

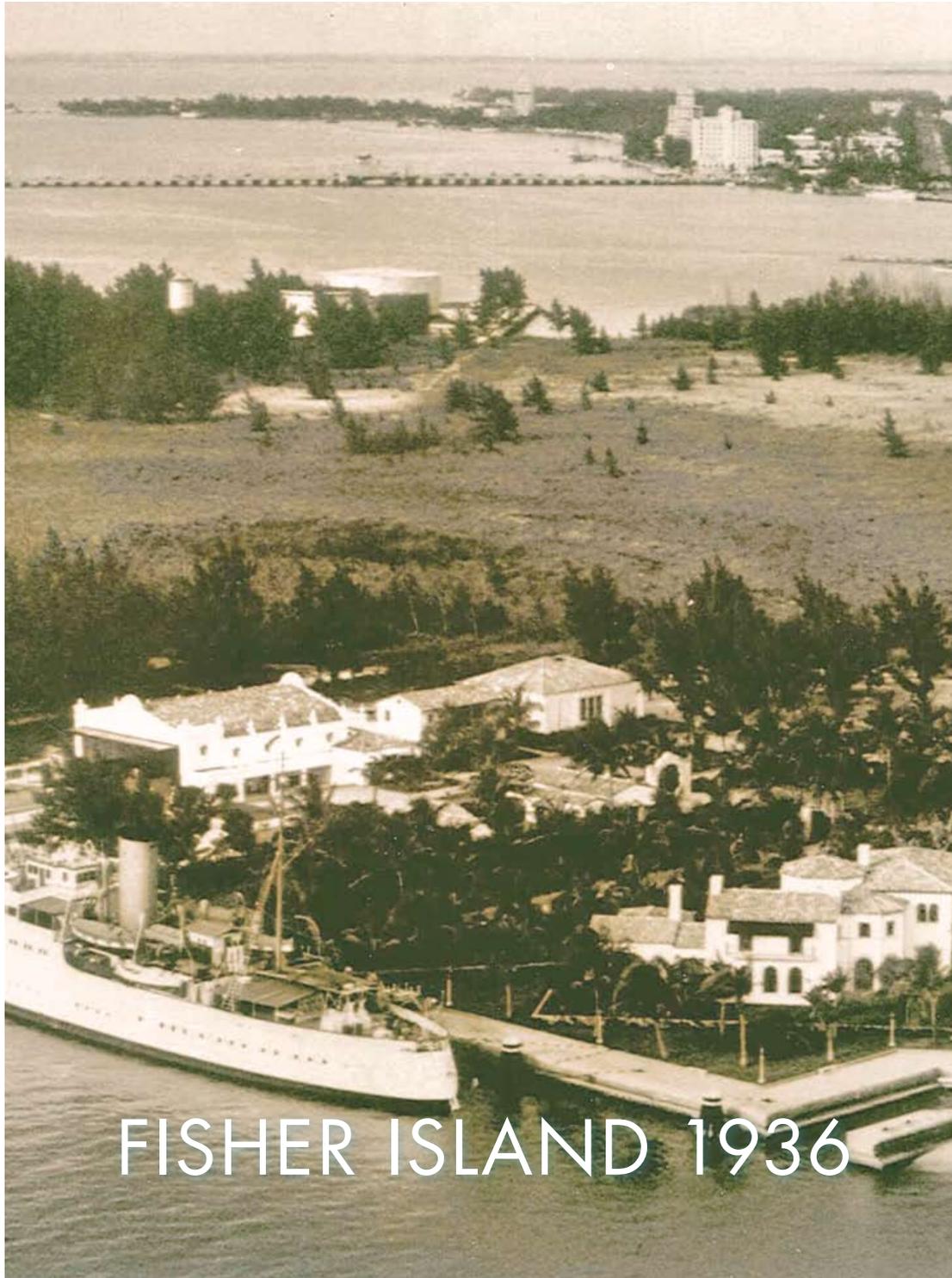
PALAZZO DEL SOL



A World Apart

A WORLD APART





THE HISTORY



ONCE UPON A TIME IN AMERICA, WHEN EARLY 20th-CENTURY **A-LISTERS** WANTED to get away from it all, they escaped to places like Long Island's Gold Coast, **NEWPORT**, Rhode Island or The Berkshires. Following the path of **HENRY FLAGLER'S** trailblazing East Coast Railroad, they eventually migrated south to **Palm Beach**, and then to **Miami**.

THEY HEARD THE SIREN CALL of the **AMERICAN TROPICS**. Boldface names like Astor, Firestone, Woolworth, Pillsbury, Singer, Penney, Maytag, Honeywell...and **William K. Vanderbilt II**, who famously traded his 250-foot yacht, The Eagle, for seven acres of an island off the edge of Miami owned by auto-parts magnate **CARL FISHER**. They called it Fisher Island, but the Vanderbilts also called it home – at least during the cool winter months.

FROM THE BEGINNING, Fisher Island was a place apart: a private compound imbued with the spirit of **ESCAPE** and **exclusivity**...of finding yourself in a perfect world of your own creation. Today, with the addition of **PALAZZO DEL SOL** – and after a \$60 million renovation of the Island's infrastructure and extensive amenities – Fisher Island remains an **elite refuge**, this time for entertainers, entrepreneurs and a global community of movers, shakers and achievers. **TRUE LUXURY**, after all, is timeless.

THERE ARE THOSE WHO CAN LIVE
ANYWHERE IN THE WORLD.

