



PRIVÉ™

AN ISLAND BEYOND EXTRAORDINARY

*Privacy Born Not of Walls, But of Open Air, Sea & Sky*

# PRIVÉ™

## DEVELOPERS

### BH3

Led by principals Gregory Freedman, Charles Phelan and Daniel Lebensohn, BH3 is an opportunistic real estate firm with a core focus on acquiring real estate in South Florida and New York City. In addition to Privé at Island Estates, the firm's impressive portfolio includes Trump Hollywood, Terra Beachside 6000 Collins, Fontainebleau Sorrento and 1805 Ponce. The company has successfully sold in excess of \$400 million of high-end condominiums in the past three years and spearheads the design, development & sales and marketing initiatives of Privé.



### Gary Cohen

Gary Cohen is the developer of Island Estates and the principal of N. Island Corp. The South Island of Island Estates consists of 21 exclusive mansions and a marina that services both the North and South Islands. As one of the founding families of Aventura, the Cohen family has participated in South Florida development since the early 1960's, resulting in approximately 1,000 acres of land development and planning of high rise condominiums, multifamily, single family homes, shopping centers and commercial offices. Gary Cohen has vast experience and expertise in ground-up development and is an integral part of the construction process for the project and is complimented by a top-tier project manager.





PRIVÉ FROM THE WEST



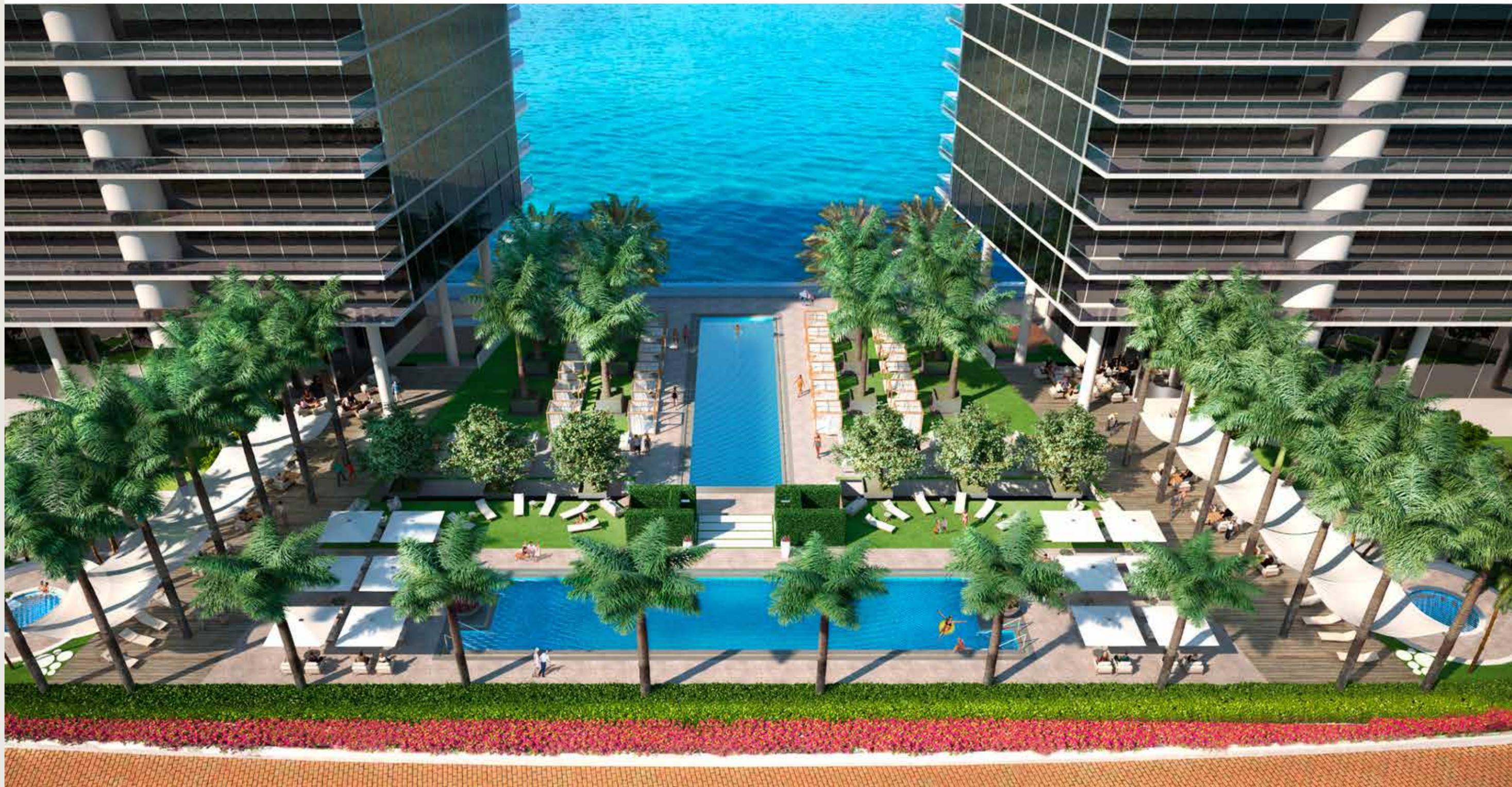
PRIVÉ FROM THE NORTH



