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ON AN ISLAND IN A VILLAGE TOGETHER

For decades, Key Biscayne has defined exclusivity. Its island beauty, village ease and beach clubs have always painted the ideal picture for those who value intimacy as much as luxury.

Oceana was invisioned with the culture of exclusivity in mind. It was then reimagined for the modern elite.

Discover the newest condominium residences to be built on Key Biscayne in nearly a decade. Own a rare opportunity for a modern home in one of Miami's most distinguished communities.





Eduardo Costantini
Chairman of Consultatio

AS UNIQUE AS A PIECE OF ART

Dear Sir or Madam,

I would like to personally introduce you to my latest residential project, Oceana Key Biscayne. From concept to completion, these luxury condominiums and villas will reflect the union of two of my biggest passions, art and real estate.

In addition to being a collector and patron of fine art, I am also known for my personal method of selecting pieces of art. I aim to discover the best artistic moment of the artist and their best piece, and I bring that same philosophy to real estate.

That is how I see Oceana Key Biscayne:

As the last available piece of paradise on Key Biscayne, Florida, with the finest in architecture, interior design, landscape and construction quality.

I hope you appreciate its rare beauty as deeply as I do and the captivating moment spent in the tranquility of this exclusive environment. To step into Oceana Key Biscayne is to step into a priceless work of art.

I hope you and your family choose to make it your own.

Sincerely yours,

Eduardo Costantini



Beatriz Milhazes Rio de Janeiro, Brasil, 1960 – Lives in London. *O Magico*, 2001. *El mago*, Graphite and ink on paper. 188cm x 298cm. Colección Eduardo F. Costantini, Buenos Aires.

AS UNIQUE AS A FAMILY MOMENT



Oceana Residences is located nestled within the heart of this island village, near an array of restaurants, shopping and enjoyment. Dine on American, French, Italian or the famous Argentine style restaurants Novecento and Patagonia. Feast on the best sunset view in Miami at The Rusty Pelican. Turn a lunch date into a day of pampering at The Ritz-

Carlton's, Key Biscayne's restaurants and spa. When the Atlantic Ocean and Biscayne Bay are your neighbors, the water feels like another home. Enjoy sailing, kite surfing and paddleboarding. Book a tee time where golf's greats have swung the irons on the 18 holes of the bayside Crandon Golf Club. Play all day at the Miami Seaquarium. Ride

Key Biscayne's bicycle paths. See the view from the top of the Cape Florida Lighthouse or explore the natural side of Florida within Bill Baggs State Park. Whether you have the soul of an artist or the heart of an adventurer, a taste that loves to be pampered or a family that loves to play, you've found your perfect habitat on Key Biscayne.

An aerial photograph of a tropical beach. A white lighthouse with a black top stands on a small island of land. The beach is crowded with people and many colorful umbrellas. The water is a vibrant turquoise color, and the sky is a clear blue. The text "CLOSE TO DOWNTOWN MINUTES AWAY FROM SOUTH BEACH BUT SOMEHOW, A WORLD AWAY." is overlaid in white, sans-serif capital letters on the left side of the image.

CLOSE TO DOWNTOWN
MINUTES AWAY FROM
SOUTH BEACH
BUT SOMEHOW,
A WORLD AWAY.

Key Biscayne is a self-contained island paradise. When your thirst for excitement can't be contained, remember you're just a short drive from all of Miami's pulse points. Cross the causeway and head south to Gucci, Lacoste, Neiman Marcus, luxe décor and more at The Village of Merrick Park in Coral

Gables. Turn north toward the art galleries, design studios and nightlife of Wynwood and the Miami Design District.

Catch breathtaking performances at the Adrienne Arsht Center and world-class exhibitions at the Miami Art Museum. Heat

things up with pro basketball at American Airlines Arena. Don't forget South Beach's legendary world of excitement is always eager to please.

From the sizzle, to the action, to the culture, Miami is your perfect playground next door.



The Location

ON A LUSH BARRIER ISLAND.
BETWEEN THE OCEAN AND THE BAY.
A LIFE WITHOUT BOUNDARIES.

Lush and wild, refined and luxurious, flip flops by day, stilettos by night, a place to raise a glass and raise a family. One island, a thousand possibilities.