SOME OF THEM WILL BE FORTUNATE
ENOUGH TO ***LIVE HERE.***





PALAZZO DEL SOL 2016

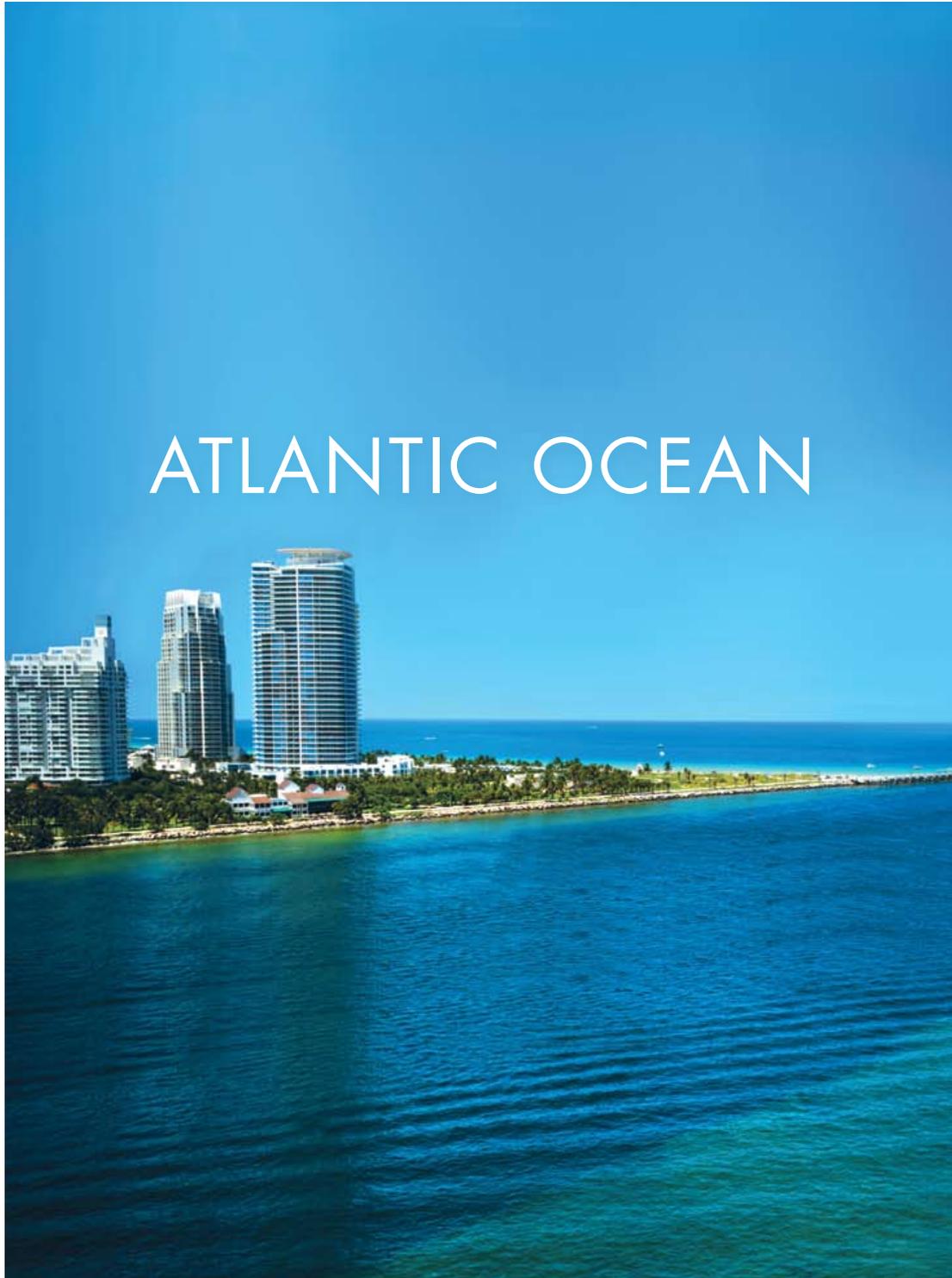
THE BUILDING

PALAZZO DEL SOL is a **SIX-STAR**, 10-story RESIDENTIAL CONDOMINIUM LOCATED WHERE *Biscayne Bay* meets the *Atlantic Ocean*. Here, on a 4.5-acre **WATERFRONT** site, a piece of **PARADISE** has been reserved *exclusively* for the new residents of **PALAZZO DEL SOL**.

THE BUILDING HAS BEEN designed by *Kobi Karp* – one of the starchitects of the Miami architecture scene – and consists of 47 residences featuring **PRIVATE ELEVATORS**, immense outdoor terraces, *Boffi* kitchens and baths, 10-foot interior ceilings, and *penthouses* with *15-foot ceilings*. Space and light abound. Classic and modern morph into an entirely new **tropical island** experience.

INSPIRED BY THE IDEA OF INDOOR/OUTDOOR connectivity, **PALAZZO DEL SOL's** team of *architects* and designers has created a welcome experience like no other. Upon entering the SOUTH LOBBY, residents will be greeted by a *concierge*, whose expertise extends to services both on and off the Island. Should you desire a brief interlude over a cappuccino from our *Aperitivo Bar*, you can linger in the spacious and gracious NORTH LOUNGE, where white-glove BUTLER SERVICES are provided daily.

THE NORTH LOUNGE OPENS DIRECTLY ONTO the TERRACE LOUNGE, a covered outdoor *relaxation area* with remarkable views of SOUTH BEACH and *Downtown Miami*, and where cruise ships ply the waters of *Government Cut* as they glide to and from the *Port of Miami*.



ATLANTIC OCEAN

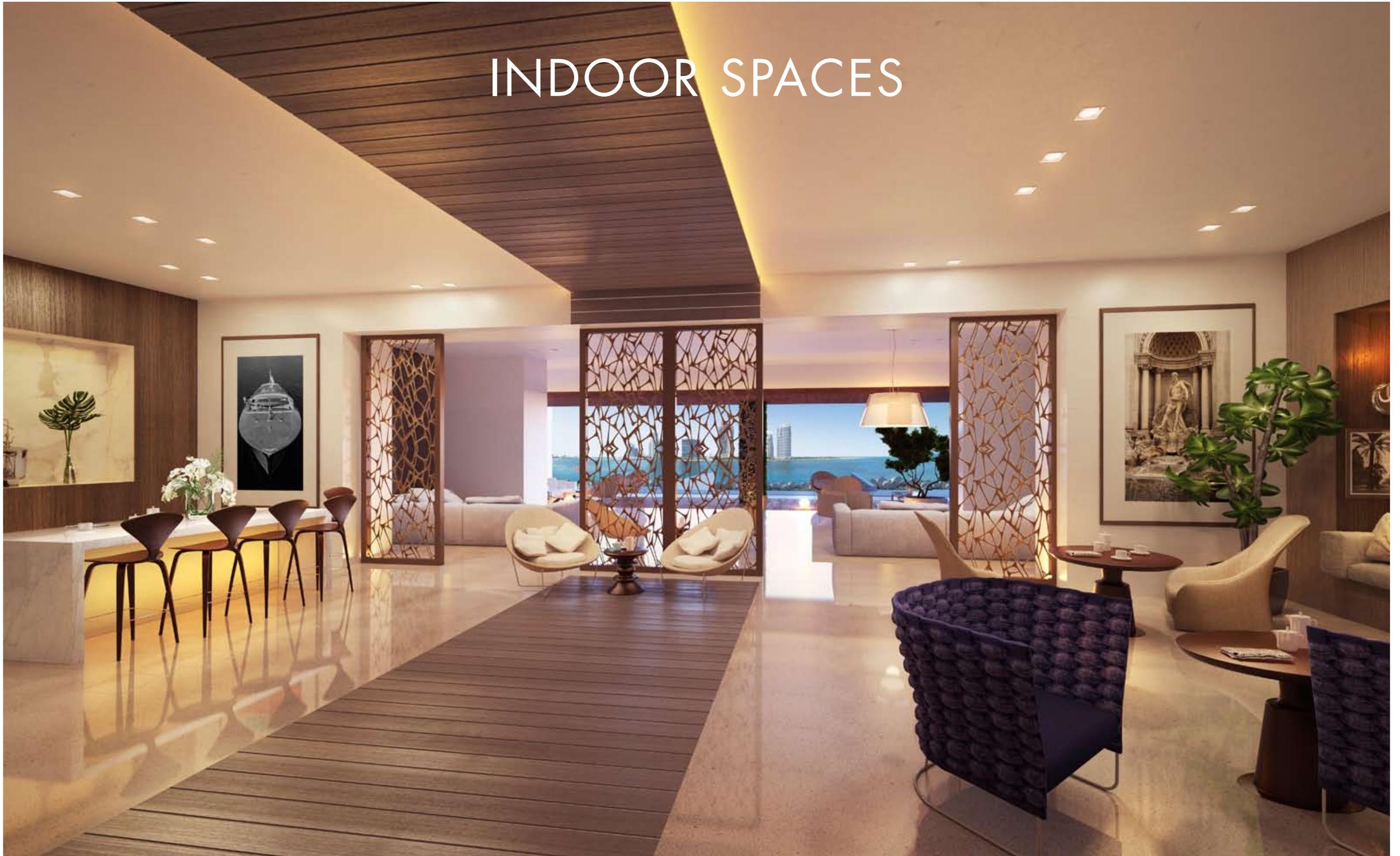


THE LOCATION

A PREMIUM **WATERFRONT** SITE ON AN EXCLUSIVE PRIVATE ISLAND THAT'S ACCESSIBLE ONLY BY PRIVATE YACHT OR FERRY. **ULTRA-LUXE RESIDENCES** WITH **Unobstructed Views** OF THE ATLANTIC OCEAN, SOUTH Beach, Biscayne Bay and Downtown Miami. Proximity to the hotspots of South Beach and to the cultural megazones that are the Design District, Wynwood and the downtown **Arts & Entertainment District**. **PALAZZO DEL SOL** puts all the cosmopolitan pleasures and treasures within reach. As *The New York Times* once noted of Fisher Island, "There are few tropical island retreats these days where one can be cut off from the world and still be close to civilization."

CIVILIZATION, THESE DAYS, means the Cesar Pelli-designed Adrienne Arsht Center for The Performing Arts, the bayfront **American Airlines Arena** (home to the Miami Heat basketball champions), the world-class PEREZ ART MUSEUM MIAMI (designed by Herzon & de Meuron), the new Miami Science Museum, the 17-acre South Pointe Park (designed by Hargreaves & Associates) and, of course, the hottest **South Beach restaurants** like IL MULINO, MILOS, RED THE STEAKHOUSE, PRIME 112 and the ever-popular JOE'S STONE CRAB.

INDOOR SPACES





Terrace Lounge

ANTROBUS



RAMIREZ

DRAWING INSPIRATION from the **CLASSIC** Concept of the *enfilade* as well as the prominence of **PALAZZO DEL SOL's** waterfront location, **Antrobus + Ramirez** has reinterpreted the *Italian palazzo* by injecting modern design into traditional architectural forms, never losing the *vital connection* between the interior and exterior as one **space** opens seamlessly to the next, and you find yourself casually sipping a *cappuccino* or an *aperitivo* while overlooking *Government Cut* and the **South Beach** skyline.

