN PSYCHE.”**

- CÉSAR PELLI

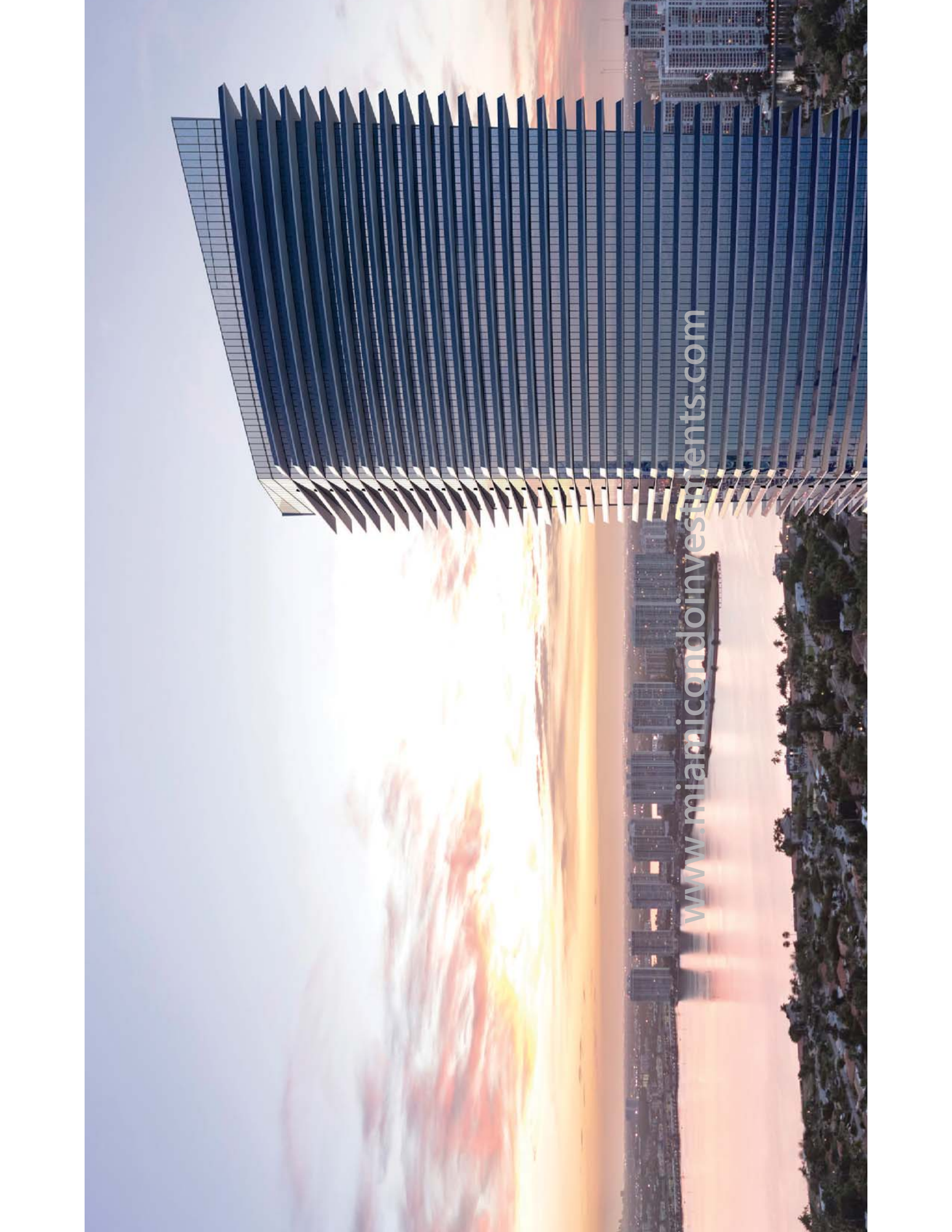
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Pell Clarke Peil's contemporary glass tower appears at one with the crystal clear water of the Atlantic Ocean. Transparent terraces let you step into a dream like space suspended between earth and sky. Along the oceanfront, duplex bungalows with dramatic glass window walls and intimate private outdoor spaces open directly to pristine beaches.