Attractions in Key Biscayne

Bill Baggs Cape Florida State Park
Cape Florida
Cape Florida Lighthouse
Crandon Park Beach
Crandon Park Golf Course at Key Biscayne
Crandon Park Marina
Crandon Park Tennis Center
Miami Seaplane Tours
Rickenbacker Causeway Beach

Attractions near Key Biscayne

American Airlines Arena
Miami Seaquarium
Vizcaya Museum and Gardens
Miami Science Museum & Planetarium
The Shops at Mary Brickell Village
Dinner Key Marina
Cocowalk Shopping Center
Village of Merrick Park
Miami Dade Community Freedom Tower Gallery
Port of Miami & Cruise Ship terminals
Bayside Marketplace
Miami Children's Museum





OCEANA
RESIDENCES



10.3 ACRES
1 BUILDING
12 VILLAS

Your features include

Green Building: first LEED-Certified in Key Biscayne
Gated property
500-feet private beach
Overwhelming open space
Extensive lawned areas / lush landscaping
Oversized relaxation pool and pool deck
Pool restaurant
Beach service
Ocean-view fitness center
Spa service
Lap Pool
Putting Green
Tennis court
Reception and Concierge services
Underground assigned parking
Valet & golf cart parking
Party room
Kids room
Media room
Art Collection
Private unit elevator & lobby
Service elevator
Oversized balconies



"A BUILDING DESIGNED
TO BE A REFLECTION
OF THOSE WHO CALL
IT HOME."

