



PRIVÉ™

AN ISLAND BEYOND EXTRAORDINARY

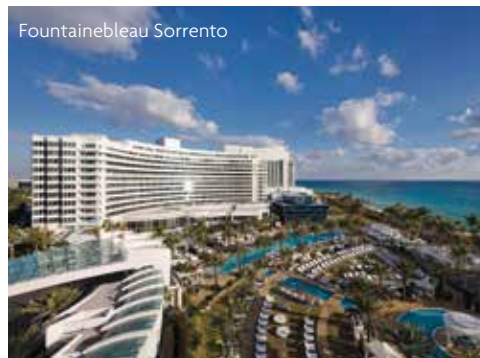
Privacy Born Not of Walls, But of Open Air, Sea & Sky

PRIVÉTM

DEVELOPERS

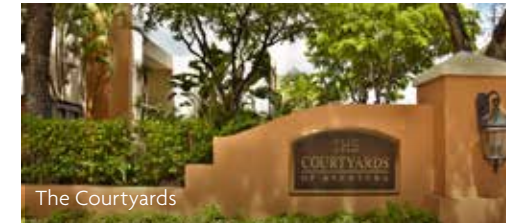
BH3

Led by principals Gregory Freedman, Charles Phelan and Daniel Lebensohn, BH3 is an opportunistic real estate firm with a core focus on acquiring real estate in South Florida and New York City. In addition to Privé at Island Estates, the firm's impressive portfolio includes Trump Hollywood, Terra Beachside 6000 Collins, Fontainebleau Sorrento and 1805 Ponce. The company has successfully sold in excess of \$400 million of high-end condominiums in the past three years and spearheads the design, development & sales and marketing initiatives of Privé.



Gary Cohen

Gary Cohen is the developer of Island Estates and the principal of N. Island Corp. The South Island of Island Estates consists of 21 exclusive mansions and a marina that services both the North and South Islands. As one of the founding families of Aventura, the Cohen family has participated in South Florida development since the early 1960's, resulting in approximately 1,000 acres of land development and planning of high rise condominiums, multifamily, single family homes, shopping centers and commercial offices. Gary Cohen has vast experience and expertise in ground-up development and is an integral part of the construction process for the project and is complimented by a top-tier project manager.





