

RESIDENCES BY ARMANI/CASA

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.



LOCATION

[18975 Collins Ave. Sunny Isles Beach, FL 33160](#)

Nestled between Bal Harbour and 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 both located within less than twenty minutes away.

BUILDING FEATURES

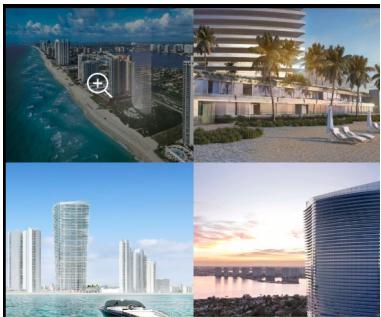
Residences by Armani/Casa is a new **56-story** oceanfront condominium in Sunny Isles Beach offering **308 exclusive luxury residences**



- The tower is set on a **3.11-acre site** with elegantly landscaped gardens and direct access to **300 feet of oceanfront**
- Interiors by **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 sculptures by **Sandro Chia** and **Sinisa Kukec**

BUILDING AMENITIES

<http://rbac.northeasturope.cloudapp.azure.com/interactive.aspx?path=/Contents/2-Features%20and%20Amenities>



- Over **35,000 SF 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 ocean front **cigar room**
- Temperature and humidity-controlled wine cellar
- Club-inspired **game room** with pool table
- **Children's playroom** for games and activities
- **Oceanfront terrace** with heated swimming pool, hot tub, and poolside food and beverage service
- **Oceanfront restaurant** and bar with outdoor seating as well as in-residence delivery
- **Beach amenities**, including food & beverage services, beach attendants, chaise lounges, and umbrellas
- State-of-the-art **fitness center** overlooking the ocean
- Ocean-view **yoga studio with Pilates** equipment
- Expansive two-story revitalization **spa** with indoor and outdoor treatment rooms

- 24-hour valet services
- 24-hour security and multilingual concierge service

RESIDENCE FEATURES

- 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.**
- **Private high-speed elevator** access to most residences
- **8-foot-high double-door entry** to a spacious foyer in select units



SLEEK KITCHEN



- Premium European-designed cabinetry
- Elegant imported stone counter-tops and back-splashes
- **Sub-Zero** refrigerator and wine cooler
- State-of-the-art **Wolf appliances**

MASTER SUITE

Marble-top **midnight bar** with a sink, ice-maker, and refrigerator drawer



- **His and hers bathrooms** on our Line A.
- Designer sink fixtures
- Spa-inspired shower with wall-mounted handheld spray and large rain shower
- **High-performance toilet** with integrated bidet technology

FINE POWDER ROOMS & GUEST BATHROOMS

- Marble stone floors
- Stone-topped vanity with designer fixtures

DEVELOPERS



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 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.



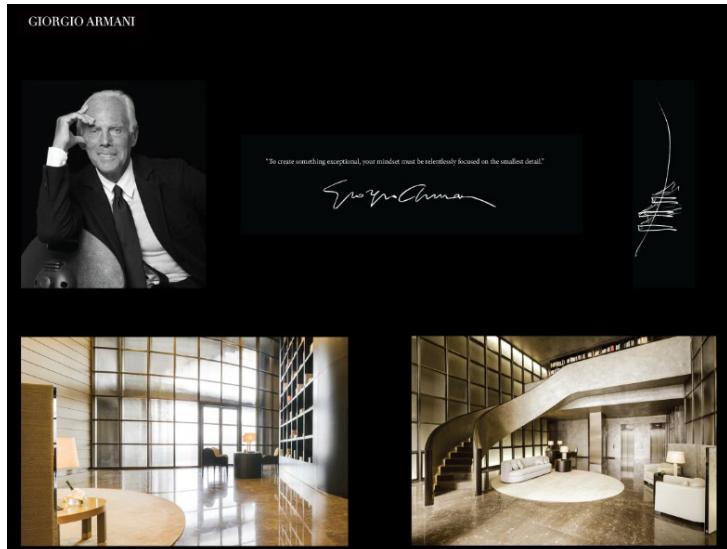
Jorge M. Pérez is the founder, Chairman, and CEO of The Related Group, the nation's leading developer of multifamily residences.