– Bernardo Fort-Brescia



www.miamicondoinvestments.com

500 ft OF
BEACH FRONT
PROPERTY

A PLACE DESIGNED TO
MIRROR WHO YOU ARE



PRIVATE TERRACES WITH STUNNING OCEAN VIEWS

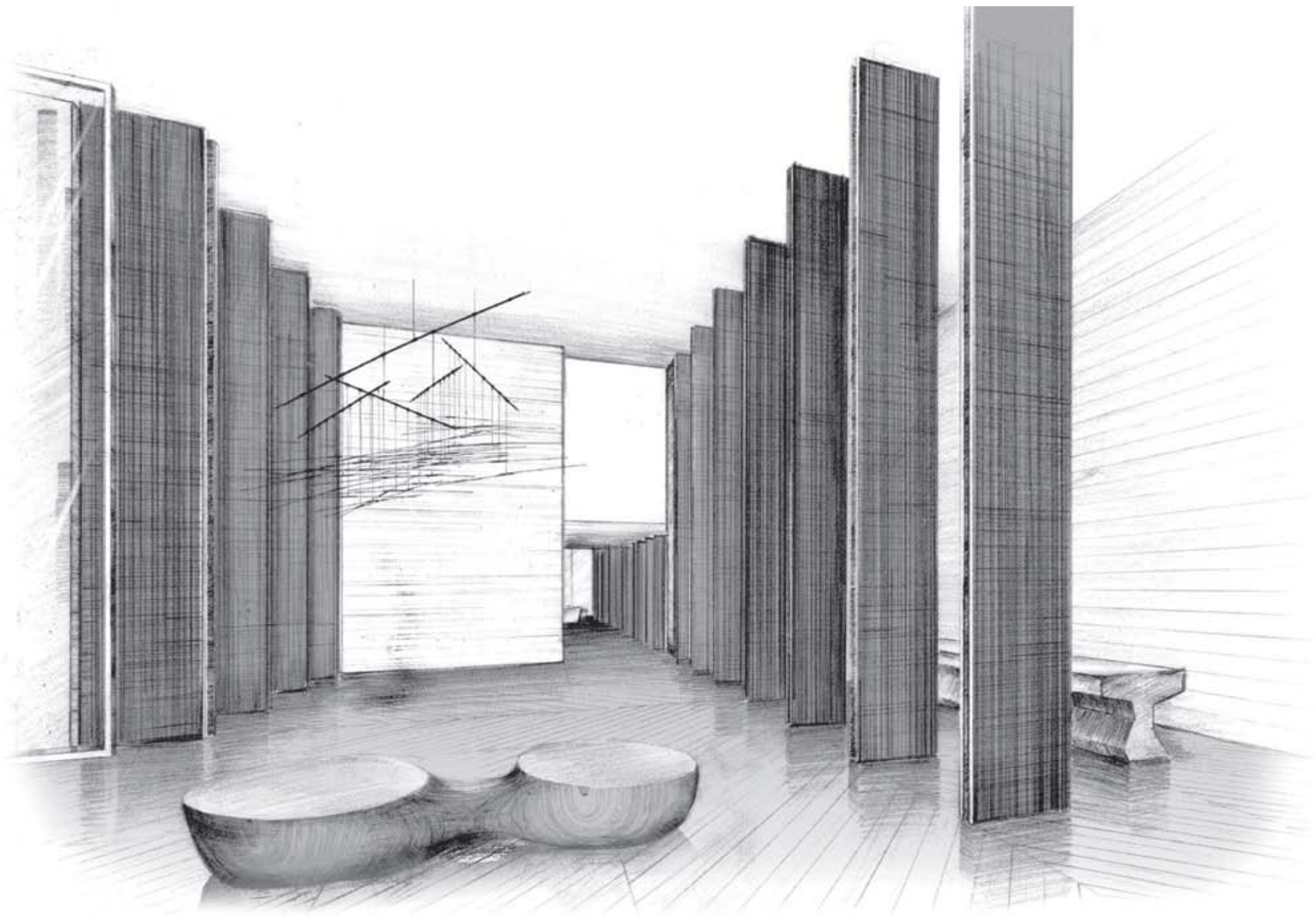


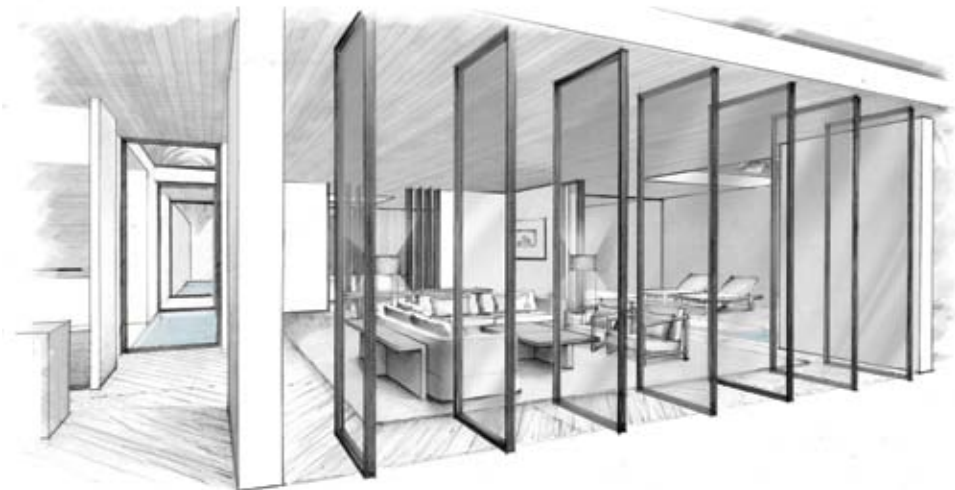
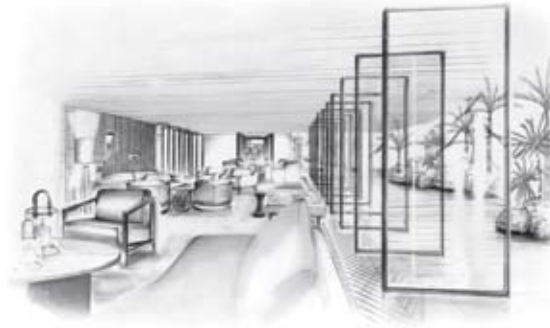
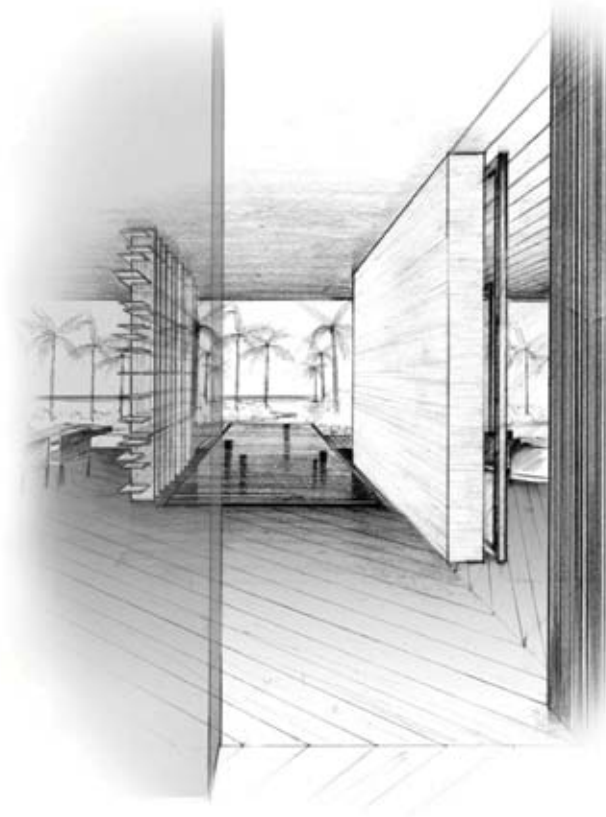
MODERN ARCHITECTURE DESIGN AND CONNECTION WITH THE OCEAN BREEZE