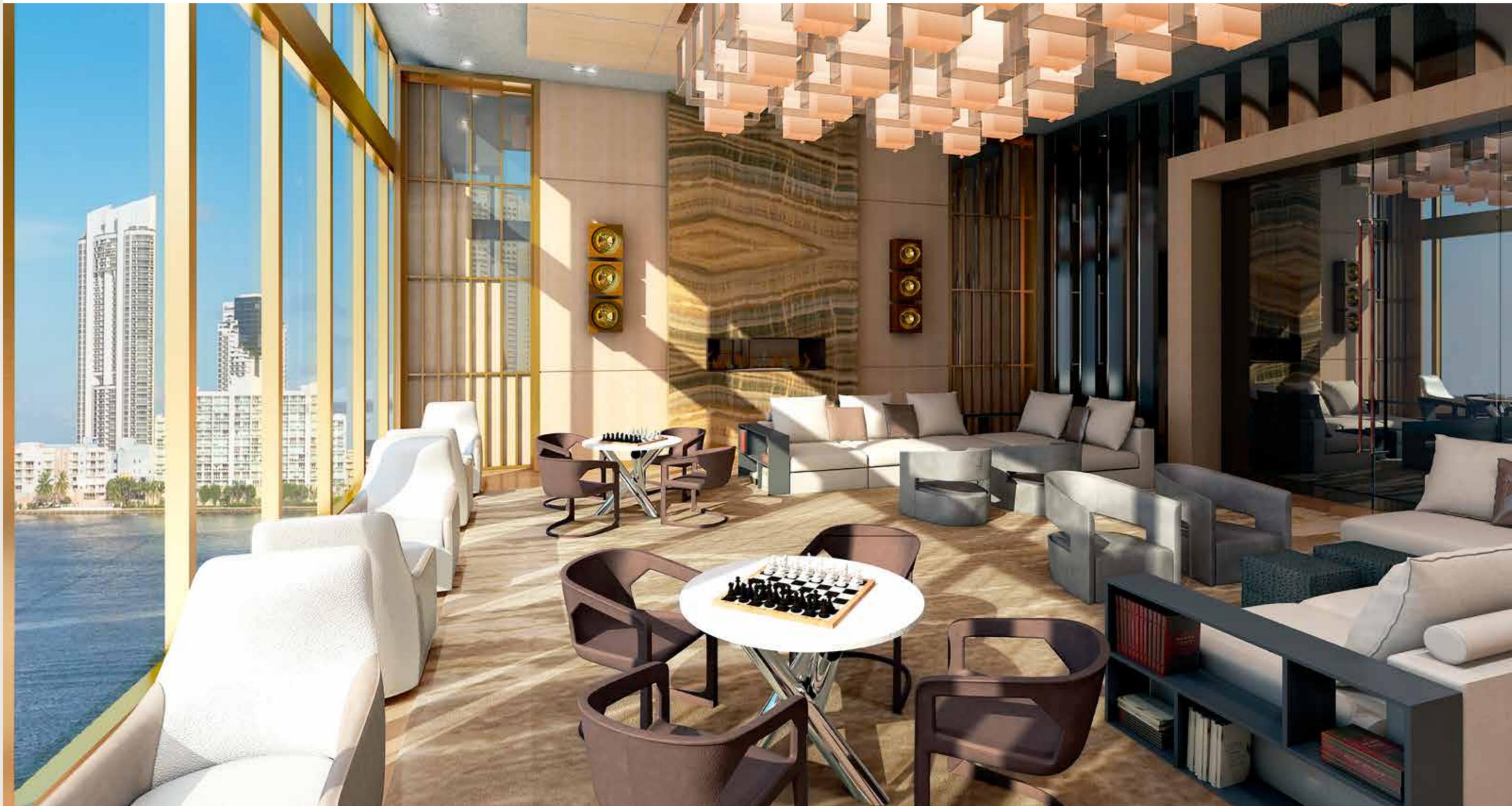
PRIVÉ FROM THE EAST



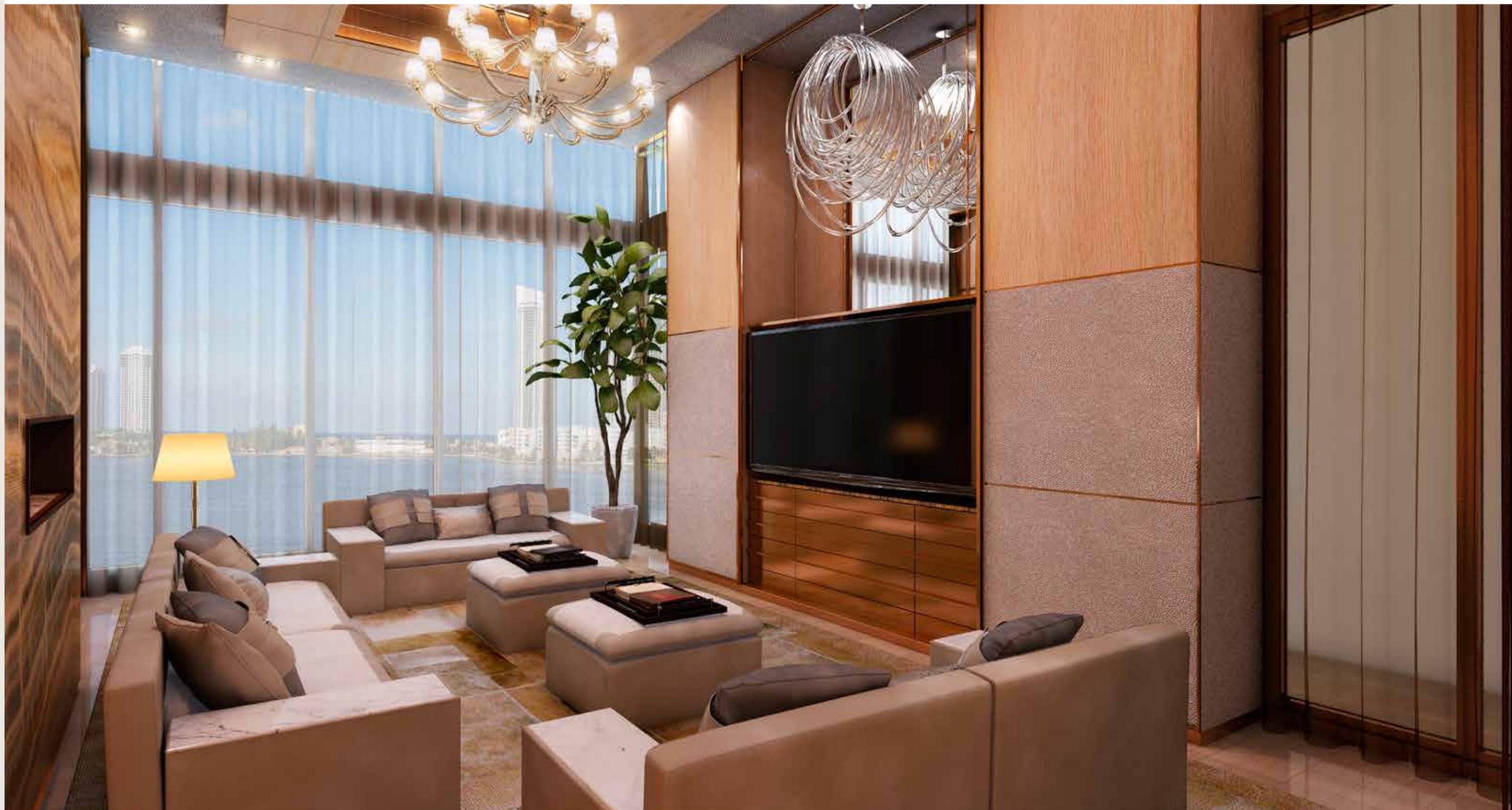
PRIVÉ LOBBY, VIEW TO THE EAST



PRIVÉ POOL TERRACE



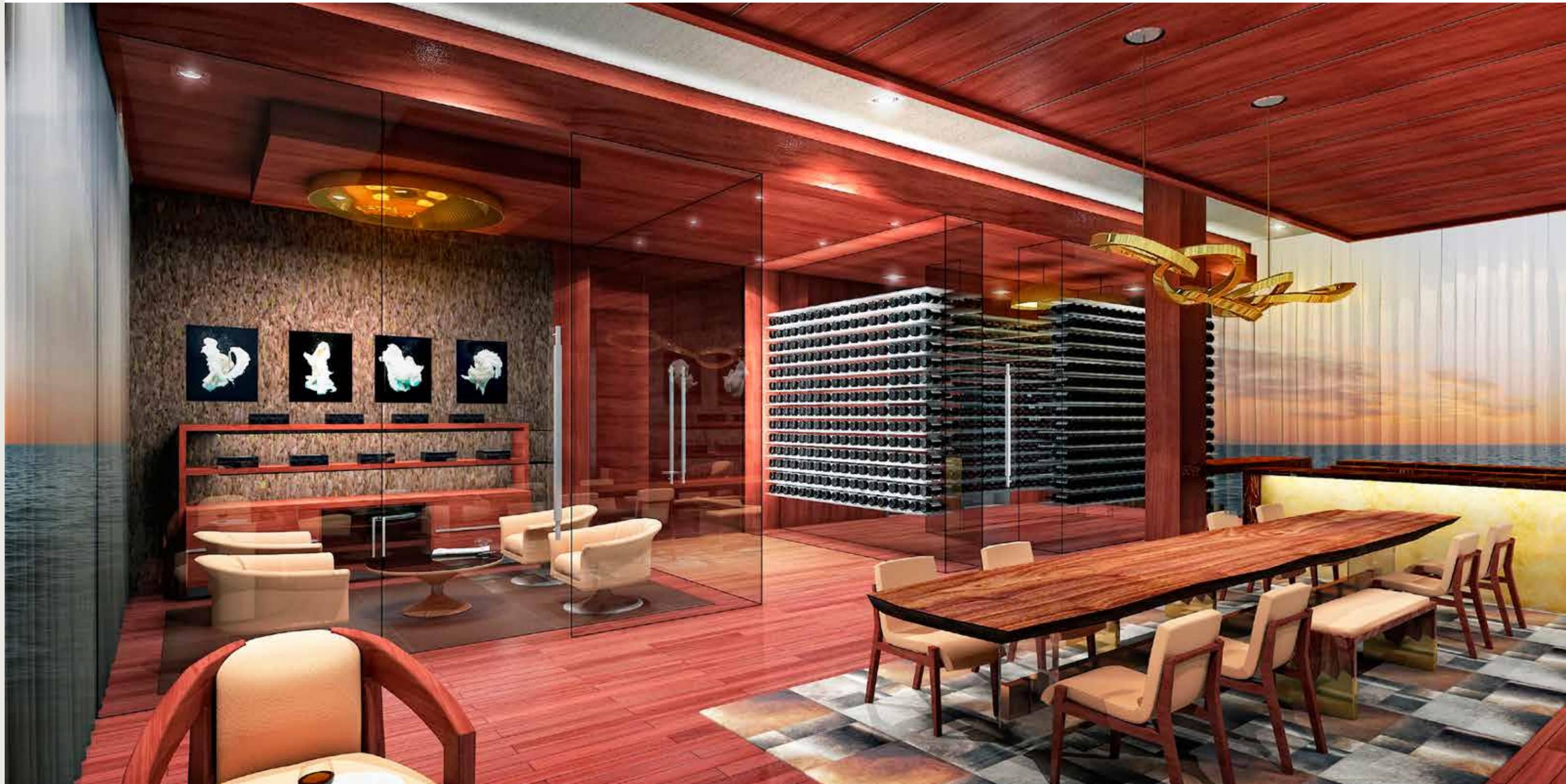
PRIVÉ MAIN SOCIAL ROOM



PRIVÉ MEDIA SOCIAL ROOM



PRIVÉ BILLIARD SOCIAL ROOM



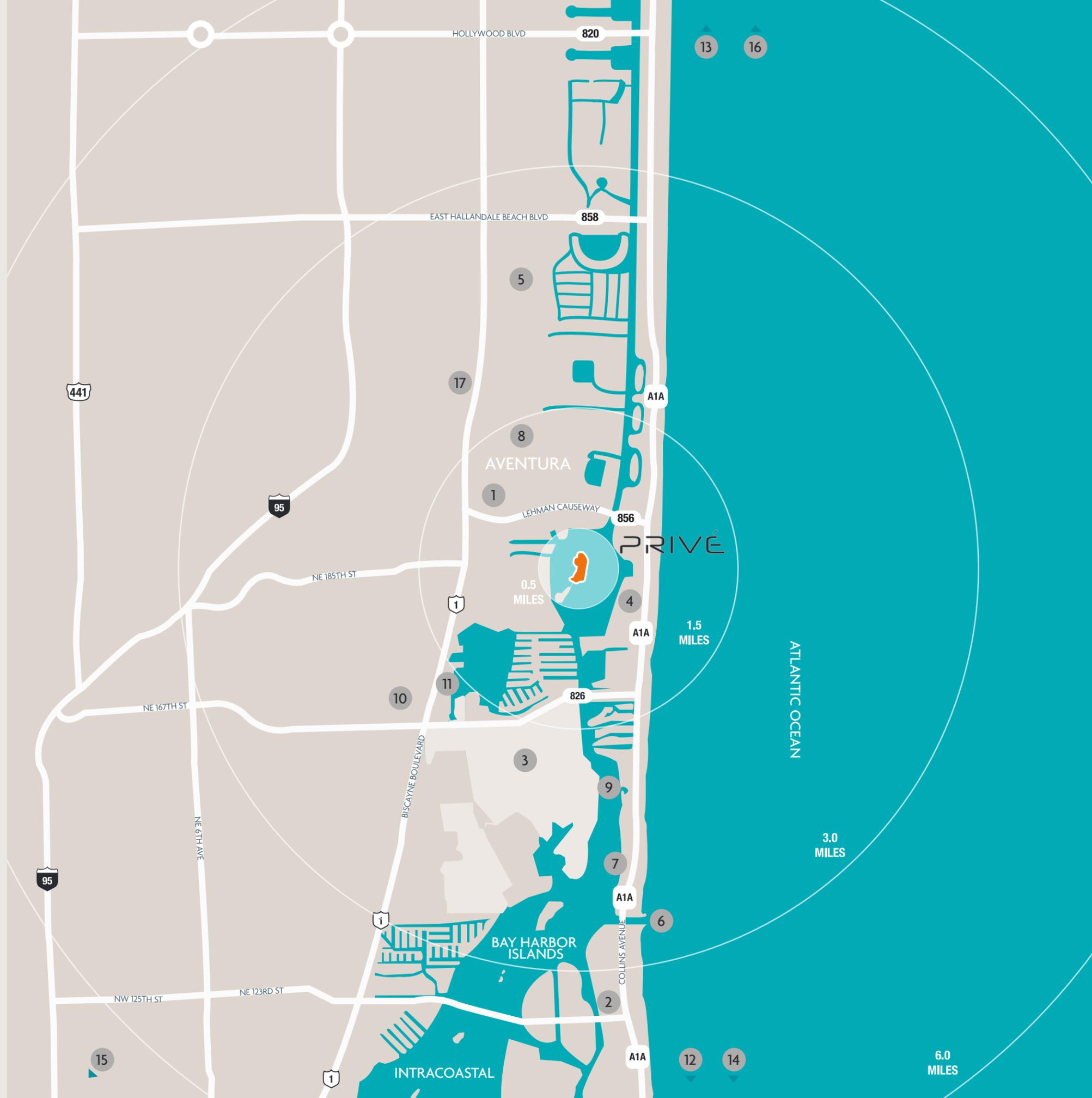
PRIVÉ WINE/CIGAR ROOM



PRIVÉ WINE/CIGAR ROOM



PRIVÉ FITNESS CENTER



- 1 Aventura Mall
- 2 Bal Harbour Shops
- 3 Oleta State Park
- 4 Sunny Isles Beach
- 5 Gulfstream Park Racing, Casino & Village
- 6 Haulover Inlet
- 7 Haulover Beach Marina
- 8 Turnberry Isle Golf Course
- 9 Intracoastal Waterway
- 10 Arthur Snyder Tennis Center
- 11 Dog Park at East Greynolds Park
- 12 Downtown Miami/Brickell
- 13 Fort Lauderdale
- 14 South Beach
- 15 Miami International Airport
- 16 Fort Lauderdale/Hollywood International Airport
- 17 Aventura Hospital & Medical Center



## OVERVIEW

The sole address on South Florida's last undeveloped private island, Privé is an exclusive lifestyle offering with world-class services, five-star amenities and absolute privacy, all surrounded by open air, sea and sky. Privé is a secluded enclave of 160 grand residences in twin, 16-story towers. The residences range in size from 2,585 to over 9,000 square feet of indoor space, plus expansive terraces. All residences feature private elevator entries, flow-through floor plans with 10-foot glass from floor to ceiling, expansive east/west water views, European kitchens and bathrooms, and outdoor summer kitchens.