KNOWN FOR HER DESIGN WORK for celebrity clients and their trophy waterfront properties, **Alison Antrobus** (and her business partner **Ruby Ramirez**) goes beyond a commitment to any one signature style and instead takes a holistic approach to the design process. No **DETAIL** is overlooked in the accumulation of **exceptional parts** that create a *dynamic* whole.

OUTDOOR SPACES



OUTDOOR SPACES. ENZO ENEA CENTRAL PARK.

AFTER TRAINING AS AN *Industrial designer* and studying LANDSCAPE ARCHITECTURE IN LONDON, SWISS-BORN **ENZO ENEA** HAS BECOME one of the world's *foremost landscape artists*. A hallmark of his projects is the fusion of indoor and outdoor spaces, the creative intertwining of the soul of a residence with its surroundings. It is contextual artistry at the highest level.

"INTEGRATION, NOT DECORATION" IS THE **MANTRA** that has guided *Enzo Enea's* residential and hospitality designs and installations around the world. At **PALAZZO DEL SOL**, Enea connected the building and its site to the surrounding water by layering *indigenous plantings* and creating a series of spectacular outdoor living rooms leading to a *boardwalk* overlooking Government Cut. A significant *feature* of the design scheme is **CENTRAL PARK** – our version of the **Great Lawn** – where an expanse of simple green grass makes a **STUNNING** counterpoint to South Florida's eternal blue skies.





ENZO ENEA THE POOL TERRACE.



IT IS THE TRANQUILITY THAT DRAWS YOU to **PALAZZO DEL SOL's** *gardens* and POOL TERRACE – an ARTFUL COMPOSITION of LINEAR HARDSCAPE and SOFT GREENSCAPE, scented by **tropical blossoms** and stirred by gentle breezes off the *Atlantic Ocean*. *Private cabanas* wrapped in **ipe wood** are draped with colorful bougainvillea. An underwater bench invites you to linger in the zero-edge pool. ***Gracefully floating*** by on their way to exotic ports of call are the mega cruiseships that you can almost touch. It is the **MODERN MIAMI** stage and you are the leading players.

MODEL RESIDENCE B / AUGUSTO BUSNELLI





AFFLUENCE MODERNE

AUGUSTO **BUSNELLI**'s OPEN-SPACE design for the LIVING AREA at **PALAZZO DEL SOL** is actually a *sophisticated grouping* of zones of functionality, each with its **OWN IDENTITY** but also with strong continuity in terms of *finishes*, colors and *materials* that enhance the overall *flow* of the residence.

DIAGONALLY PLACED **WOOD** FLOORING in combination with a *leather-and-lacquer* wall finish creates an *energized* yet unified space. **MIRRORED SQUARES** affixed to the walls reflect the abundant light, *expanding* the space in a subtle yet memorable decorative gesture.

MODEL RESIDENCE B / PEPE CALDERIN





CUTTING-EDGE COMFORT

AS BOTH a RESIDENTIAL + COMMERCIAL designer, **PEPE CALDERIN** creates *ELEGANTLY MODERN* spaces that offer **warmth** and *comfort* through the use of appropriate materials and the *seamless integration* of **technology**. At **PALAZZO DEL SOL**, inspiration was taken from the waterfront setting and the abundance of *natural light* provided by the **design** of the building. The overriding idea was to create a **NURTURING ENVIRONMENT** that can be seen in everything from the **fabrics** to the **waterwall** to the **fireplace**.

MODEL RESIDENCE B / ANTROBUS + RAMIREZ

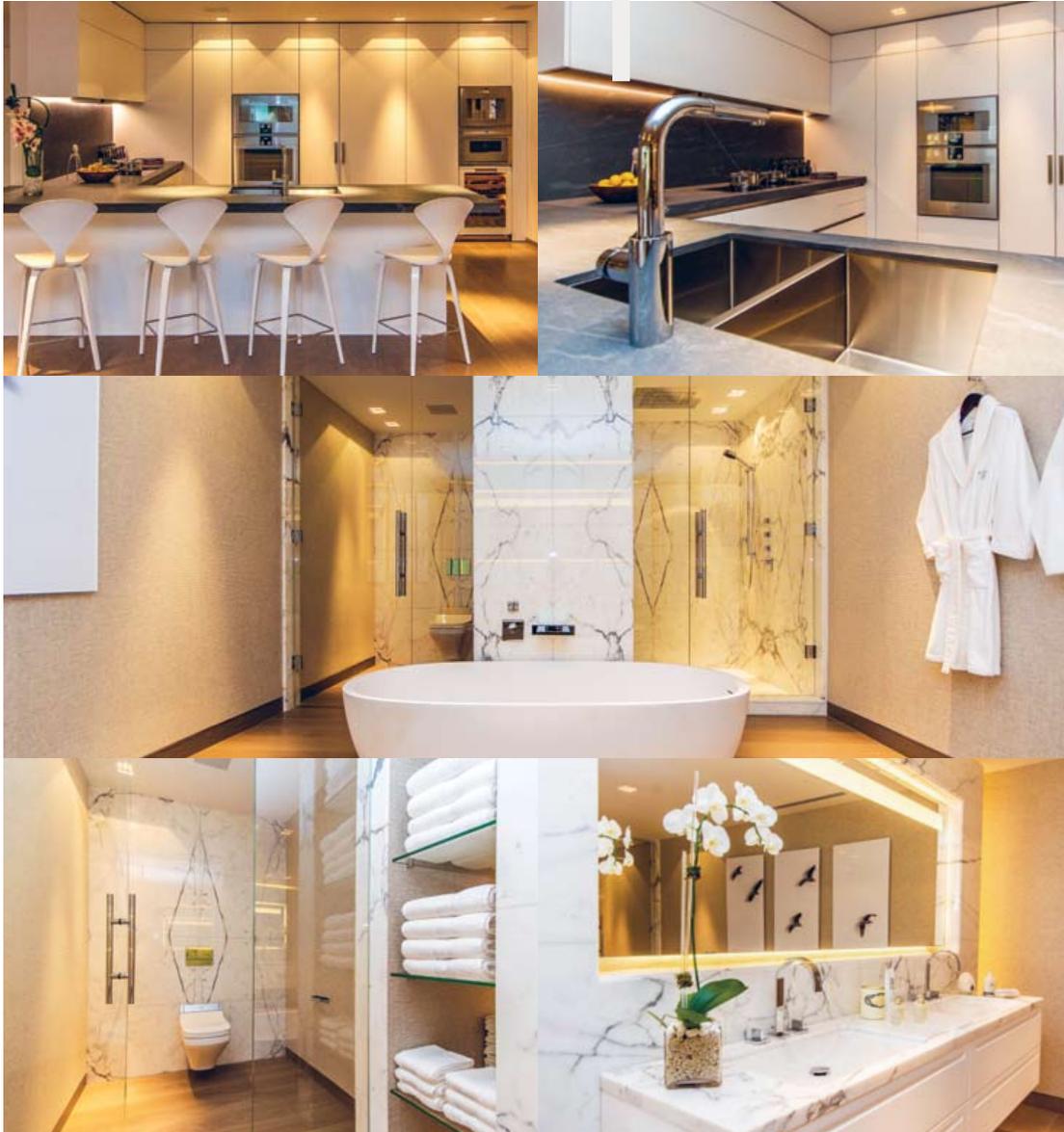




BEACH HOUSE CHIC

THE RELAXED **INFORMALITY** OF A+R'S DESIGN IS ACHIEVED THROUGH THE USE OF A SUBTLY MODULATED **neutral color scheme** LAYERED WITH ELEGANT MATERIALS, **EXQUISITE DETAILS** AND A CAREFULLY EDITED selection of casual, contemporary furnishings. Adding to the "beach house chic" are pewter screens with a pattern inspired by sea fans that create a sense of gentle movement. The use of white terrazzo pays homage to the **CLASSIC PALAZZO**, heightening the overall atmosphere of *tranquil sumptuousness*.

KITCHENS + BATHS



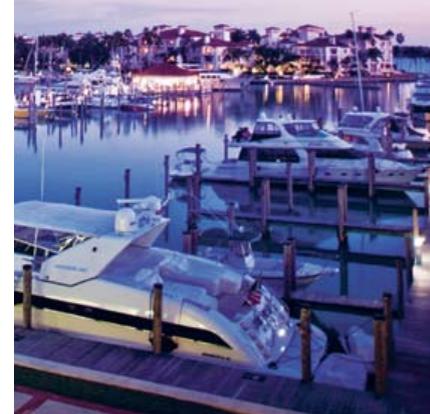
The **MOST ADVANCED** and **STYLISH** appointments, *finishes* and **APPLIANCES** have been chosen for the *kitchens* and *baths* at **PALAZZO DEL SOL**.