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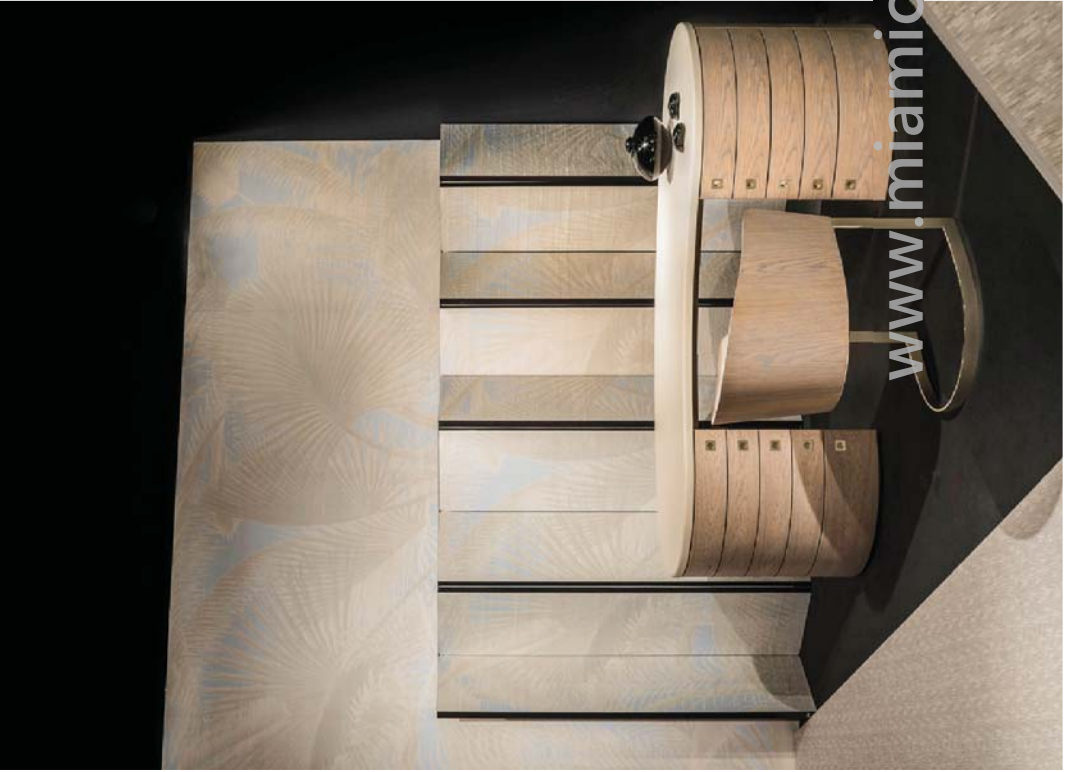
“ELEGANCE
IS NOT ABOUT
BEING NOTICED,
IT’S ABOUT BEING
REMEMBERED.”

GIORGIO ARMANI

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INTERIOR DESIGN BY ARMANI/CASA

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



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

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

George Clooney



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RESIDENCES BY
ARMANI/CASA
Architettura by Cleopatra Hill