## LOCATION

Situated on an eight-acre private island in the Intracoastal Waterway, Privé is ideally located at the epicenter of Aventura, accessible through the gated enclaves of Williams Island and Island Estates. From this enviable location, Privé residents can enjoy immediate access to the adjacent and neighboring marinas, Aventura Mall, Turnberry Country Club & Resort, Gulfstream Park, along with a myriad of fine dining options and boutiques. Within twenty minutes of Privé, one can be at the Miami or Fort Lauderdale International airport, Las Olas Boulevard, Downtown Miami, Bal Harbour, the Miami Design District, Midtown Miami, Coconut Grove, Coral Gables, or Miami Beach.

## PROPERTY FEATURES & AMENITIES

- Access via private road, attended gatehouse and private bridge
- Full-service valet
- Five-star concierge
- 24-hour security – roving and permanent
- Poolside Café – in-home service and light catering available during certain hours
- Beach-entry pool
- North-South lap pool
- Outdoor whirlpool
- Lighted tennis court
- Jogging trail
- Private jetty for guest boat landing and fishing
- Private marina with boat slips available for purchase (limited availability)
- Nature path\*
- Private beach & beach club \*
- Pet grooming arena
- Kids' playground
- Private garages available for purchase

## BUILDING FEATURES & AMENITIES

*The following features & amenities are contained in both Privé towers:*

- Two-story, 10,000-square-foot gym/spa containing:
  - Men's and women's steam and sauna
  - Massage treatment rooms
  - Aerobic & cardiovascular equipment
  - Weight facility
  - Fitness studio
  - Toddlers' playroom visible from the fitness studio
- Social room – billiards, board games, HD television
- Private dining room with catering kitchen
- Dining terrace
- Wine cellar and tasting room
- Cigar lounge
- Guest suites – available for purchase by residents only
- Business center

## RESIDENCES

- Prices start at \$1.7 Million
- Unit sizes ranging from 2,585 to over 9,000 square feet
- Average unit size approximately 3,400 square feet
- 160 total units (80 units per building)
- 10-foot ceilings
- 10-foot-deep balconies
- Floor-to-ceiling glass on all exterior walls
- Penthouse units have private rooftops and pools
- Intracoastal, Bay, and Ocean views
- Spacious, open-plan living, dining, and kitchen areas
- Private elevator access
- Modern, custom-designed cabinetry and European-style kitchens
- Outdoor summer kitchens
- Service suites

*\* Subject to DERM approval and other governmental agencies*



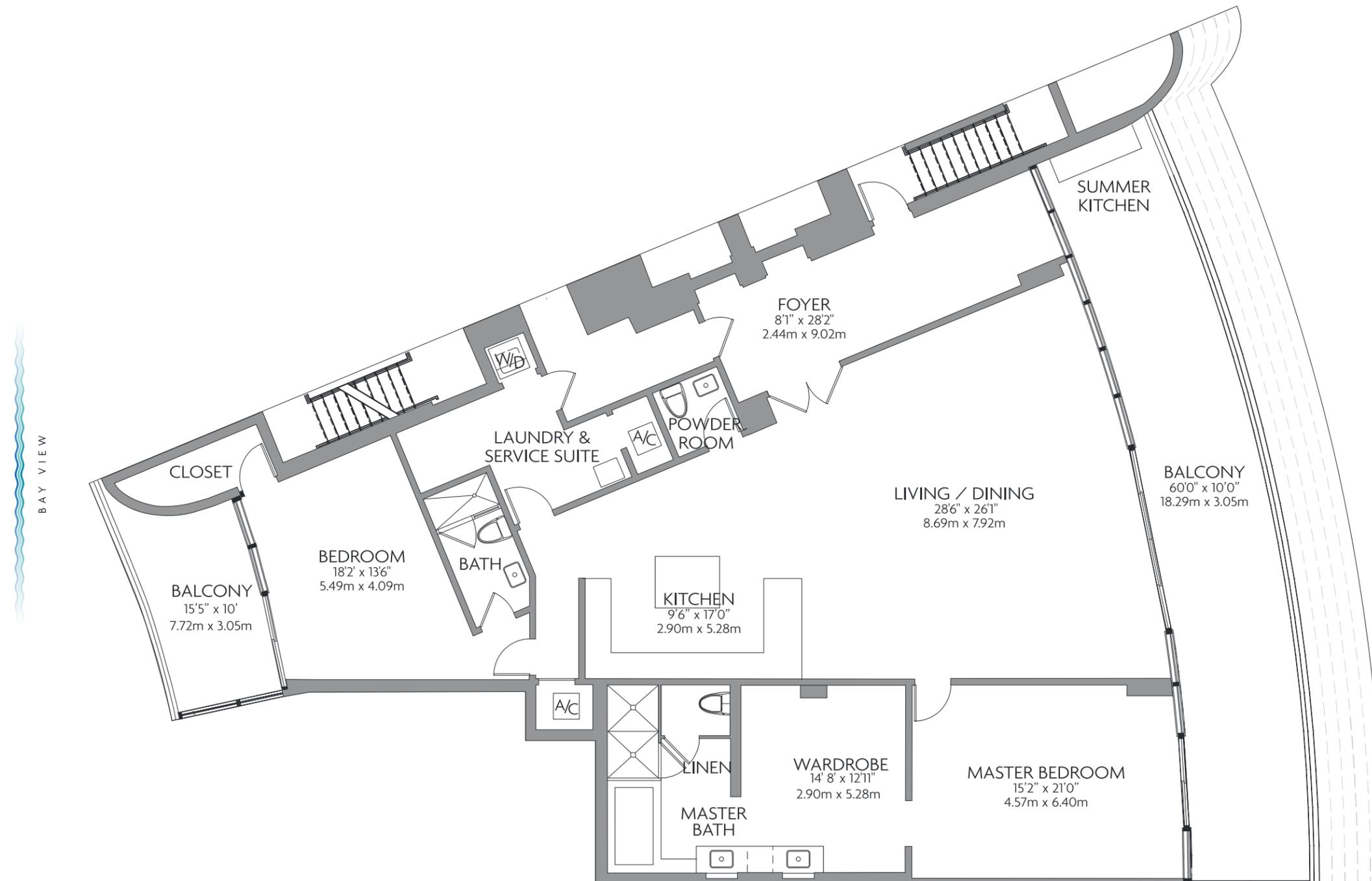
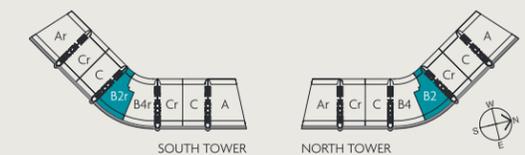
**RESIDENCE B2**  
2 BEDROOMS / 3.5 BATHROOMS