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.

INTERIOR DESIGN: GIORGIO ARMANI

Giorgio Armani is the president and CEO of one of the world's leading fashion and lifestyle design houses. He presides over a stable of collections that includes his signature Giorgio Armani line, Giorgio Armani Privé, Armani Collezioni, Emporio Armani, AJ | Armani Jeans, A/X Armani Exchange, and Armani/Casa.



Academy of Arts, Berlin's Neue Nationalgalerie, Rome's Terme di Diocleziano, Tokyo's Mori Arts Museum, and The Shanghai Art Museum.

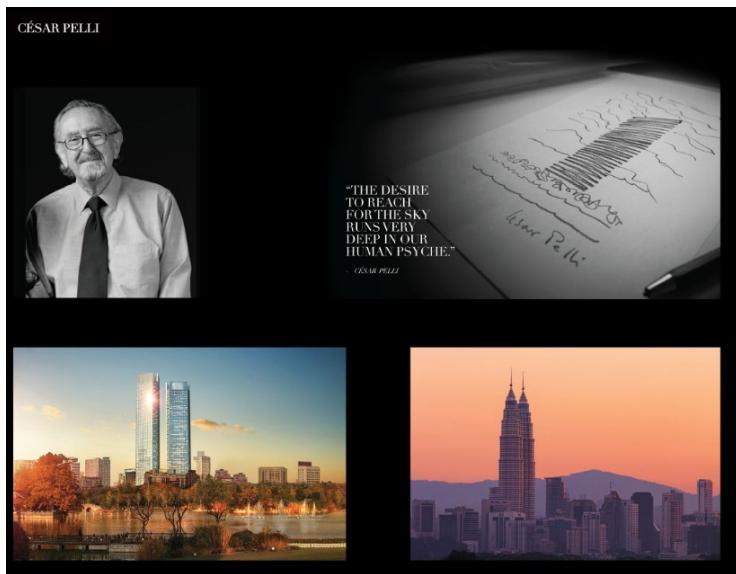
Mr. Armani's interior design work includes a series of Armani Hotels & Resorts created with Emaar Properties, for which he defined the style and mood of a new international chain of hotels, resorts, and luxury residences in the world's leading cities and tourist destinations.

In 2000, New York's Guggenheim Museum celebrated Mr. Armani's career with an exhibition that has since been seen worldwide, including at the Guggenheim Bilbao, London's Royal

ARCHITECT: CESAR PELLI

Led by César Pelli, Fred W. Clarke, and Rafael Pelli, Pelli Clarke Pelli Architects has designed many prestigious projects worldwide, including the World Financial Center in New York, the Petronas

Towers in Malaysia, and the International Finance Centre in Hong Kong.



The firm's work 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.

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, César 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.

SALES CENTER PICTURES



https://www.dropbox.com/sh/dp1u4i3lp_ar44a/AACRuDePOcyP_o53qxtsACGa?dl=0

RENDERINGS



https://www.dropbox.com/sh/dp1u4i3lp_ar44a/AACRuDePOcyP_o53qxtsACGa?dl=0

BROCHURE



<http://rbac.northeurope.cloudapp.azure.com/interactive.aspx?path=/Contents/9-Marketing%20Material/0-Main%20Brochure>

VIDEOS



<https://www.dropbox.com/sh/b2t9u/AACwrWHs6u40HXqXLMzXH3Wa?dl=0>

PANORAMIC VIEWS



<http://rbac.northeurope.cloudapp.azure.com/interactive.aspx?path=/Contents/4-Panoramic%20Views>