PRIVÉ FROM THE WEST



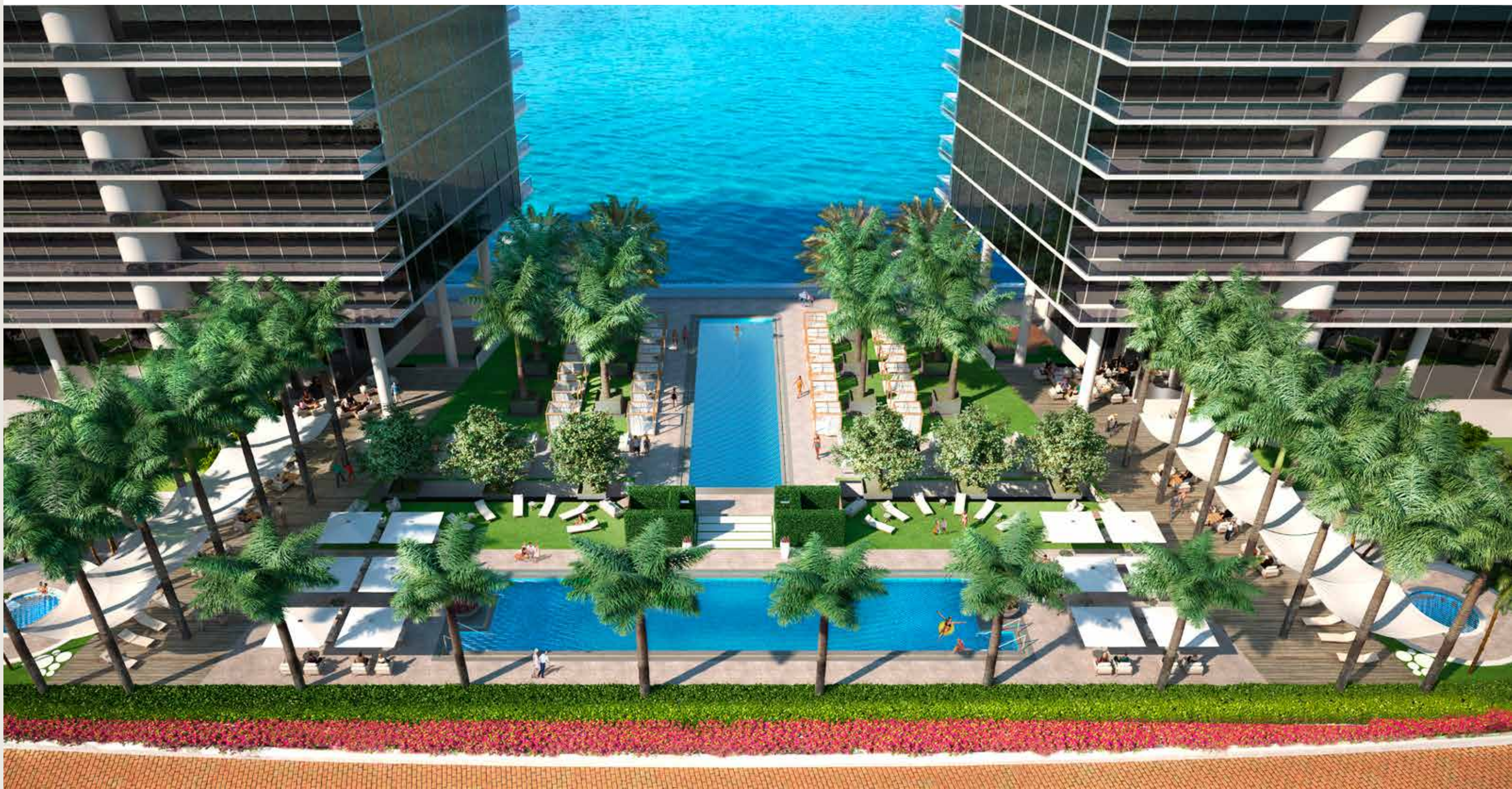
PRIVÉ FROM THE NORTH



PRIVÉ FROM THE EAST



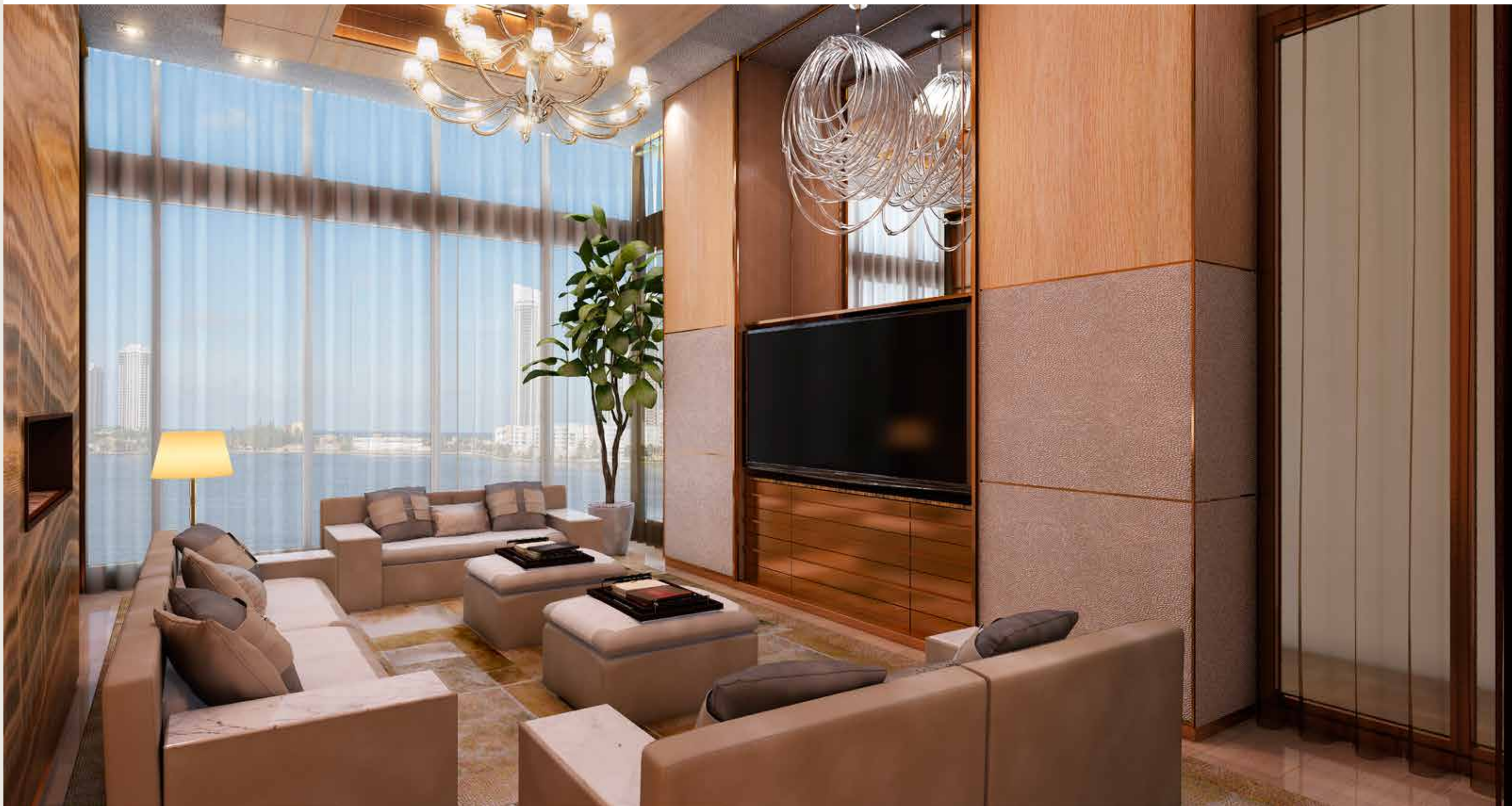
PRIVÉ LOBBY, VIEW TO THE EAST



PRIVÉ POOL TERRACE



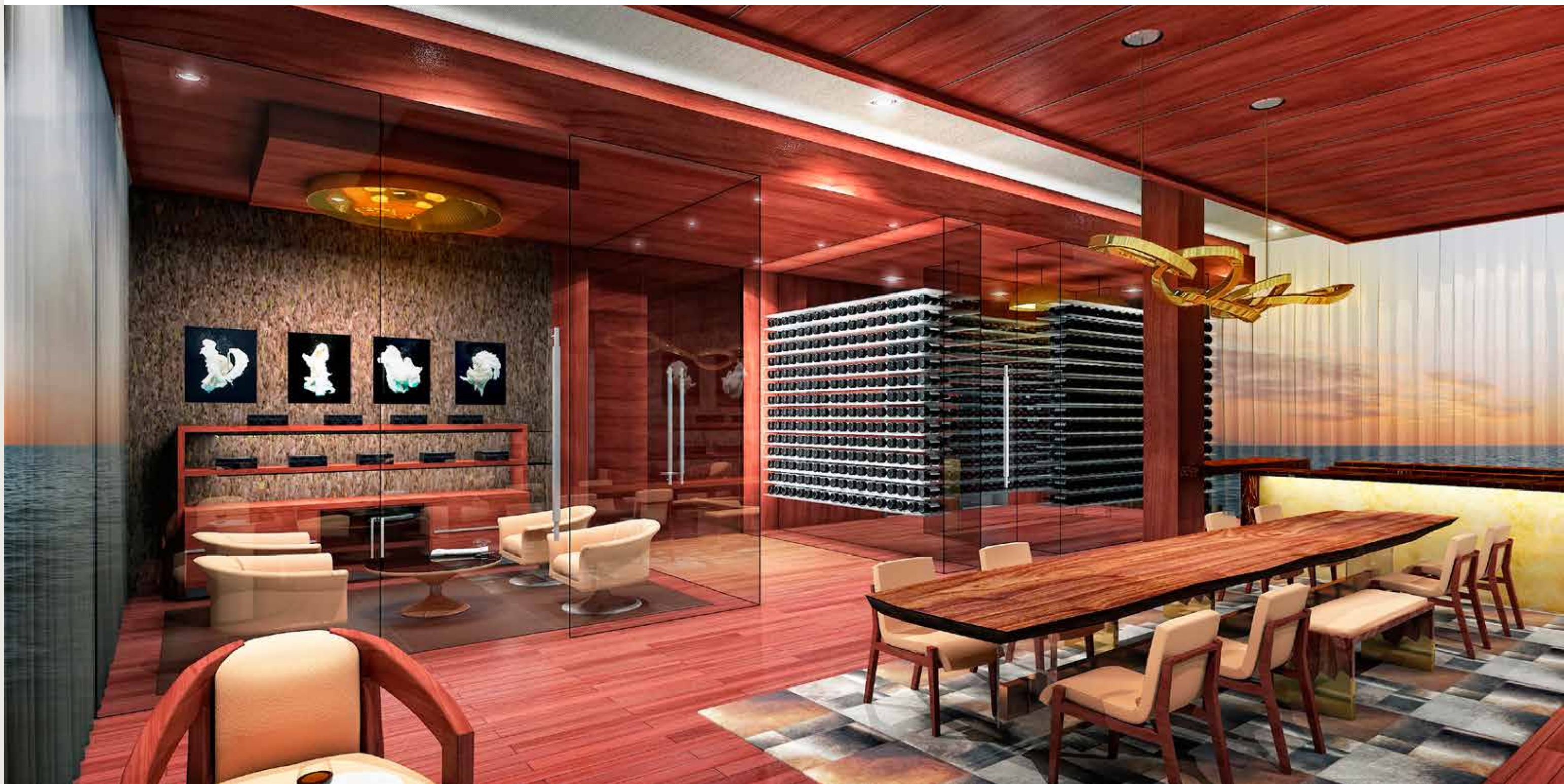
PRIVÉ MAIN SOCIAL ROOM



PRIVÉ MEDIA SOCIAL ROOM



PRIVÉ BILLIARD SOCIAL ROOM



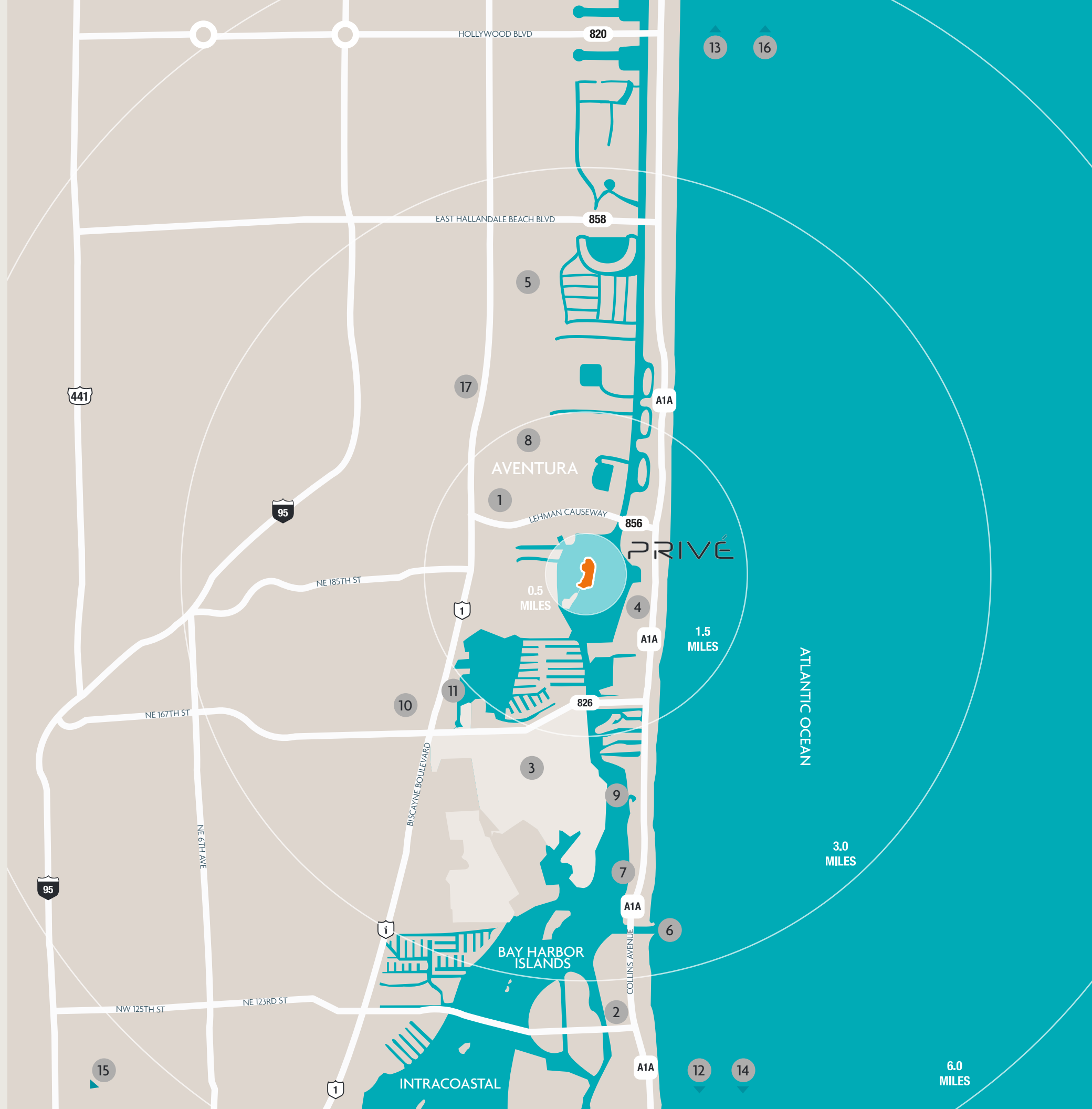
PRIVÉ WINE/CIGAR ROOM



PRIVÉ WINE/CIGAR ROOM



PRIVÉ FITNESS CENTER



- 1 Aventura Mall
- 2 Bal Harbour Shops
- 3 Oleta State Park
- 4 Sunny Isles Beach
- 5 Gulfstream Park Racing, Casino & Village
- 6 Haulover Inlet
- 7 Haulover Beach Marina
- 8 Turnberry Isle Golf Course
- 9 Intracoastal Waterway
- 10 Arthur Snyder Tennis Center
- 11 Dog Park at East Greynolds Park
- 12 Downtown Miami/Brickell
- 13 Fort Lauderdale
- 14 South Beach
- 15 Miami International Airport
- 16 Fort Lauderdale/Hollywood International Airport
- 17 Aventura Hospital & Medical Center



OVERVIEW