INTERIOR	2,817 SF	261.71 M <sup>2</sup>
TERRACE	762 SF	70.79 M <sup>2</sup>
<b>TOTAL *</b>	<b>3,579 SF</b>	<b>332.5 M<sup>2</sup></b>

\*Floor Plan shown on 9th Floor, subtract 59 SF / 5.5 M<sup>2</sup> per level

Privé offers 160 graciously appointed residences in two dramatically angled, 16-story buildings. Featuring flow-through layouts with soaring, ten-foot ceilings, each Privé residence offers dramatic views of both the Atlantic Ocean and the Intracoastal Waterway through expansive floor-to-ceiling windows.

Private elevator foyers lead to spacious, well-proportioned spaces ranging from 2,585 to over 9,000 square feet. Exceptional fixtures and finishes include European kitchens and baths, plus elaborate summer kitchens for outdoor entertaining on deep, private terraces.



Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth above and is labeled as "AC" (Terraces, although included in the total square footage, are not part of the Unit). Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are proposed and conceptual only, which are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

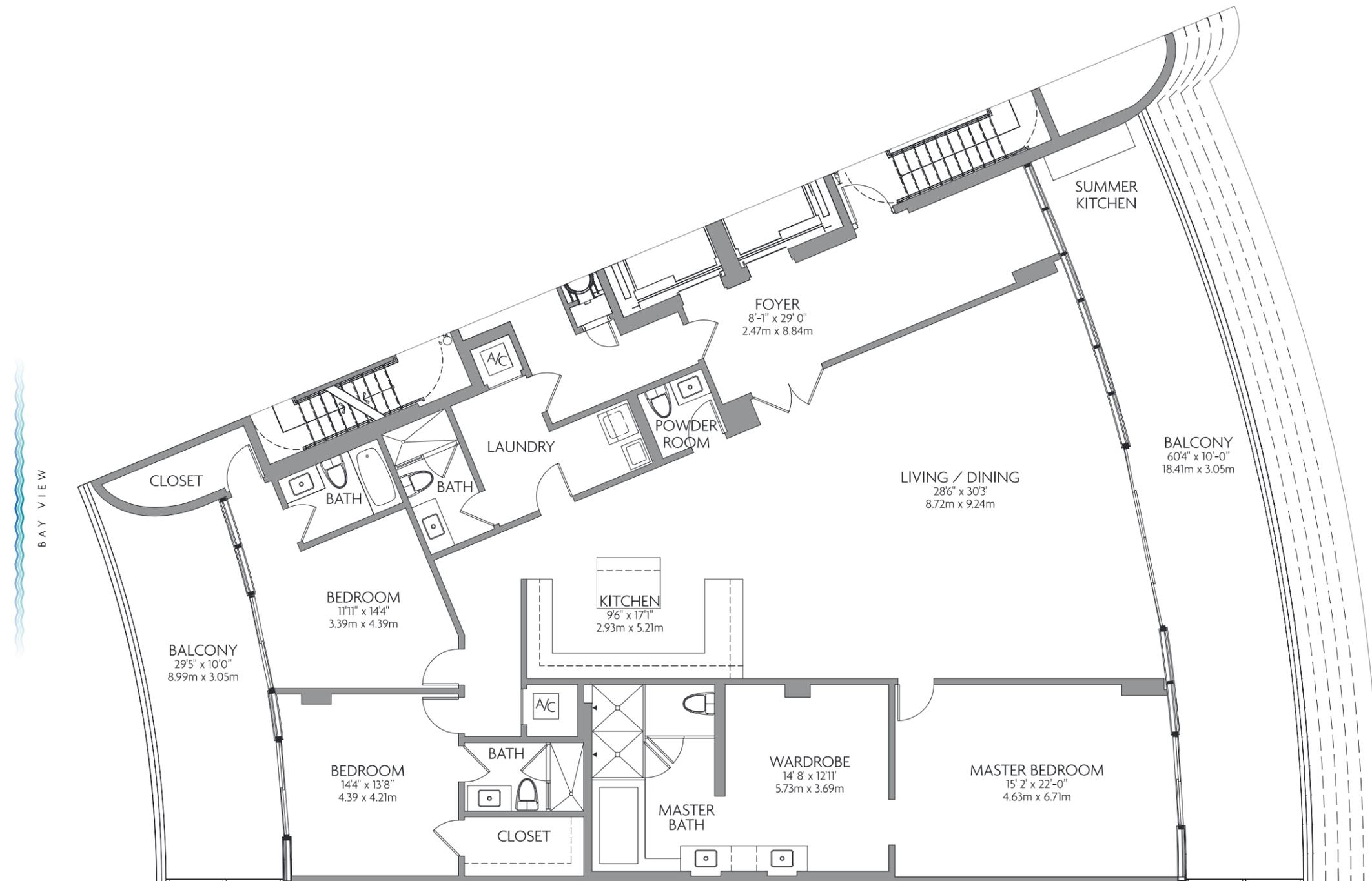
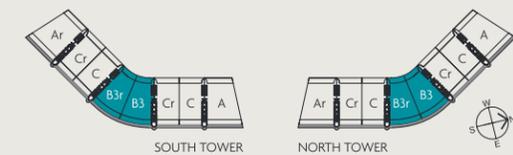
**RESIDENCE B3**  
3 BEDROOMS / 4.5 BATHROOMS