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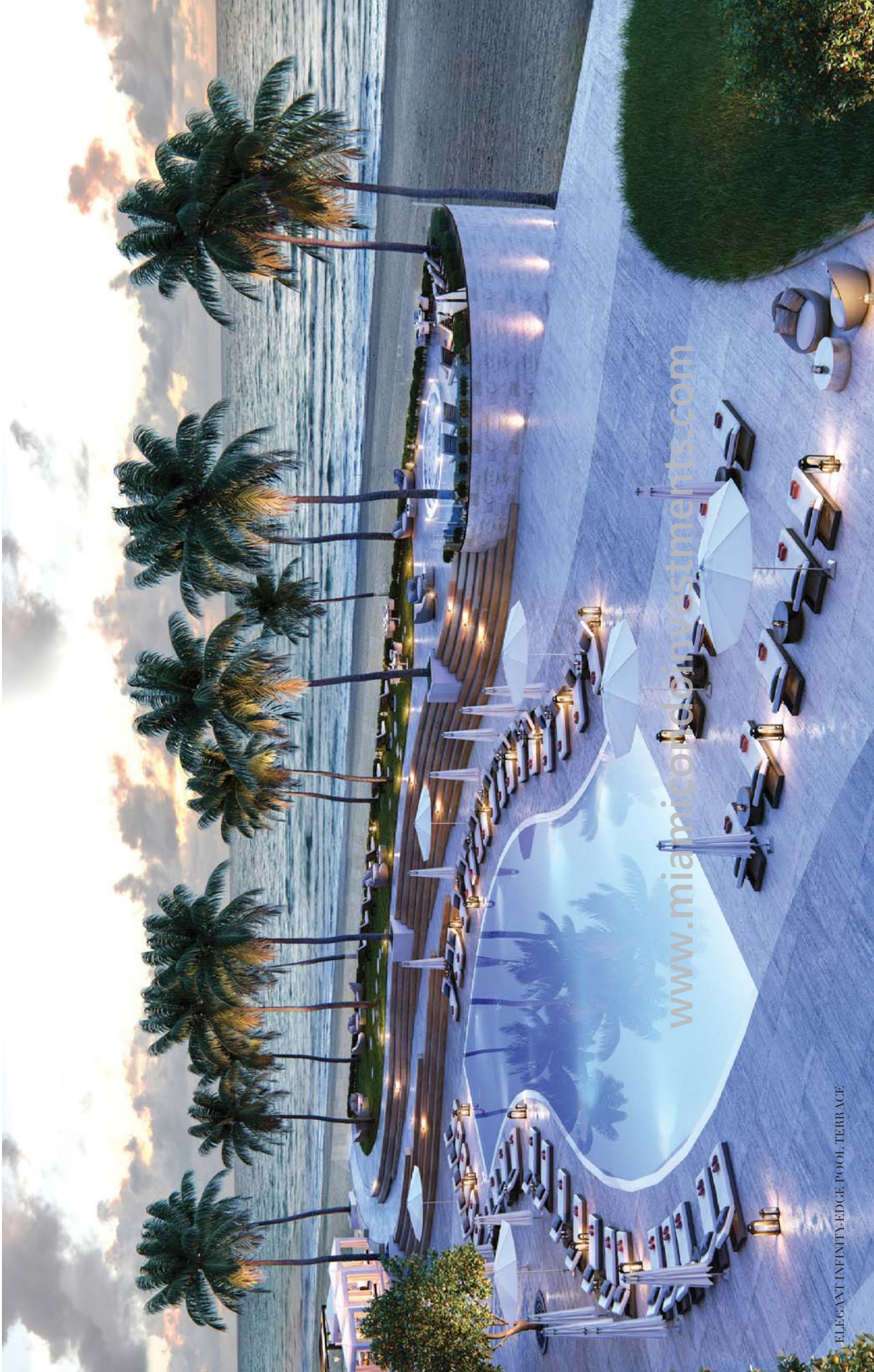
LUMINOUS TRANQUILITY IN THE LOBBY BY ARMANI/CASA

GLAMOROUS INDOOR AND
OUTDOOR AMENITIES
INSPIRED BY THE SENSUOUS
TROPICAL SETTING

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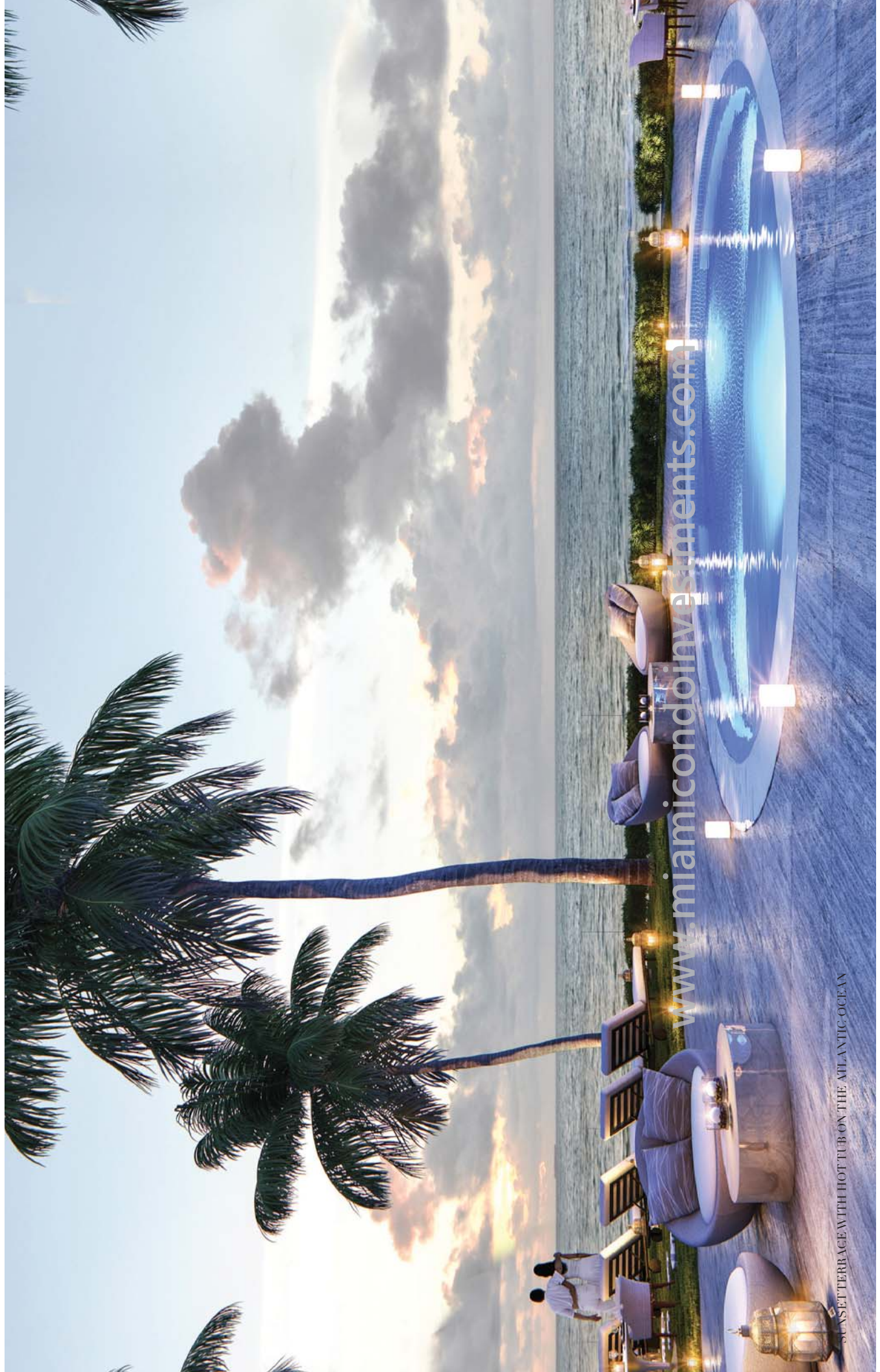


