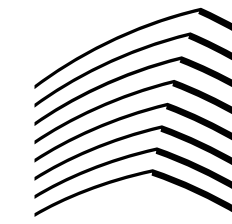


RESIDENCES BY  
 **ARMANI / CASA**  
*Architecture by César Pelli*



RESIDENCES BY  
ARMANI/CASA  
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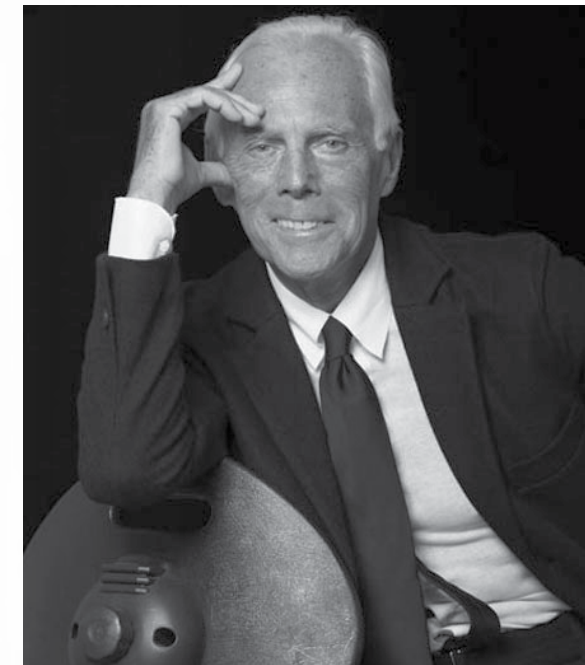
FIND YOURSELF  
IN A WORLD OF TIMELESS  
SOPHISTICATED



DISCOVER THE BEAUTY  
OF OCEANFRONT LIVING

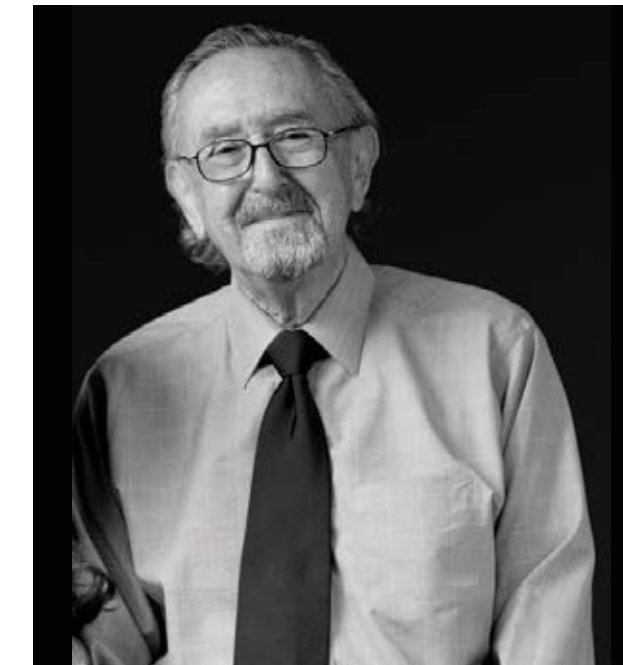


# REFINED DESIGN BY MASTERS OF THEIR CRAFT



**GIORGIO ARMANI**

Legendary designer Giorgio Armani brings his incomparable taste and finesse to every aspect of the interiors. Richly textured materials are balanced with understated colors and subtle lighting to create an ambience of timeless sophistication. The impression is at once modern and elegant yet truly relaxed.