INTERIOR	3,198 SF	297.10 M <sup>2</sup>
TERRACE	913 SF	84.82 M <sup>2</sup>
<b>TOTAL</b>	<b>4,111 SF</b>	<b>381.92 M<sup>2</sup></b>

\* Floor Plan shown on 10th Floor, add 59 SF / 5.5 M<sup>2</sup> per level

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## RESIDENCE B4

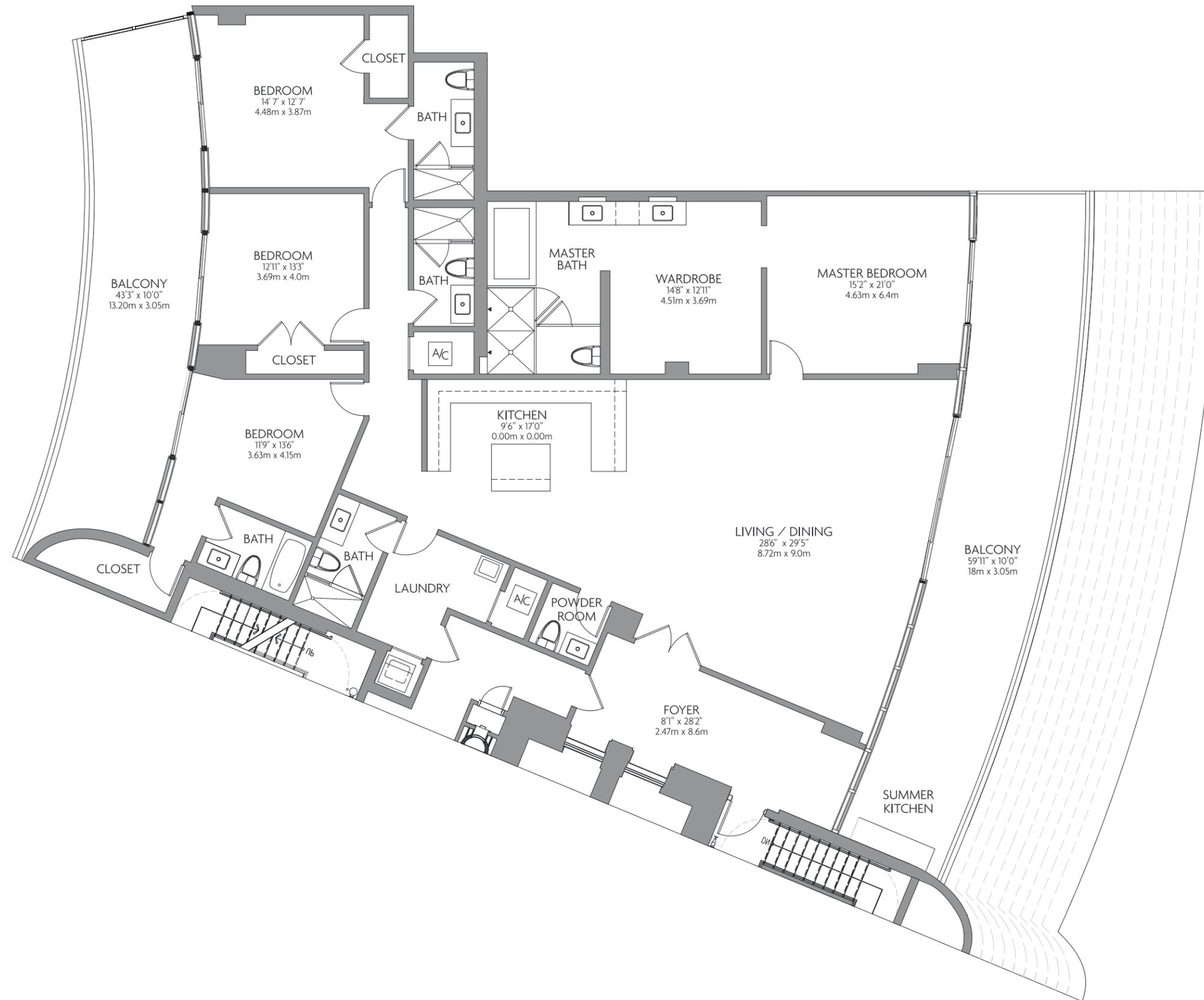
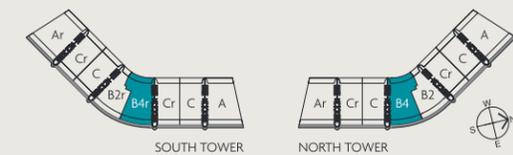
4 BEDROOMS / 5.5 BATHROOMS

INTERIOR	3,461 SF	321.54 M <sup>2</sup>
TERRACE	1,056 SF	98.11 M <sup>2</sup>
<b>TOTAL *</b>	<b>4,517 SF</b>	<b>419.64 M<sup>2</sup></b>