- **“BOFFI” Xila Collection kitchens:**
 - “Gaggenau” appliances
 - “Sub-Zero” refrigeration and wine coolers
 - “Blum” self-closing hardware
- **Luxuriously-appointed master bathrooms:**
 - “Boffi” Iceland stand-alone **soaking tub** designed by Piero Lissoni
 - “Boffi” wall-mounted vanities
 - “Starfire” glass vanity mirror with *built-in LED* lighting
 - Statuary book-matched **marble**
 - **Oak wood** flooring
 - “Starfire” **frameless glass** shower doors and **infinity floor** drain
 - “Dornbracht” **rain shower** and plumbing controls
 - “Duravit” **porcelain plumbing** fixtures
 - “Duravit” toilets with **integrated bidet** functions
- **Secondary bathrooms:**
 - “Boffi” wall-mounted vanities with white **Cristalplant** counters
 - “Starfire” **frameless glass** shower doors
 - “Dornbracht” and “Duravit” plumbing fixtures
 - **Italian-quarried** statuary marble



FISHER ISLAND IS A **CELEBRATED** PRIVATE ISLAND off the *shores* of Miami Beach, Florida – a self-contained **5-STAR** residential community with *serious upscale* credentials. Often cited as one of the *wealthiest zip codes* in America, it offers an unmatched combination of luxury, privacy, security, **EXCLUSIVITY** and glamour. Its 216 acres of exquisitely designed and maintained greenspaces offer an *oasis-like respite* from the rigors of modern life, attracting *families from around the world*, including the United States, South America, Europe, Russia, the Middle East and Asia.

SET IN THIS MAGICAL LANDSCAPE are the individual residential enclaves, each *discreetly distanced* from one another and surrounded by the **WORLD-CLASS** Fisher Island amenities. Among them are *two marinas*, a 9-hole golf course, **18** professional-grade **TENNIS COURTS**, over a mile of **pristine white sand beaches**, a world-class spa, a boutique hotel (rated one of "*The Leading Hotels of The World*"), a gourmet market and **six dining venues** to suit any palate and every occasion.



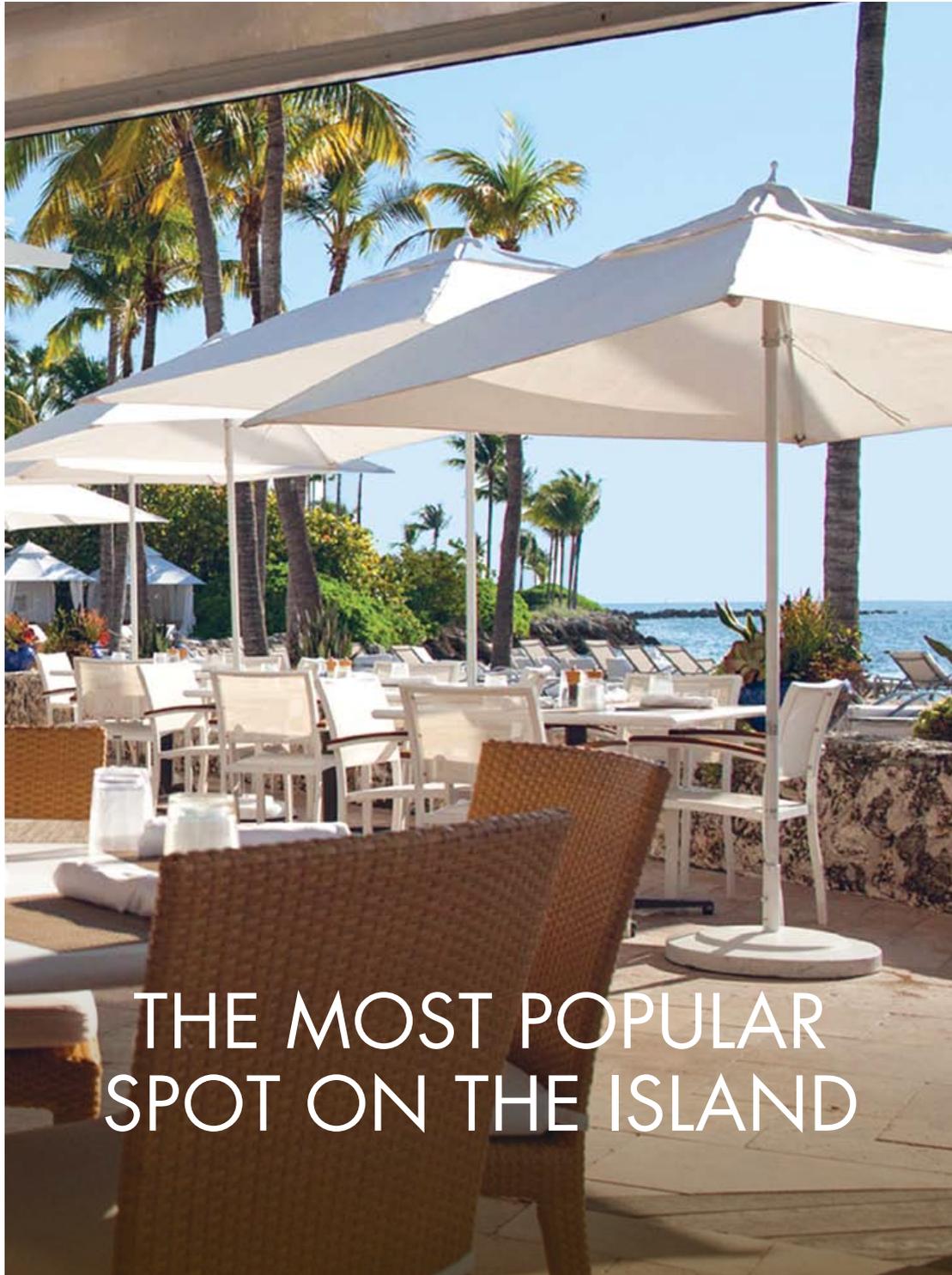
YOUR OWN...



PRIVATE BEACH



TAKE A WALK ON THE **MILD SIDE** ON OVER a MILE of *private* SEASIDE *beach*. THIS SCENIC and *uncrowded sanctuary* is lapped by gentle waves from the *Atlantic Ocean* on PRISTINE WHITE SAND imported directly from the Bahamas. Reserved for the exclusive *use of residents* and Fisher Island Club Members, the private beach is a place to *lose yourself* – without getting lost. It is also a PERFECT PLACE to try your hand at America's *fastest-growing* sport – *paddle-boarding*. Or do what you've always wanted to do – ***absolutely nothing at all.***



THE MOST POPULAR
SPOT ON THE ISLAND



THE BEACH CLUB

EASY GOING and *casually chic*, THE BEACH CLUB* IS IDEAL FOR SWIMMING, SUNBATHING, *relaxing* and of course for OUTDOOR DINING and socializing. The *Sushi Bar* is a must, and end-of-day **cocktails** have a special allure when *imbibed* at the appropriately named SUNSET BAR. Tropical lounge music sets the tone of RELAXED INFORMALITY, while a uniformed staff attends to all your **food** and **beverage** needs, including service requests directly from the BEACH.

SET ALONG THE BEACH OVERLOOKING the Atlantic Ocean, *The Beach Club* reminds you of the glories of nature – and the joys of, say, a stirred martini or a perfectly prepared mimosa. This is a convivial place to *recess from stress*, as the proverbial sun sets over Miami. Now you understand why they call it "THE MAGIC CITY."

*Available only to Fisher Island Club Members.





A WATERFRONT CAFÉ
WITH A VIEW OF THE CITY

CITY VIEW CAFÉ

ONE OF THE ACKNOWLEDGED **STARS** OF FISHER ISLAND DINING IS **CITY VIEW CAFÉ**, WHICH IS OPEN TO MEMBERS OF THE FISHER ISLAND CLUB. LOCATED IN THE **historic Vanderbilt mansion**, the café serves an array of menu items, along with a spectacular view of the celebrated **Miami skyline**.

