



Jade Signature

Developed by Fortune International Group

Site Address: 16901 Collins Avenue – Sunny Isles Beach, FL 33160

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

Deposits:

10% at contract

15% 30 days after contract execution

15% 90 days after contract execution

10% 180 days after contract execution

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

Maintenance: \$0.84 / square foot

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

Upper Penthouse:

Spacious floor plan spans the entire 56th and a portion of the 57th 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
Up to 12-foot ceilings
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

Lower 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