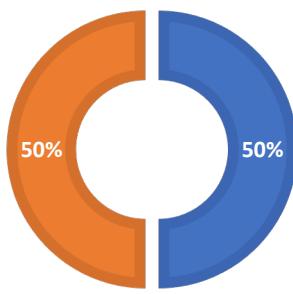
ARMANI/CASA PORTFOLIO



<http://rbac.northeurope.cloudapp.azure.com/interactive.aspx?path=/Contents/9-Marketing%20Material/2-Portfolio%20Armani%20Cas>

PAYMENT STRUCTURE

50% Deposit at Contract | 50% Deposit at Delivery



■ Contract
■ Delivery

DELIVERY

Delivery is projected to be around the month of November 2019

DECORATOR READY

All the units are delivered decorator ready, meaning by that, kitchen and bathrooms are finished and equipped. Other areas like living room and bedrooms are delivered without flooring, walls are delivered with a primer only, and basic lighting.

FLOORPLANS

<http://rbac.northeasteu.cloudapp.azure.com/interactive.aspx?path=/Contents/3-Residences>

RESIDENCE A	RESIDENCE C-MOD	RESIDENCE B	RESIDENCE C
LINE 00 4 BEDROOMS	LINE 01 3 BEDROOMS + DEN	LINE 02 4 BEDROOMS + DEN	LINE 03 3 BEDROOMS + DEN
SERVICE 5.5 BATHS	SERVICE 5.5 BATHS	SERVICE 5.5 BATHS	3.5 BATHS
<i>This residence grows 10 SF per floor.</i>	Floorplan	Floorplan	Floorplan
INTERIOR AREA 3,839 SF 356.65 M2	INTERIOR AREA 3,050 SF 283.35 M2	INTERIOR AREA 2,716 SF 252.32 M2	INTERIOR AREA 2,716 SF 252.32 M2
TERRACE AREA 896 SF 83.24 M2	TERRACE AREA 969 SF 90.02 M2	TERRACE AREA 765 SF 71.07 M2	TERRACE AREA 765 SF 71.07 M2
TOTAL RESIDENCE 4,735 SF 439.90 M2	TOTAL RESIDENCE 4,019 SF 373.37 M2	TOTAL RESIDENCE 3,481 SF 323.40 M2	TOTAL RESIDENCE 3,481 SF 323.40 M2
LOWEST PRICE & FLOOR AVAILABLE:	LOWEST PRICE & FLOOR AVAILABLE:	LOWEST PRICE & FLOOR AVAILABLE:	LOWEST PRICE & FLOOR AVAILABLE:
UNITAD 3700 \$5,675.000	UNIT 301 \$3,450.000	UNIT 3402 \$3,975.000	UNIT 4203 \$3,750.000
HOA \$3,154 \$0.82/SF	HOA \$2,347 \$0.77/SF	HOA \$2,550 \$0.94/SF	HOA \$2,160 \$0.80/SF

PENTHOUSE 01

**5 BEDROOMS + FLEX ROOM +
SERVICE
7.5 BATHS**

[FLOORPLAN](#)

55TH AND 56TH FLOOR
WEST/NORTH/EAST VIEW

INTERIOR AREA
6,138 SF | 570.23 M2

TERRACE AREA
2,566 SF | 238.38 M2

TOTAL RESIDENCE
8,704 SF | 808.62 M2

UNIT 5600 \$12,300.000

HOA \$4,372.26 | \$0.71/SF

PENTHOUSE 02

**5 BEDROOMS + FLEX ROOM +
SERVICE
7.5 BATHS**

[FLOORPLAN](#)

55TH AND 56TH FLOOR
WEST/SOUTH/EAST VIEW

INTERIOR AREA
5,641 SF | 524.06 M2

TERRACE AREA
3,522 SF | 327.65 M2

TOTAL RESIDENCE
9,163 SF | 851.72 M2

UNIT 5604 \$11,000.000

HOA \$4,676.26 | \$0.82/SF

Prices and availability are subject to change without any prior notice