Other dining venues on Fisher Island include:

- **Café Porto Cervo*** - An Italian menu inspired by the cuisine of Sardinia
- **La Trattoria** - Gourmet pizza, pasta dishes and other Italian specialties, including a children's menu
- **The Beach Club*** - Al fresco dining adjacent to the beach
- **Umi Oceanside Sushi*** - Asian specialties served alongside the Sunset Bar
- **The Golf Grill*** - Casual dining at the Links Clubhouse
- **Garwood Lounge*** - An elegantly intimate setting in the Mansion for prime steaks and fresh seafood

RESIDENTS ALSO HAVE ACCESS to the **ISLAND MARKET**, which offers a variety of **ORGANIC** products, freshly brewed coffees, deli selections, produce, baked goods, **caviar** and a choice of fine domestic and imported **wines**.

**Available only to Fisher Island Club Members*

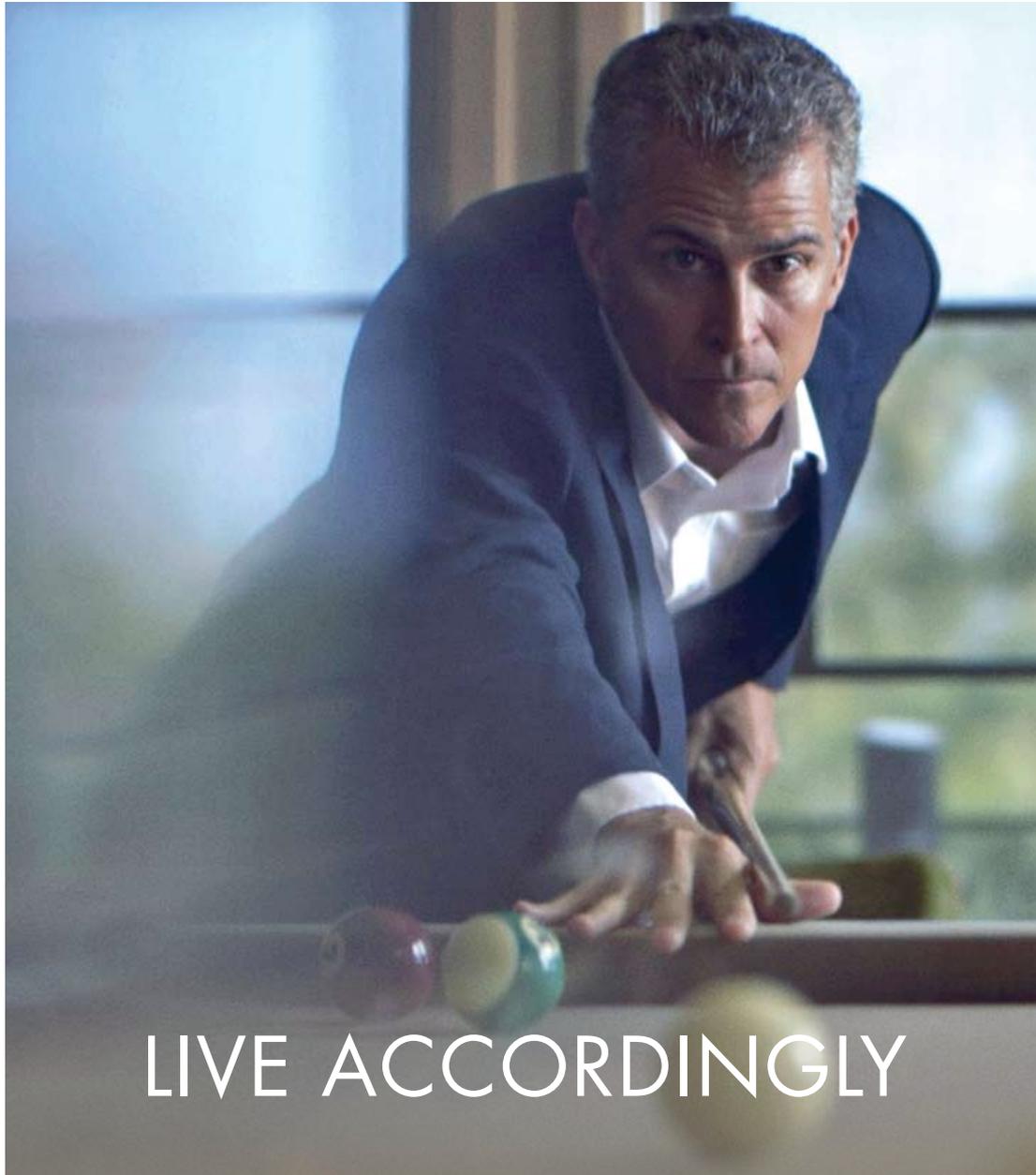


IN the MID-1920s—WHILE MANY of THEIR WELL-HEELED friends built their *winter homes* in Palm Beach – **William K. Vanderbilt II** and his wife Rosamund wintered in Miami Beach and lived on their yacht at **FISHER ISLAND**. In 1936 they moved into the modest (by Vanderbilt standards) house designed by the famed Palm Beach architect **Maurice Fatio**, whose elegant yet functional plan consisted of a two-story main house, several guest cottages, a pump house and a seaplane hangar, which today houses SPA INTERNAZIONALE.

THIS HISTORICALLY SIGNIFICANT BUILDING HAS BEEN RESTORED to its original splendor and operates as part of *Fisher Island Club*, which includes the **Garwood Lounge**, the Mansion pool, corporate meeting and dining rooms, the Ballroom, the **Snooker Club** and City View Café, along with the **Fisher Island Club Hotel & Resort**, recently ranked #3 out of 401 properties among the *Leading Hotels of the World* and consisting of 6 Courtyard Villas, 4 HISTORIC COTTAGES, and a 2000-sq. ft. Guest House with 5 Junior Suites. The Club's **wine collection** has recently been **expanded** by over 325 bottles and includes *highly-rated Bordeaux 1st, 2nd and 3rd growths*.