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ELEGANT INFINITY-EDGE POOL TERRACE



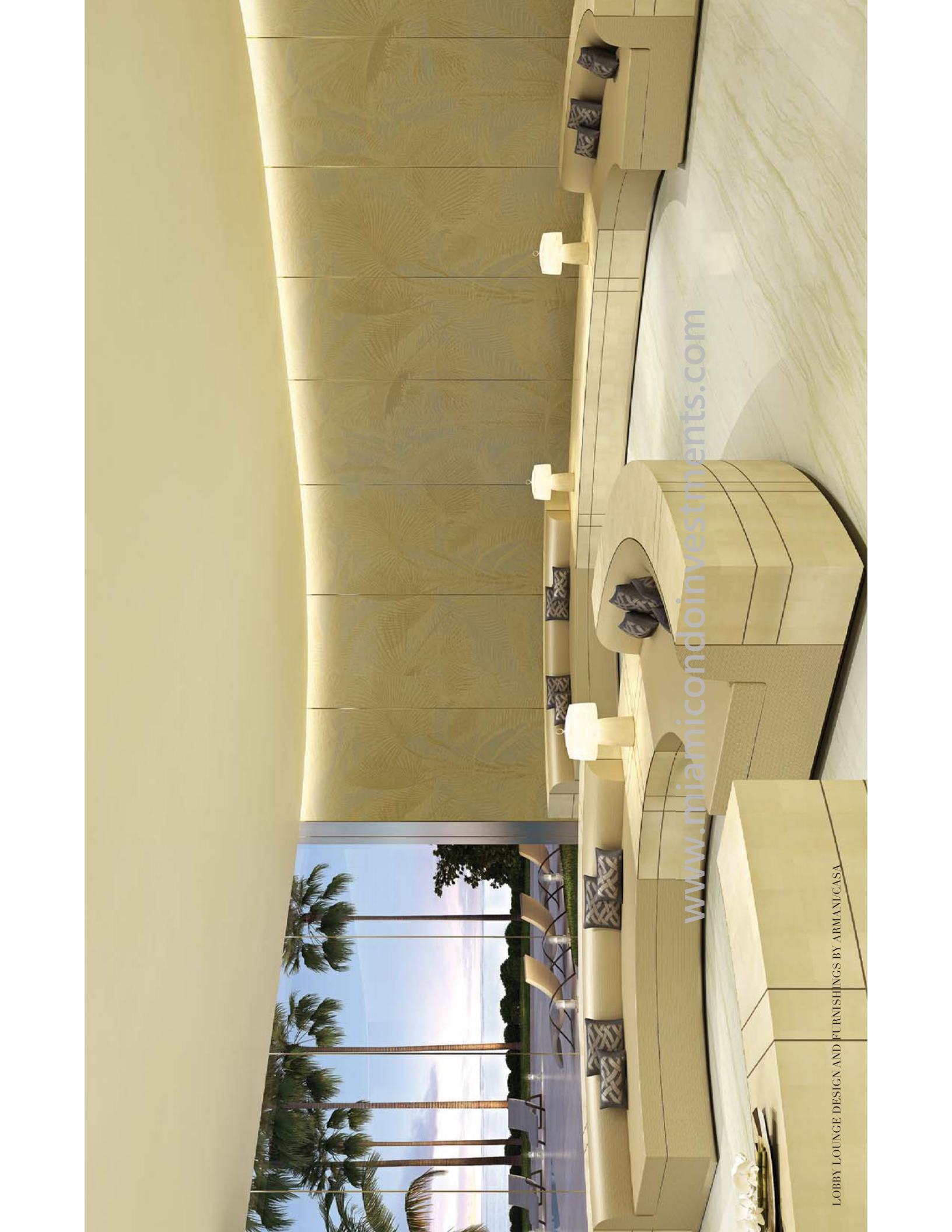
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SUNSET TERRACE WITH HOT TUB ON THE ATLANTIC OCEAN



