

PALAZZO DEL SOL



Fact Sheet

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not an offering in any state in which registration is required but in which registration requirements have not yet been met. This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made in New York until an offering plan is filed with the New York State Department of Law.

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DEVELOPER:	PDS Development, LLC
ARCHITECT:	Kobi Karp Architecture & Interior Design
COMMON AREA DESIGNER:	Antrobus + Ramirez
UNIT DESIGNER:	Augusto Busnelli, Pepe Calderin & Antrobus + Ramirez
LANDSCAPE ARCHITECT:	Enea Garden Design
GENERAL CONTRACTOR:	ASR Construction, LLC
SALES & MARKETING:	Dora Puig, PA, Fisher Island Real Estate, LLC
LAND:	8.1 acres (<i>PDS + PDL</i>)
STORIES:	10
TOTAL UNITS:	47
UNIT MIX:	
• Residences:	3 - 7 bedroom units
• Lanai:	2 units with over 11' ceilings - West lanai with over 12,800 sq ft of terrace - East lanai with over 3,700 sq ft of terrace
• Units A, B, & C:	28 units with approximately 10' ceilings <i>East, North or West exposure</i>
• Units D & E:	10 combo units with approximately 10' ceilings <i>East, North or West exposure</i>
• Penthouses + Rooftop:	3 penthouses with ceilings rising up to approximately 18' <i>East, North or West exposure</i>
DEPOSITS:	40%
ESCROW AGENT:	First American Title Insurance Co.
ESTIMATED COMPLETION:	First quarter of 2016

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BUILDING SERVICES & AMENITIES

BUILDING SERVICES

- Six-star multilingual full-service concierge
- Butler-staffed aperitivo bar and lounge
- Valet parking service with optional self-parking

BUILDING AMENITIES

- Fitness center designed by "The Wright Fit"
- Private massage rooms
- Hair and makeup salon
- State-of-the-art movie theater with superior sound quality and luxury seating
- Meeting room for 6-8 with video conferencing capabilities and integrated media systems
- Fur coat storage
- Children's playroom designed by "Kidville"

OUTDOOR AMENITIES

- Covered waterfront entertaining lounge
- Zero-edge heated lap pool fronting Government Cut
- Poolside cabanas available for purchase
- Exclusive "Central Park" with outdoor pavilions and kitchen for entertaining
- Lushly landscaped walking gardens designed by Enzo Enea wrapped in Ipe wood decking

UNDERGROUND AMENITIES

- Underground parking for vehicles and golf carts
- Air-conditioned storage spaces available for purchase
- Charging stations for electric cars and golf carts in underground parking
- On-site emergency generator for safety lights and elevators

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RESIDENCE FEATURES

- Private elevator entrances with zero tolerance doors
- Panoramic water and city views
- Floor to ceiling glass window system by "Tecno Glass"
- Hurricane resistant windows and sliding glass doors
- "Lualdi" interior doors and hardware
- Water and mold resistant drywall with level 5 finish
- Sound attenuation with acoustic rating of STC 55 between units
- High efficiency HVAC with Nest thermostat and linear air diffusers
- "Apure" lighting systems design by "Porsche Design Studio"
- "Boffi" *Xila* collection kitchens:
 - "Gaggenau" appliances
 - "Sub-Zero" refrigeration and wine coolers
 - "Blum" self-closing hardware
- Luxuriously-appointed master bathrooms:
 - "Boffi" *Iceland* stand-alone soaking tub designed by Piero Lissoni
 - "Boffi" wall-mounted vanities
 - "Starfire" glass vanity mirror with built-in LED lighting
 - Statuary book-matched marble
 - "Listone Giordano Oak Creta" wood flooring
 - "Starfire" frameless glass shower doors and infinity floor drain
 - "Dornbracht" rain shower and plumbing controls
 - "Duravit" porcelain plumbing fixtures
 - "Duravit" toilets with integrated bidet functions
- Secondary bathrooms:
 - "Boffi" wall-mounted vanities with white Cristalplant counters
 - "Starfire" frameless glass shower doors
 - "Dornbracht" and "Duravit" plumbing fixtures
 - Italian-quarried statuary marble
- Floor plan customization and upgrades available thru ASR Interiors
- PDS signature golf cart
- Penthouse and lanai residences:
 - Private zero edge stainless steel heated pools by "Bradford"
 - Summer Kitchens (*Penthouses and west lanai only*)
 - Outdoor entertaining spaces designed by Enzo Enea
 - Private air-conditioned garage and air-conditioned storage
 - Rooftop terraces with panoramic views (*Penthouses only*)



Fisher Island is a 216-acre private island resort community offering the most exclusive amenities in the southeastern United States. Anchored by the world-class Fisher Island Club, this 5-star resort recently completed an extensive \$60 million renovation, including:

THE HISTORIC VANDERBILT MANSION

Built in 1935 to the design of famed Palm Beach architect Maurice Fatio, the Mansion is home to the Garwood Lounge, the City View Café, the Snooker Club, Café Tangier, the Library and the Ballroom.

THE FISHER ISLAND CLUB HOTEL

A member of "The Leading Hotels of the World", this 15-room boutique property boasts four historic cottages, six courtyard villas and a guest house with five junior suites.

THE LINKS

This par 35 championship nine-hole golf course designed by P.B. Dye includes a double-ended driving range, putting green, clubhouse, pro shop and the Golf Grill.

THE TENNIS CENTER

This world-class tennis facility features 18 lighted courts, including 2 grass, 2 hard and 14 Hydro Har-Tru courts, as well as a pro shop.

SPA INTERNAZIONALE

The 24,000 square-foot Mediterranean-style spa retreat offers a full range of health and wellness services and body treatments, in addition to a state-of-the-art fitness center with personal training and aqua therapy.

MARINAS

Two marinas with over 100 slips: one residents-only marina and one deep-water marina accommodating yachts over 200 feet.

BEACHES

Fisher Island has over one mile of pristine white sand beaches, with a full-service beach at the Beach Club.

DINING VENUES

Seven unique dining establishments range from casual to elegant, for every palate and occasion: Beach Club, Café Porto Cervo, City View Café, Garwood Lounge, Golf Grill, Sunset Bar and La Trattoria.

TOWN CENTER

A waterfront dining and retail destination set alongside the Island's resident marina. Town Center includes the Island Market, La Trattoria, Porto Cervo, Regions Bank and Rey's Dry Cleaners.

CONFERENCE CENTER

Located at the Tennis Center, this fully equipped corporate board room comfortably accommodates up to 40 people and is equipped with audio-visual technology.

VANDERBILT PARK

There's something for everyone to enjoy at this community park, including a children's playground, exercise area, dog park, basketball court and volleyball court.

FISHER ISLAND DAY SCHOOL

This fully accredited private school currently has over 80 students enrolled in its toddler through fifth grade programs.

U. S. POST OFFICE

FIRE STATION

FISHER ISLAND AUTO FERRY AND PUBLIC SAFETY

This facility operates 24 hours a day, seven days a week.