



**Land:** 2.5 acres /300 linear feet on the ocean

**Architect:** Pritzker Prize Award Winning Herzog & de Meuron (Basel, Switzerland)

Works include:

- National Stadium Beijing (Birds Nest)
- Triangle in Paris (in development process)
- Pérez Art Museum Miami (completed)
- Terraces of Beirut (Lebanon - under construction)
- 56 Leonard St (NYC - in development process)
- 1111 Lincoln Road (Miami - completed)
- Tate Museum (London -completed)

**Interior Designer:** PYR led by Pierre Yves Rochon (Paris, France)

Works include:

- Georges V (Hotel Four Seasons, Paris)
- Monte Carlo Bay Resort ( Monaco)
- Sofitel (Chicago)
- Four Seasons (London, Florence, Switzerland)
- Savoy Hotel (London)

**Landscape Architect:** Raymond Jungles

Works include:

- Miami Beach Botanical Gardens (Miami)
- 1111 Lincoln Road (Miami)
- Soho Beach House (Miami)
- Bahamas Garden (Treasure Cay Bahamas)

**Estimated Completion:** - 2017

**Prices –**

3-5 Bedrooms: From \$4.5 million to \$8.9 million

Sky Villas & Penthouses: From \$14.2 million to \$32.9 million

**Residences:** 192 units (From 1+den to 5 bedrooms + PH's) plus 6 Signature Guest Suites

- 1 Bedroom - 1,378 sq ft + Terrace
- 2 Bedrooms - 2,065 sq ft + Terrace
- 3 Bedrooms – 2,870 – 3,260 sq ft + Terrace
- 4 Bedrooms – 3,312-3,795 sq ft + Terrace
- 5 Bedrooms – 4,674 – 4,953 sq ft + Terrace
- Sky Villas - 6,305 sq ft – 6,735 sq ft + Terrace
- Penthouses - 9,183-11,661 sq ft + Terrace

**Building Features:**

Created by Pritzker Prize-winning architects Herzog & de Meuron  
Stunning interiors by French design firm PYR, led by Pierre-Yves Rochon  
Botanical journey cultivated by renowned landscape architect Raymond Jungles  
Impressive structure towering 57 stories above the Atlantic shoreline  
Enviably beachfront address on the sands of Sunny Isles Beach  
Ideal location between Bal Harbour Shops and Aventura Mall, as well as Miami and Fort Lauderdale airports  
Private pedestrian path from Collins Avenue directly connecting to ground level amenities including pool and beach  
Strategic positioning of the building maximizing sun exposure to the pool and beach  
Free-flowing amenity areas seamlessly connecting ocean and beach to lobby and interior spaces  
High-speed Internet and wi-fi  
High speed elevators with state-of-the-art LCD touch screens  
Shabbat elevator  
24-hour security  
Underground parking garage with security surveillance  
Doorman and valet, at your service  
Car-wash area  
Electric-car charging service

**Lobby Level:**

Lushly landscaped grand driveway with impressive porte-cochere  
Stunning two-story lobby anchored by a sculptural staircase leading to a world of amenities and services  
Breathtaking three stories of glass overlooking pool and beach  
Worldwide concierge service  
Exclusive clubroom with extensive outdoor terrace and demonstration kitchen, perfect for private events  
Beach Pavilion Terrace  
Breakfast area with indoor / outdoor seating on beach pavilion terrace  
Business center with conference room and private office  
Beachfront mail room experience  
Private elevator lobbies  
Reading lounge  
Library

**Beach Level:**

Beachfront resort deck featuring an organic free-form swimming pool with zero entry, secluded cabanas and hot tub surrounded by nature  
Beach bar and grill offering pool and beach service, as well as to residences  
Private beach amenities including chaise lounges, umbrellas and a children's sandbox at the shoreline  
Teens' tech lounge  
Children's playroom with video games and smart board  
Toddler sensory and reading center  
25-meter lap pool on south side of tower offering maximum sun exposure  
Entertainment lounge and terrace facing lap pool with billiards, poker table and backgammon  
Wine bar  
Residents' kitchen, adjacent to the main pool and entertainment lounge, perfect for self-service snacks and refreshments or hosting casual parties at the beach level  
Landscaped journey along beachfront path to the beach  
Landscaped beachfront gardens with hammocks and lounge seating

**Spa & Fitness Level:**

Health and wellness center with sauna and steam room  
Coed hammam / Turkish bath  
Invigorating cold rain shower

Relaxing water terrace with massage cabanas and Jacuzzis overlooking the ocean  
Full menu of spa services  
Manicure / Pedicure lounge  
Massage and facial treatment room  
Cold-press juice bar  
Outdoor sunset yoga deck surrounded by zen garden  
Relaxation zone  
Beachfront state-of-the-art fitness center featuring free weights and cardio equipment with fully appointed training areas  
Exercise and spin studio  
Private Pilates studio  
Women's and men's locker rooms