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OCEANFRONT GARDEN BY ENZO ENEA

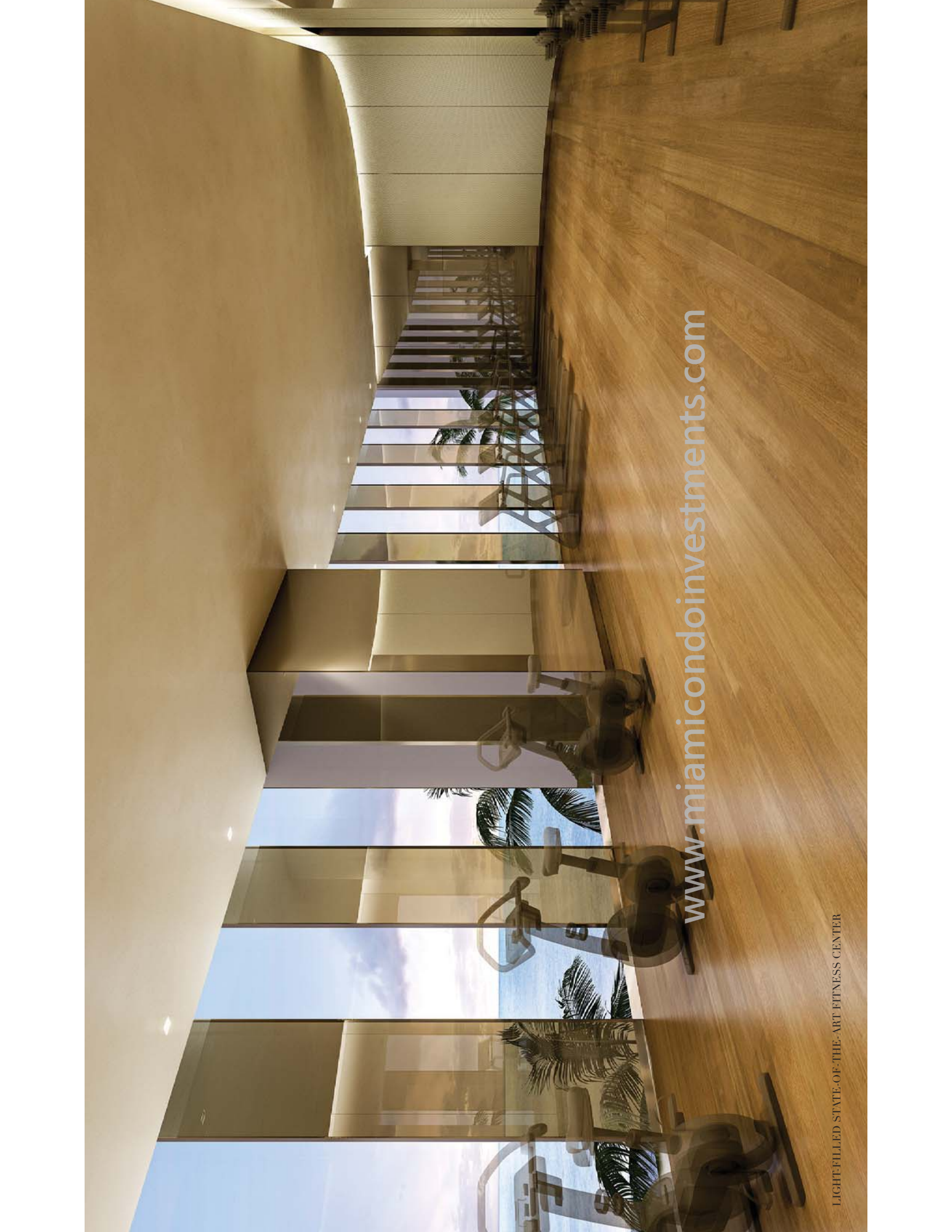


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LOBBY LOUNGE DESIGN AND FURNISHINGS BY ARMANICASA

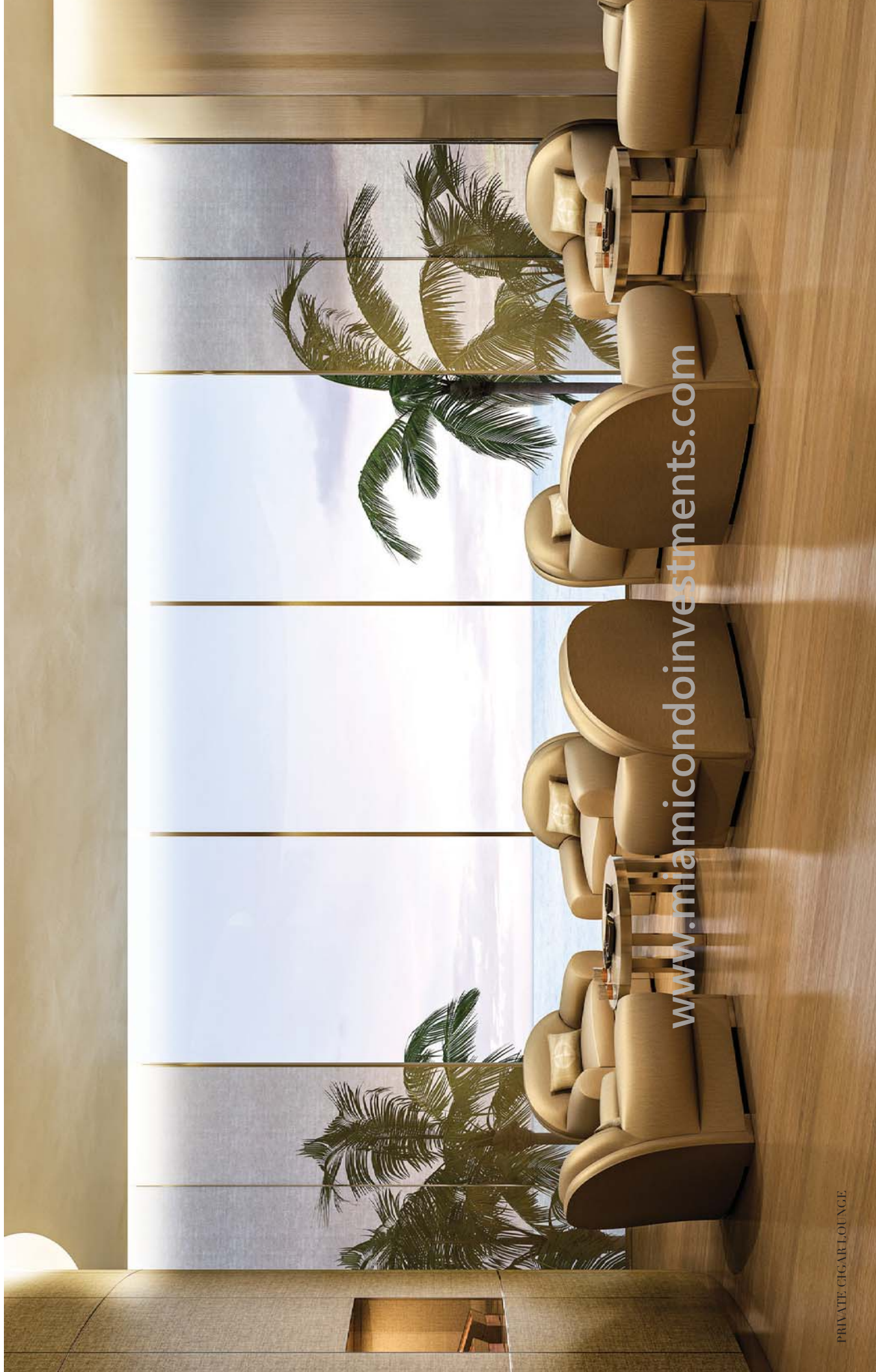


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LIGHT-FILLED STATE-OF-THE-ART FITNESS CENTER



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UNDERSTATED DISTINCTION THE CIGAR LOUNGE BAR AND HUMIDOR



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LOBBY BAR AND LOUNGE OVERLOOKING THE POOL TERRACE

RESIDENCES ARE
RICHLY DETAILED AND
QUIETLY LUXURIOUS
WITH STYLE THAT
SURPASSES TREND

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SERENE AND SPACIOUS THE MASTER SUITE

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Interior representation. Not actual rendering.