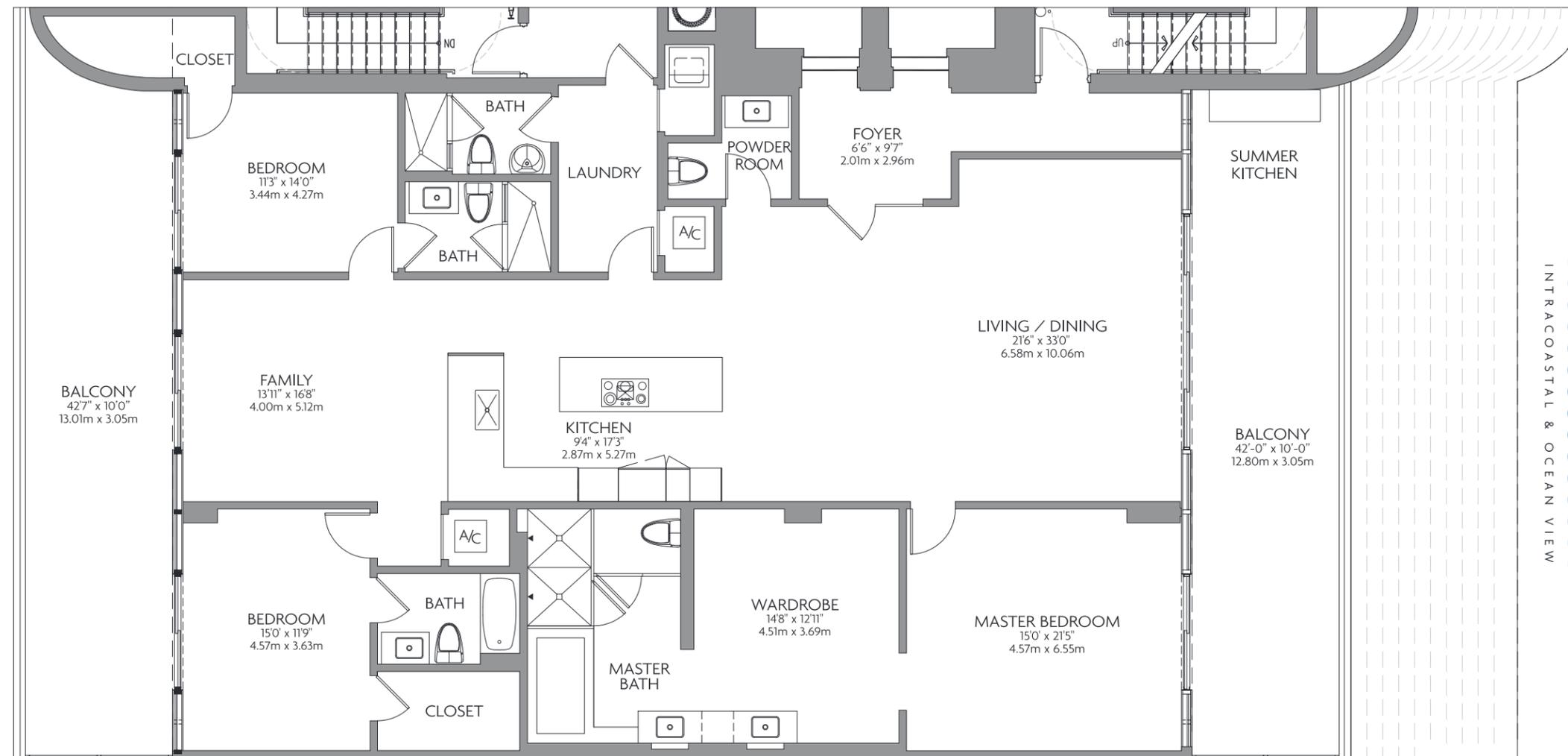
\*Floor Plan shown on 9th Floor, subtract 59 SF / 5.5 M<sup>2</sup> per level

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## RESIDENCE C

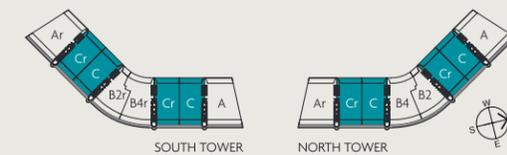
3 BEDROOMS / 4.5 BATHROOMS

INTERIOR	2,979 SF	276.76 M <sup>2</sup>
TERRACE	854 SF	79.34 M <sup>2</sup>
<b>TOTAL *</b>	<b>3,833 SF</b>	<b>356.10 M<sup>2</sup></b>

\*Floor Plan shown on 9th Floor, add or subtract 43 SF / 4 M<sup>2</sup> per level

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Exclusive Sales & Marketing by BH3 Realty, LLC

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. 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. All artist's or architectural conceptual renderings, plans, specifications, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are based upon preliminary development plans, and all and are subject to architectural revisions and other changes, without notice, in the manner provided in the purchase agreement and the offering circular. All features listed for the residences are representative only, and the Developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. The dimensions of units stated or shown in brochures will vary from the dimensions that would be determined based upon the description of the Unit boundaries set forth in the Declaration of Condominium. Certain access to and rights to use recreational and other amenities within the development may be provided to the South Island, as described in the offering circular. This brochure does not constitute an offer to sell or a solicitation of an offer to buy a unit in the condominium. No solicitation, offer or sale of a unit in the condominium will be made in any jurisdiction in which such activity would be unlawful prior to any required registration therein. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin. Neither BH3 nor Gary Cohen is the project developer and this Condominium is being developed by an affiliated entity formed for such purpose, which is known as Prive Developers LLC, a Florida limited liability company (the "Developer").

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PRIVÉ™  
DEVELOPERS



GARY COHEN  
PRINCIPAL