The sole address on South Florida's last undeveloped private island, Privé is an exclusive lifestyle offering with world-class services, five-star amenities and absolute privacy, all surrounded by open air, sea and sky. Privé is a secluded enclave of 160 grand residences in twin, 16-story towers. The residences range in size from 2,585 to over 9,000 square feet of indoor space, plus expansive terraces. All residences feature private elevator entries, flow-through floor plans with 10-foot glass from floor to ceiling, expansive east/west water views, European kitchens and bathrooms, and outdoor summer kitchens.

LOCATION

Situated on an eight-acre private island in the Intracoastal Waterway, Privé is ideally located at the epicenter of Aventura, accessible through the gated enclaves of Williams Island and Island Estates. From this enviable location, Privé residents can enjoy immediate access to the adjacent and neighboring marinas, Aventura Mall, Turnberry Country Club & Resort, Gulfstream Park, along with a myriad of fine dining options and boutiques. Within twenty minutes of Privé, one can be at the Miami or Fort Lauderdale International airport, Las Olas Boulevard, Downtown Miami, Bal Harbour, the Miami Design District, Midtown Miami, Coconut Grove, Coral Gables, or Miami Beach.

PROPERTY FEATURES & AMENITIES

Access via private road, attended gatehouse and private bridge
Full-service valet
Five-star concierge
24-hour security – roving and permanent
Poolside Café – in-home service and light catering available during certain hours
Beach-entry pool
North-South lap pool
Outdoor whirlpool
Lighted tennis court
Jogging trail
Private jetty for guest boat landing and fishing
Private marina with boat slips available for purchase (limited availability)
Nature path*
Private beach & beach club *
Pet grooming arena
Kids' playground
Private garages available for purchase

BUILDING FEATURES & AMENITIES

The following features & amenities are contained in both Privé towers:

Two-story, 10,000-square-foot gym/spa containing:
Men's and women's steam and sauna
Massage treatment rooms
Aerobic & cardiovascular equipment
Weight facility
Fitness studio
Toddlers' playroom visible from the fitness studio
Social room – billiards, board games, HD television
Private dining room with catering kitchen
Dining terrace
Wine cellar and tasting room
Cigar lounge
Guest suites – available for purchase by residents only
Business center

RESIDENCES

Prices start at \$1.7 Million
Unit sizes ranging from 2,585 to over 9,000 square feet
Average unit size approximately 3,400 square feet
160 total units (80 units per building)
10-foot ceilings
10-foot-deep balconies
Floor-to-ceiling glass on all exterior walls
Penthouse units have private rooftops and pools
Intracoastal, Bay, and Ocean views
Spacious, open-plan living, dining, and kitchen areas
Private elevator access
Modern, custom-designed cabinetry and European-style kitchens
Outdoor summer kitchens
Service suites

** Subject to DERM approval and other governmental agencies*