Interior representation. Not actual rendering.



Interior representation. Not actual rendering.

BREATH TAKING
PANORAMIC VIEWS AND
SOFT OCEAN BREEZES

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BUILDING FEATURES AND AMENITIES

BUILDING FEATURES

- Residences by Amani/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 Amani/Casa Interior Design Studio under the artistic direction of Giorgio Armani
- Soaring sub-tropical modern glass tower by internationally acclaimed architect Cesar Pelli features breathtaking Atlantic Ocean views
- Endorsing by award-winning Swiss architect and interior design firm Gae Aulenti
- Exclusive collection of museum-quality art, including monumental sculptures by Sandro Chia and Silvia Kukulac
- Professionally curated collection of museum-quality art, including monumental sculptures by Sandro Chia and Silvia Kukulac

BUILDING AMENITIES

- Over 35,000 square feet of amenities across two floors, all exquisitely furnished by Amani/Casa
- Amani Privé lounge at the lobby level
- Light-filled ocean-view bar area
- 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
- Heated outdoor swimming pool, hot tub, and poolside food and beverage service
- Private beach restaurant and bar with outdoor seating as well as poolside 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 security and multilingual concierge service

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 ceiling fans)
- 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
- All residences pre-wired for audio speakers as well as motorized drapes and programmed lighting controls in select locations

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
- His and hers bathrooms in select residences
- 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

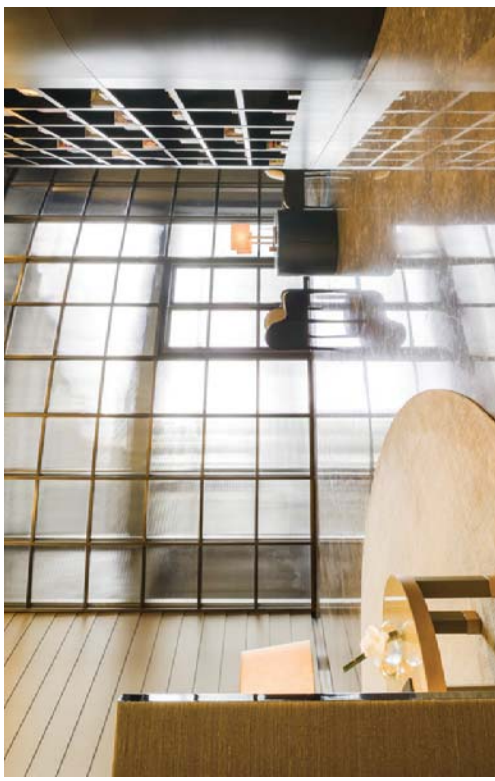
SEE LEGAL DISCLAIMERS ON THE BACK

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GIORGIO ARMANI

Giorgio Armani is the President and CEO of one of the world's most legendary fashion design houses. He is also the President of the company's strategic director and all aspects of design and creativity, presiding over a stable of collections that includes his signature, Giorgio Armani line, Giorgio Armani Privé, Emporio Armani, Armani Collezioni, A|J Armani Jeans, A|X Armani Exchange, Armani Junior, and Armani/ Casa. Armani's interior design work includes the Armani Hotels in Dubai and Milan created with Ematar Properties; and Armani/Casa Interior Design Studio's projects in Istanbul, Turkey; with Magika Residences, in Mumbai, India; with The World Towers, in Manila, Philippines; with Century Spire and in Chengdu, China; with Art Residenza by Armani/Casa.

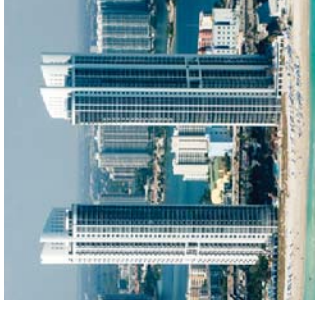
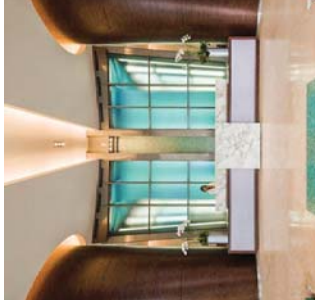


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DEZER DEVELOPMENT

Dezer Development was founded in 1970 by real estate visionary Michael Dezer. In 1999, together with his son, G. Dezer, President of Dezer Development, the company expanded outside of Miami-Dade to Miami, Los Angeles and Sarasota, Florida and New York, New Jersey and Las Vegas. In 1985, the company was sold to a private equity firm and in 1998 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, with just over 27 oceanfront acres owned or developed in Florida, Dezer Development has arguably one of the largest holdings of beachfront property in the state. Most of this property is earmarked for redevelopment as mid- and high-rise luxury condominiums, condo-hotels, resorts, and rental communities. In addition to these properties, the Dezers have held and managed several other prime oceanfront properties, including Miami's first 200-room hotel, the iconic Fontainebleau. 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.