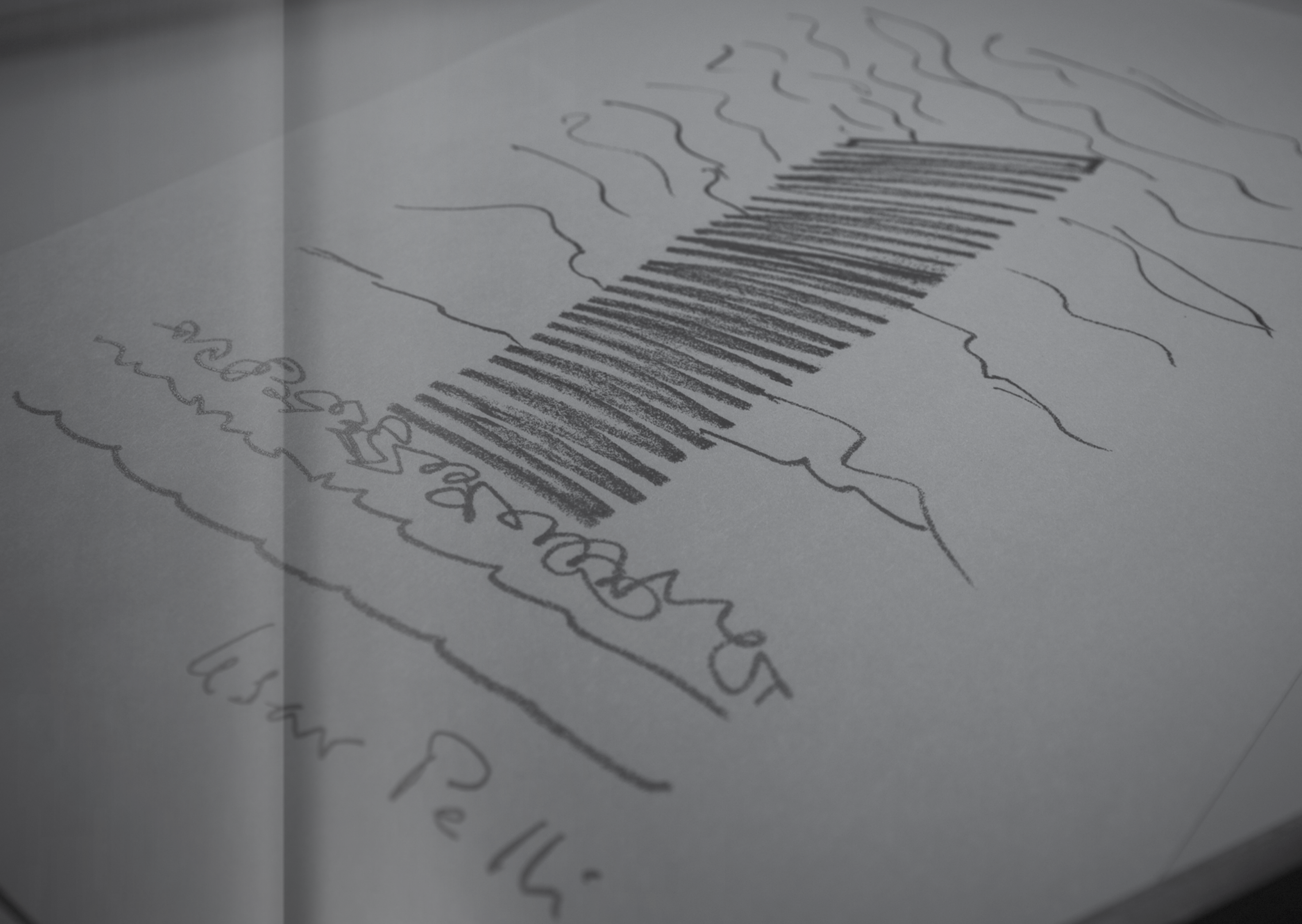


**CÉSAR PELLI**

Internationally renowned for design that elevates the experience of nature, the architectural firm of Pelli Clarke Pelli has created a tower of glass and intimate bungalows inspired by the Atlantic Ocean and pristine beaches that they overlook. Every detail of the architecture enhances breathtaking views and the sensation of abundant space.

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

- *CÉSAR PELLI*



Pelli Clarke Pelli'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.







“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.



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

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

Errol Chan







RESIDENCES BY  
ARMANI / CASA  
*Architecture by César Pelli*

GLAMOROUS INDOOR AND  
OUTDOOR AMENITIES  
INSPIRED BY THE SENSUOUS  
TROPICAL SETTING







ELEGANT INFINITY-EDGE POOL TERRACE



SUNSET TERRACE WITH HOT TUB ON THE ATLANTIC OCEAN









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











LOBBY BAR AND LOUNGE OVERLOOKING THE POOL TERRACE

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



SERENE AND SPACIOUS THE MASTER SUITE



Interior representation. Not actual rendering.



Interior representation. Not actual rendering.



Interior representation. Not actual rendering.



BREATHTAKING  
PANORAMIC VIEWS AND  
SOFT OCEAN BREEZES





# 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 for 24 people
- 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 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 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
- 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, icemaker, and refrigerator drawer
- 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

Giorgio Armani is the President and CEO of one of the world's most legendary fashion and lifestyle design houses. He oversees both the company's strategic direction 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, AJ | 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 Emaar Properties, and Armani/Casa Interior Design Studio's projects in Istanbul, Turkey, with Maçka Residences, in Mumbai, India, with The World Towers, in Manila, Philippines, with Century Spire and in Chengdu, China, with Art Residence by Armani/Casa.