YOU'RE AT THE TOP
OF YOUR GAME

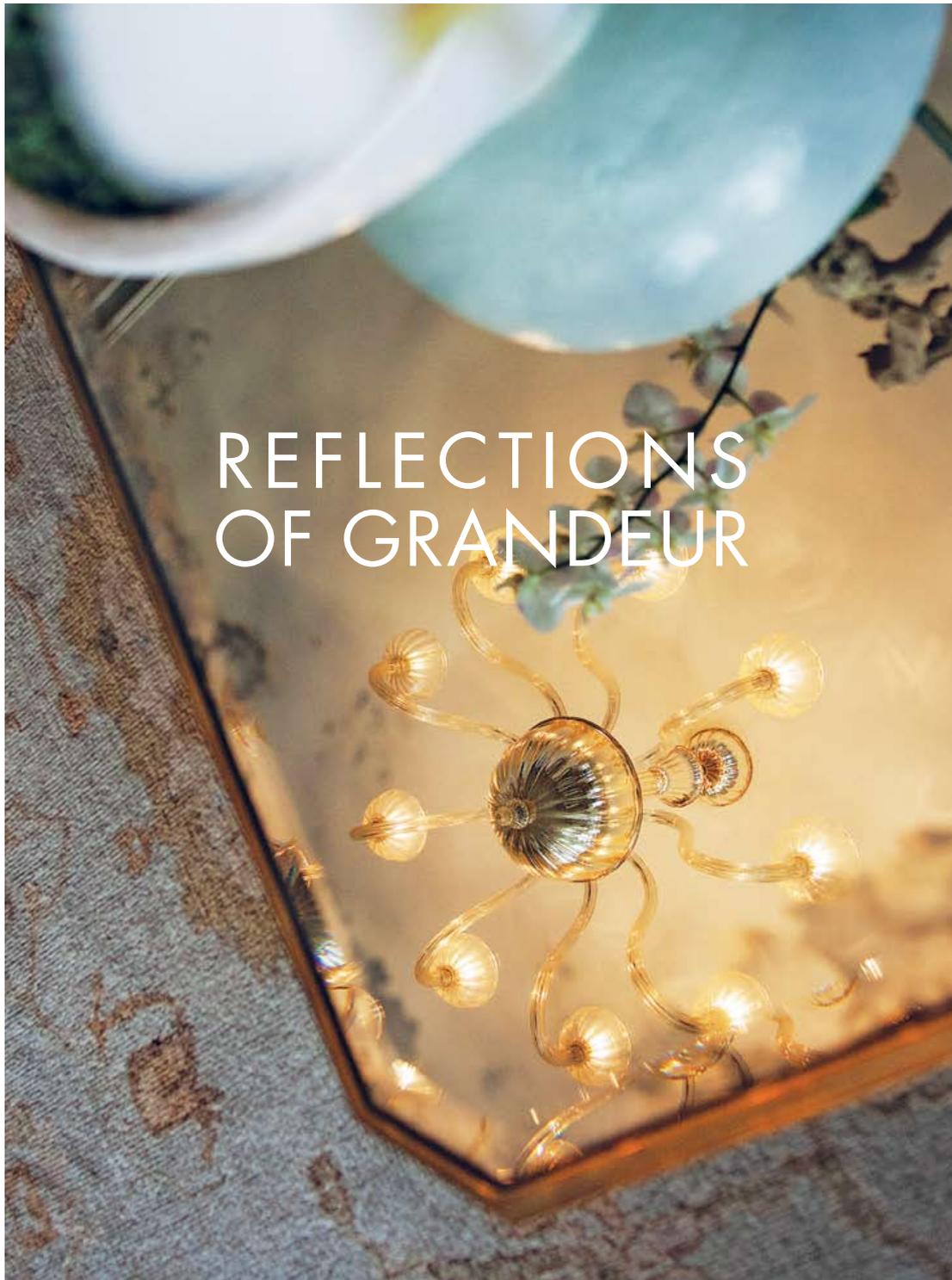


THE SNOOKER CLUB



OCCUPYING THE SECOND FLOOR of *The Mansion* – in what once served as the Vanderbilt bedrooms – **The Snooker Club** is a private billiards and dining venue which ranks as one of the small gems of FISHER SLAND. Available only to Equity Club Members of Fisher Island Club, The Snooker Club is reminiscent of the intimate private clubs of **New York** and London, such is its aura of **exclusivity** and refined camaraderie.





REFLECTIONS OF GRANDEUR



LIBRARY + PRIVATE DINING

FROM THE LIBRARY – sometimes referred to as the ***Napoleon Room*** for its elaborately CARVED 19th century BOISERIES – to the lounges, salons, *private dining* rooms, chandeliered BALLROOM and expansive outdoor terraces, THE MANSION serves as the social and event epicenter of ***Fisher Island Club***. It is a moment in time re-captured for enjoyment in the here and now.

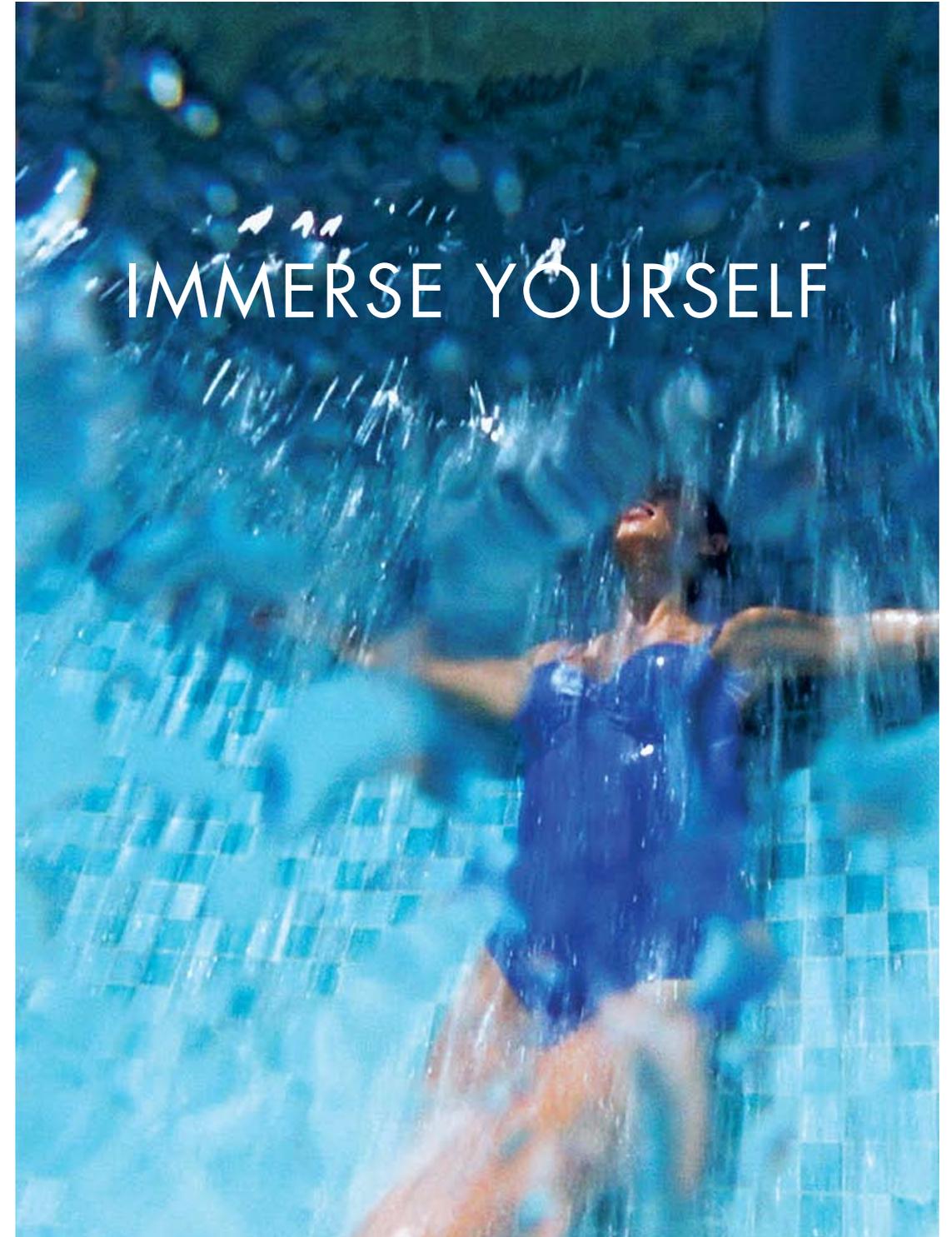
IN A SETTING UNLIKE ANY OTHER IN SOUTH FLORIDA – so redolent of history, yet so of-the-moment – Fisher Island Club Members can enjoy life in the best of all possible worlds. On an island with a past, in the “*city of the future.*”