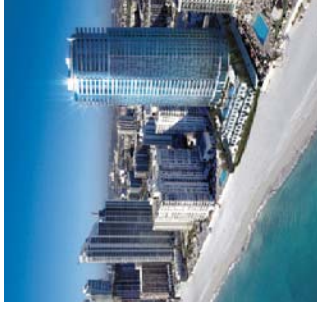


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THE RELATED GROUP

Jorge M. Pérez is the founder, Chairman, and CEO of The Related Group, the largest Hispanic-owned real estate investment and development company. Three times named Entrepreneur magazine's 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 current portfolio represents assets under development of more than \$10.7 billion. Its premier portfolio of properties in South Florida includes One Ocean and Miami South of Fifth in South Beach and SUS Hotel & Residences in Brickell.

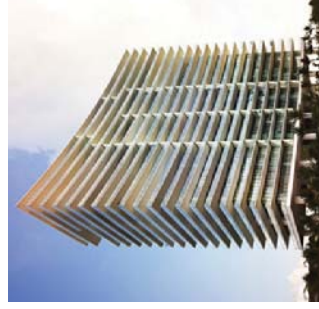


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SIEGER SUAREZ

The Sieger Suarez architectural partnership celebrated its 40th anniversary in 2019. The firm has received numerous awards for its design of 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 Florida, Cozumel, II, IV, and Hibbler Bay in Sunny Isles Beach, and Miramar, Marino Garchi, and Potomac Row in South Beach, Biscayne, and St. Regis, Bal Harbour, High Seas and La Trinita, Biscayne and Tropic Park in Sunny Isles, ICON South Beach and Avocaas in South Beach, Las Olas Riverhouse in Fort Lauderdale, The Beach Club in Hialeah, 50 Biscayne in downtown Miami, and Calana, 6000 Indian Creek, and Terra Beachside Villas in Miami Beach.

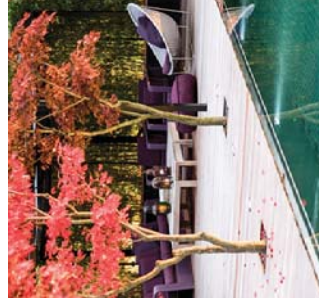
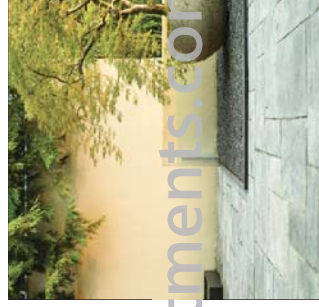


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ENZO ENEA

Enzo Enea's firm, Enea GmbH, is one of the leading landscape architects in Europe. The firm is responsible for the design and construction of private gardens and hotels, restaurants, hotels 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 today.

The strength and philosophy of Enea GmbH is in the overall execution of challenging projects, which range from the planning and execution phase to the provision of irrigation systems, garden furniture, lighting, and water features. Enea has received numerous gold and silver awards at the Garden 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."



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Any sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, unit finishes, designs, materials, furnishings, plans, specifications, or art contained in this brochure are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without prior notice. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layout of windows, doors, closets, plumbing fixtures, and structural and architectural design elements may vary from concept to actual construction. All depictions of appliances, plumbing fixtures, counters, countertops, cabinets, soffits, floor coverings and other matters of design and decor detail are conceptual and are not necessarily included in the final construction. The Developer reserves the right to change the design and construction of the Condominium exterior or interior of the Unit. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same which may require the Developer to alter any employees or representatives with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, the ability or willingness of Developer or its affiliates to assist Buyer in financing, entering into other than the existence of a voluntary rental program) or selling the Unit, the economic or social well-being of the Unit, the Developer, its agents, employees, and representatives are neither investment advisors nor tax advisors and any statement(s) that may have been made with respect to the investment opportunity potential, or tax benefits of ownership, should not be relied upon in your decision to purchase a Unit. Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off-site and may not be controlled by the Developer. Information regarding these off-site attractions, developments, and venues, whether existing at the time of this publication or proposed, have been obtained from public records and other sources of public information. However, there is no guarantee that any, or all such off-site attractions, shopping venues, restaurants, and activities will exist or be fully developed, as depicted, or that there would not be changes or substitutions of the attractions and venues nearby.

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