**Residences:**

Inspiring flow-through floor plans boasting ocean, city and Intracoastal Waterway views  
Lofty ceilings of 10 feet or higher and total living areas ranging from 1,378 to 11,660 sq. ft.  
Floor to ceiling windows that frame the horizon  
Expansive terraces with seamless glass railings, comprising 30% of total livable space  
Assigned parking spaces  
Exquisite European designer cabinetry by Snaidero  
Top-of-the-line kitchen appliances by Gaggenau and Sub-Zero  
Wine cooler  
Cappuccino maker  
Speed oven/microwave  
Top quality quartz countertops  
PYR custom-designed bathroom cabinetry with marble countertops and marble flooring  
Private elevator vestibule  
Smart technology  
High-speed Internet and wi-fi  
Walk-in closets  
Laundry room with full size washer, dryer and sink (for some residences)  
Service quarters with full bath in 3, 4, 5 bedroom residences  
Service entrance

**Signature Upper Penthouse:**

Spacious floor plan spans the entire 56<sup>th</sup> and a portion of the 57<sup>th</sup> floor  
Interior living area consisting of 11,660 sq. ft.  
Outdoor living areas consisting of 7,570 sq. ft. of one-of-a-kind expansive outdoor living terraces off every room  
5-7 bedrooms and 9.5 baths  
4 assigned parking spaces, including private garage for 2 vehicles  
Unobstructed 360 degree views of the ocean, Intracoastal, City of Sunny Isles Beach and Miami skyline with a wraparound balcony  
Towering 12-foot ceilings throughout  
Floor to ceiling windows that frame the horizon  
Private elevator vestibule  
Private in-residence elevator  
Private pool on oceanside terrace  
Distinctive living and entertaining areas including, three separate family rooms, breakfast area, bar, library, study and playroom  
Gym, sauna and steam room connected to entertainment lounge  
Expansive master bedroom, master bedroom office and double master sitting room  
Master bedroom midnight bar  
PYR custom-designed bathroom cabinetry with marble countertops and marble flooring  
Separate His and Hers master bathrooms  
Separate His and Hers dressing areas

Smart technology  
High-speed Internet and wi-fi  
Laundry room with full size washer, dryer and sink  
Service quarters with full bath  
Service entrance  
Kitchen features exquisite European designer cabinetry by Snaidero  
Top-of-the-line kitchen appliances by Gaggenau® and Sub-Zero®  
Wine cooler  
Cappuccino maker  
Speed oven/microwave  
Top quality quartz countertops

**Signature Penthouse:**

Spacious floor plan spans the entire 55th floor  
Interior living area consisting of 9,183 sq. ft.  
Outdoor living areas consisting of 5,242 sq. ft. of on –of-a kind expansive outdoor living terraces off every room  
5 bedroom and 7.5 baths  
4 assigned parking spaces, including private garage for 2 vehicles  
Unobstructed 360 degree views of the ocean, Intracoastal, City of Sunny Isles Beach, and Miami skyline with a wraparound balcony  
Towering 12-foot ceilings throughout  
Floor to ceiling windows that frame the horizon  
Private elevator vestibule  
Private pool on Intracoastal Miami skyline terrace  
Distinctive living and entertaining areas including, double living room, family room, breakfast room, bar, library, study, private gym and playroom  
Expansive master bedroom, master bedroom office and double master sitting room  
Master bedroom midnight bar  
PYR custom-designed bathroom cabinetry with marble countertops and marble flooring  
Separate His and Hers master bathrooms  
Separate His and Hers dressing areas  
Smart technology  
High-speed Internet and wi-fi  
Laundry room with full size washer, dryer and sink  
Service quarters with full bath  
Service entrance  
Kitchen features exquisite European designer cabinetry by Snaidero  
Top-of-the-line kitchen appliances by Gaggenau® and Sub-Zero®  
Wine cooler  
Cappuccino maker  
Speed oven/microwave  
Top quality quartz countertops

**Sky Villas:**

2-story residences with interior living areas from 6,367 to 6,735 sq. ft.  
Outdoor living from 1,161 to 3,908 sq. ft.  
5 bedrooms and 7.5 baths  
3 assigned parking spaces  
180 degrees of unobstructed views (in south and north villas)  
Direct east and west unobstructed flow-through views (in center villa)  
Distinctive living and entertaining areas including family room, double living room, private gym (in some residences)  
Soaring 20-foot double-height ceilings in living area  
Floor to ceiling windows that frame the horizon  
Private elevator vestibule to both levels

Expansive master bedroom, master bedroom office/study and master sitting room  
Master bedroom midnight bar  
PVR custom-designed bathroom cabinetry with marble countertops and marble flooring  
Smart technology  
High-speed Internet and wi-fi  
Laundry room with full size washer, dryer and sink  
Service quarters with full bath  
Service entrance  
Kitchen features exquisite European designer cabinetry by Snaidero  
Top-of-the-line kitchen appliances by Gaggenau® and Sub-Zero®  
Wine cooler  
Cappuccino maker  
Speed oven/microwave  
Top quality quartz countertops