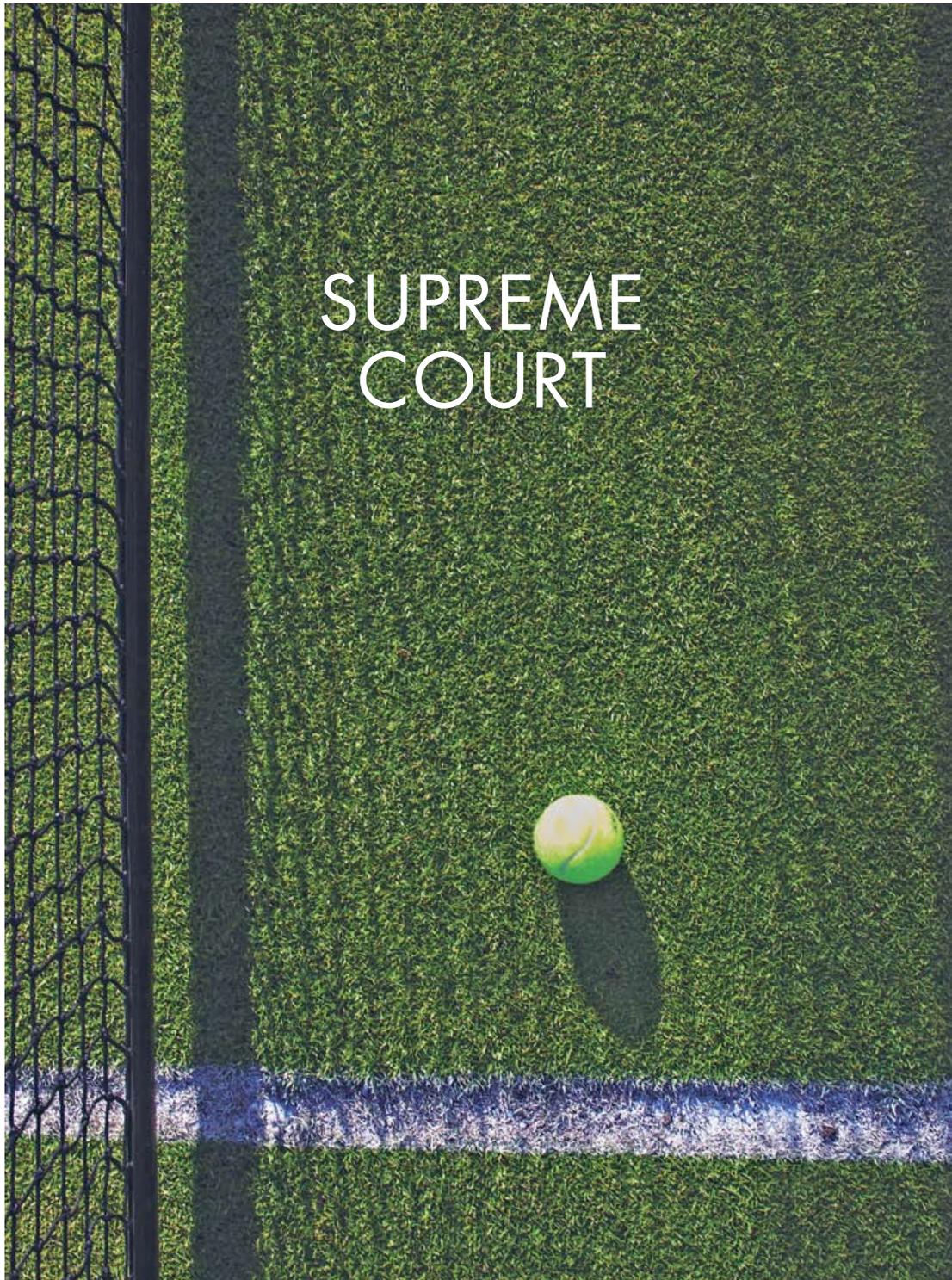




SPA INTERNAZIONALE

THE NEWLY REFURBISHED 24,000-square-foot **spa** and **fitness** center offers Members of Fisher Island Club a completely updated environment in which to pursue the quest for improved health, beauty and overall physical fitness. An extensive menu of **spa treatments**, classes and one-on-one fitness consultations is offered, along with amenities such as a lap pool, jacuzzis, an inversion machine, spinning bikes, cold-plunge pools, **saunas**, steam rooms, **full-service salon**, and a large, fully equipped exercise room. Physical therapy services by Mathew Cooper and Lindsey Himmel are also offered. Here, it's TOTALLY ABOUT YOU.





SUPREME COURT



TENNIS CENTER

THIS WORLD-CLASS FACILITY features 18 tennis courts with three different playing surfaces to choose from, including 14 HYDRO CLAY courts, 2 “*deco turf*” cushion hard courts (official surface of the **U.S. OPEN**) and 2 *grass courts*, all of which are maintained at CHAMPIONSHIP LEVELS to provide a superior playing surface for *Fisher Island Club Members* of all ages and ability levels.

ENHANCED LIGHTING SYSTEMS encourage game play by day or night in what Tennis Magazine rated one of the *best tennis facilities* of its kind on the East Coast.

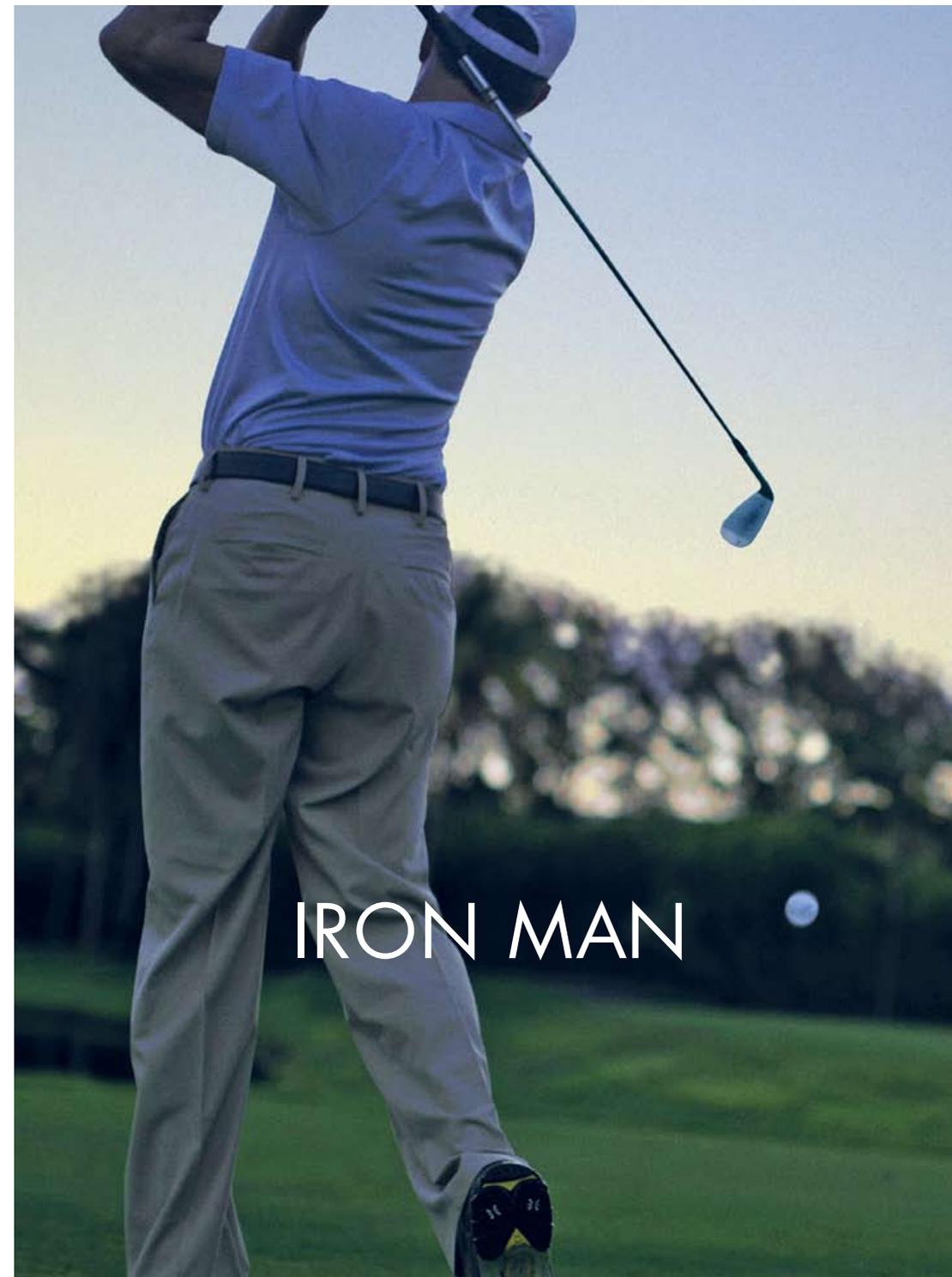
THE NEWLY REMODELED TENNIS PRO SHOP offers a wide selection of tennis merchandise from the top clothing and racquet brands in the game, as well as modern his/hers locker rooms that each *include a steam room* and sauna to enjoy after an afternoon on the courts.