## CÉSAR PELLI

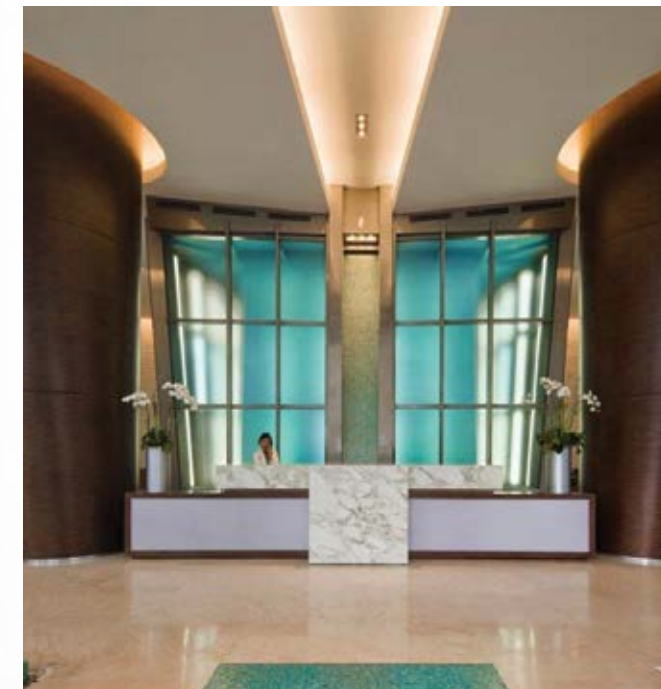
The work of Pelli Clarke Pelli has been internationally recognized with hundreds of awards for design excellence, including over 40 design awards from national, regional, and local chapters of the American Institute of Architects (AIA). In 2004, the firm was given the Aga Khan Award for Architecture 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, 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.



## 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, 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 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.



## 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 current portfolio represents assets under development of more than \$10.7 billion. Its premier portfolio of properties in South Florida includes One Ocean and Marea South of Fifth in South Beach and SLS Hotel & Residences in Brickell.



## 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.

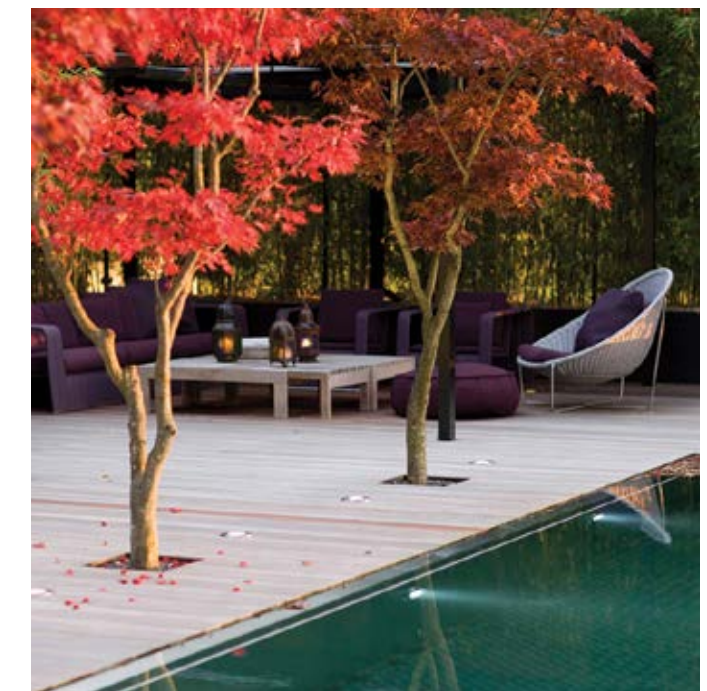
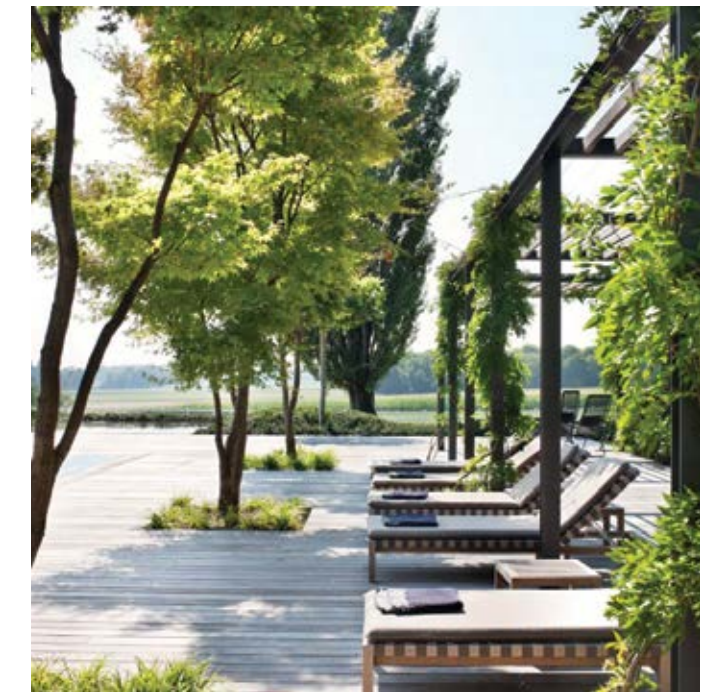




## ENZO ENEA

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."



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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 layouts 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 décor detail are conceptual and are not necessarily included in each Unit. These drawings, images, and depictions shown are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the Condominium exterior or interior of the residences. Consult your Purchase Agreement and the Prospectus for the items included with 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 design, floor plan, or layout depicted. The Prospectus is not a securities offering. No statements or representations have been made by Developer, or any of its agents, 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, renting (other than the existence of a voluntary rental program) or selling the Unit, the economic or tax benefits to be derived from the managerial efforts of you as the owner or of any third party as a result of renting the Unit or other units, or the economic or tax benefits to be derived from ownership 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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