



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

Through his Armani/Casa Interior Design Studio, Mr. Armani brings his inimitable 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 and common areas where ambient lighting and artfully arranged furnishings offer a relaxing ambiance for conversation.

Pelli Clarke Pelli's contemporary glass tower appears at one with the crystal clear water of the Atlantic Ocean, while transparent terraces allow you to step into a dreamlike 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.

While sweet ocean breezes and soft tropical sunlight enhance the unrivalled elegance of the residential interiors, floor-to-ceiling sheer glass windows offer incomparable views over countless miles of soft white sand and turquoise water stretching to the horizon. Spacious terraces have been designed to create a seamless expansion of living space, affording a true outdoor lifestyle in complete privacy.

Nestled between sophisticated Bal Harbour and elegant Aventura, the tower enjoys a prime location in the intimate seaside city of Sunny Isles Beach, South Florida's new address for ultra-luxury oceanfront living. With two and a half miles of premier beachfront in your backyard, an idyllic setting is created for a new kind of lifestyle, where your options extend as far as the ocean views outside of your window.

The private oceanfront oasis is conveniently located near a few of the finest and most recognized high-end shopping destinations in the world, exquisite dining options and exclusive nightspots, as well as first-class art galleries and museums. For ease of travel, Miami International Airport and Fort Lauderdale Airport are located within less than twenty minutes away.

BUILDING

- Residences by Armani/Casa is a 56-story new development with 308 exclusive luxury, oceanfront condominium residences
- Tower and gardens will expand over the 3.11 acre site
- 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
- Landscaping by award-winning Swiss landscape architect Enzo Ena
- Located on 300' feet of oceanfront in Sunny Isles Beach with breathtaking Atlantic Ocean views
- Elegant porte-cochère entry with water feature
- Professionally curated collection of museum-quality art, including monumental sculptures by Sandro Chia and Sinisa Kukec and works by Venice Biennale artist Marcelo Legrand

AMENITIES

- Over 35,000-square-feet of amenities across two floors, all exquisitely furnished by Armani/Casa
- Armani Prive Lounge at the lobby level
- Movie Theater with plush seating for 24 people
- Elegant ocean view bar area
- 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
- Elegantly appointed Cigar Room
- 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 multi-lingual concierge service

RESIDENCE FEATURES

- Smart building technology linking residences to certain building amenities as well as internal pre-wiring for audio speakers and motorized drapes (in selected locations) and programmed lighting controls (in select locations)
- Private high-speed elevator access to most residences
- Breathtaking Atlantic Ocean and city views through floor-to-ceiling windows
- Intelligent climate controls with digital thermostats
- Recessed lighting in select corridors and bathrooms
- Spacious interiors with elegant smooth-finish ceilings rising to 10 feet (slab to ceiling, except where required to accommodate mechanical equipment)
- An entryway through 8 foot high double doors leading to a spacious foyer in select units
- Expansive 10 feet deep private balconies with glass railings
- Summer Kitchens in all residences with under counter refrigerator
- Large capacity full size washer/dryer

Kitchen

- European-designed cabinetry with imported stone countertops and backsplashes
- Sub Zero refrigerator and wine cooler
- State-of-the-art Wolf appliances

MASTER SUITE

- Midnight bar containing a sink and refrigerator drawer with marble countertop
- His and Hers bathrooms and freestanding tub (only in A unit)
- Designer sink and plumbing fixtures, shower wall-mounted hand held spray head, large rain head
- High-performance toilet with integrated bidet technology

POWDER ROOMS AND GUEST BATHROOMS

- Designer plumbing fixtures
- Marble stone floors
- Stone vanity countertops

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