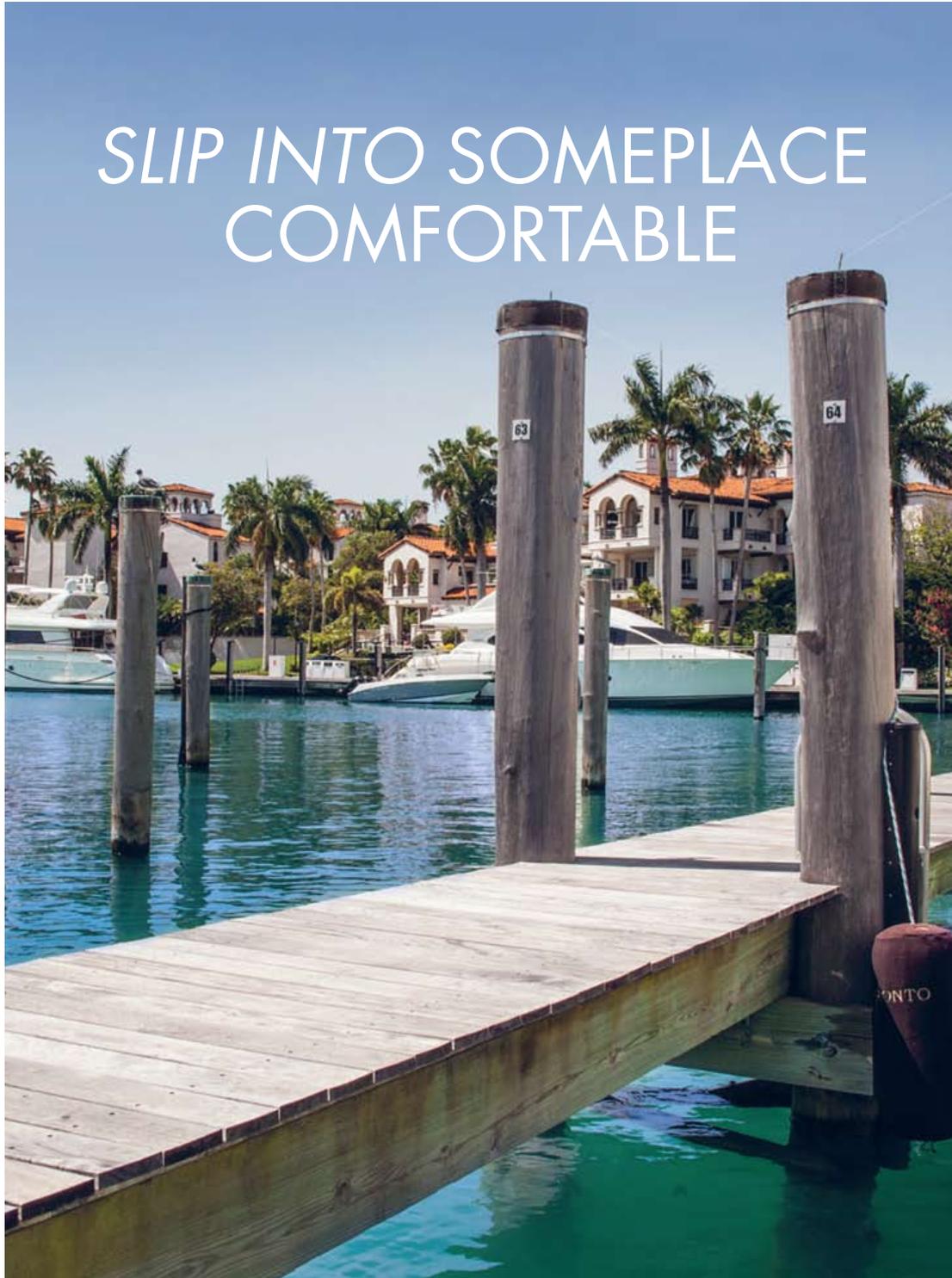


THE LINKS GOLF COURSE at Fisher Island Club is a 3,069-yard-long, **9-hole showcase** of SEASIDE golf, boasting **impeccable** conditions, deep-emerald PASPALUM SUPREME grass and laser-leveled tees, along with a driving range, a new putting, chipping and practice area, and a clubhouse. Famed SWISS watchmaker AUDEMARS PIGUET has designed a beautiful new clock especially for the course.

UNDER THE DIRECTION OF THE COURSE'S ORIGINAL DESIGNER, **P.B. DYE**, the course contours have been restored. The new grass is salt-tolerant and heat-resistant to enable improved play on the fairways. The 10,000-square-foot Clubhouse includes a full-service *Golf Pro Shop* and a new **Island Sports Bar**, complete with flat-screen TVs and an outside terrace. **The Links** Golf Course and its amenities are available exclusively to Fisher Island Club Members.



SLIP INTO SOMEPLACE
COMFORTABLE



THE MARINAS



THIS SEAWORTHY AMENITY for Fisher Island Club Members consists of *two marinas*: one interior marina and one *deep-water* marina accommodating yachts over 200 feet. Safety and **efficiency** have been built into the Marina's MASTER PLAN, beginning with handsome new hardwood decking and continuing with over 400 new "**Greenheart**" pilings with a life expectancy of approximately 20 years. New power pedestals have been installed and are protected by **weatherproof lift** covers. The entire electrical infrastructure has been *upgraded* and *new security* cameras are in place to **constantly monitor** activity.



YOU'VE ARRIVED

A WORLD APART



SECURITY + PRIVACY

SECURING THE SAFETY and WELFARE of our residents is always a top priority on FISHER ISLAND. To that end, transport to and from the Island is regulated and monitored by means of a 24-hour ferry system overseen by a staff of *trained professionals*. The IDENTITY OF GUESTS visiting the Island is always verified. For the convenience of our residents, guests and Club Members, the ferries operate around the clock at 15-minute intervals.

OTHER IMPORTANT FACILITIES OPERATING on the Island include a *Post Office*, a *public safety office*, a *dockmaster's office* and the Fisher Island *Fire Department*, which works in tandem with the Marina staff in emergency situations. New technologies have been incorporated with the Island's *Access Control System* for the *ongoing benefit* of residents, guests and Members.

THE TEAM

Developer

PDS DEVELOPMENT, LLC

PALAZZO DEL SOL is owned and managed by PDS Development, LLC. The company is headed by Heinrich von Hanau, who has more than 30 years of experience managing over \$2 billion in real estate development projects around the world, with particular expertise in project capitalization and management oversight. Previously, he served as the Chief Development Officer for the Continuum Group.

Construction

ASR CONSTRUCTION

ASR Construction is the general contractor for **PALAZZO DEL SOL** and is known for its global expertise and for the consistently high quality of its many developments. Headed by Cedrik Denain and Joseph Dieppa, the company is also providing interior design services for **PALAZZO DEL SOL** through ASR Custom Interiors, in conjunction with Kobi Karp Architecture and Interior Design.

Building Architecture

KOBI KARP ARCHITECTURE AND INTERIOR DESIGN

For over two decades, Kobi Karp Architecture and Interior Design has provided innovative design solutions to the residential and hospitality industries. Headquartered in Miami, the firm has worked extensively with cutting-edge and luxury real estate developers, offering planning, design, construction and management services both nationally and internationally.

Interior Design

ANTROBUS + RAMIREZ

Alison Antrobus is widely known for her crisp yet luscious interiors, which have been seen in publications such as Architectural Digest, Architectural Digest Italia and Hospitality Style, among many others.

In 2011, she joined forces with Ruby Ramirez to create Antrobus + Ramirez. The company has designed lobby areas for **PALAZZO DEL SOL**, as well as one of the Model Residence B interiors.

Landscape Architecture

ENZO ENEA

After training as an industrial designer, Swiss-born Enzo Enea studied landscape architecture in London and then traveled to Brazil and Hawaii to work on his first major landscape project. Today, the strength of Enea Landscape Architecture lies in the overall execution of a given project, always

drawing inspiration from the fusion of outdoor and indoor spaces and the creative intertwining of the soul of a building with its surroundings.

Sales and Marketing

DORA PUIG, P.A.

Dora Puig, P.A. is the exclusive Sales & Marketing broker for Palazzo del Sol. Since beginning her real estate career 24 years ago in Beverly Hills, Dora has become one of the most successful luxury residential real estate marketing and sales professionals in Miami-Dade County. In 2013 she placed number one in condominium sales on Miami Beach and number one in overall residential and luxury condominium sales in South Beach. She also placed in the top three of sales agents in Miami-Dade County, with over \$1.35 billion in career real estate sales.

Dora is fluent in English, Spanish and Italian. She is an active member of the Master Brokers Forum and is a founding member of the Women of Tomorrow mentoring organization.

Marketing

SABOTAGE FILMPRODUKTIONS

The marketing of **PALAZZO DEL SOL** has been spearheaded by Creative Director Gernot Schaffler, principal of Sabotage Filmproduktions, who has broken the boundaries of traditional real estate marketing and whose overall vision and multi-media expertise has guided and coordinated team initiatives across all creative disciplines.

SAPIENT NITRO

Sapient NitroSM, as part of Sapient[®], is a new breed of agency redefining storytelling for an always-on world. Its innovative Storyscaping technique – where art and imagination meet the power and scale of systems thinking – changes the way Sapient's clients connect with today's consumers through integrated, immersive stories across brand communications, digital engagement and Omni-channel commerce.

Public Relations

ZAKARIN MARTINEZ PUBLIC RELATIONS

Zakarin Martinez Public Relations is a publicity firm founded in 2000 and headquartered in Miami, with aligned agencies in New York, Washington, D.C., Chicago, Latin America, London and Europe. ZMPR transcends the boundaries of conventional publicity with multi-faceted editorial, strategic marketing, social media and event campaigns to generate precise media, consumer and industry attention.

PALAZZO DEL SOL



A World Apart



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. All artist's or architectural renderings, sketches, graphic materials and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to change. This is not an offering in any state in which registration is required but in which registration requirements have not yet been met. This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made in New York until an offering plan is filed with the New York State Department of Law. Central Park to be built with Palazzo Della Luna.