AS UNIQUE AS LOVE
AT FIRST SIGHT









Unit North View

AS UNIQUE AS AN INSPIRING
OCEAN SUNRISE



Penthouse Terrace



Penthouse Terrace

AMENITIES THAT GO ABOVE AND BEYOND ONE'S EXPECTATIONS



Main Pool



Fitness Center & SPA



Pool Restaurant



Cabanas

ALL OF THESE DETAILS
AND MOMENTS TOGETHER
MAKE OCEANA AS UNIQUE
AS A PIECE OF ART

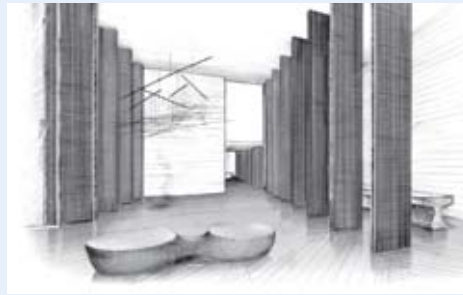


WHAT YOU WANT WHAT YOU NEED AND EVERYTHING YOU DESERVE



Exterior

Dynamic yet subtle, Oceana Residences brings Key Biscayne into a new era of contemporary luxury. Stately palms line the grounds. Glass balconies wrap around the building. The pool deck invites you to exhale on a chaise longue or take a deep breath and step into Oceana residences' exclusive piece of the ocean.



Interior Spaces

Created by celebrated interior design firm Yabu Pushelberg, Oceana Residences' lobby and common spaces feature distinctive art pieces, contrasting earth tones, and soaring ceilings that create a stunning first impression.



Residences

Private elevators lead to open-space / modern design units, framed with floor-to-ceiling windows and spacious balconies overlooking blue skies or waters. Your beautiful kitchen will feature state of the art appliances and Euro-style cabinets. And master baths as open and airy as a walk on the beach.



Lifestyle

Oceana Residences combines it all: perfect location, your own beach and blue ocean, exclusive resort-style amenities and high-end features and services. This may become the second home you never want to leave.

The Team

EDUARDO COSTANTINI
BERNARDO FORT-BRESCIA
YABUPUSHELBERG

www.consultatio.com.ar

www.arquitectonica.com

www.yabupushelberg.com



Eduardo Costantini

Eduardo Costantini was born in Buenos Aires, where he grew up and studied Economics. He later earned a Master's degree in the same discipline at East Anglia University. In 1975 he established a brokerage house, Consultatio Bursatil, which he later re-established as an asset management firm in 1991. That was the same year in which he assumed the vice presidency of Banco Francés del Río de la Plata.

He then ventured into the real estate market and has done some of the most prominent developments in Argentina, such as Nordelta district, and the construction of twin luxury office towers in Catalinas Norte office park. E. Costantini is an art collector. In 1995 he created the Eduardo F. Costantini Foundation, which he presides in 2001, he opened the Malba-Colección Costantini, Latinamerican Art Museum of Buenos Aires which is a private cultural nonprofit institution that exhibits as its heritage foundation the Colección Costantini. He resides in Argentina from where he leads developments around the world.

He is a member of the International Advisory Board of the Museum of Modern Art, MoMA, N.Y.



Bernardo Fort-Brescia

Bernardo Fort-Brescia is a founding member of Arquitectonica. He did his early studies in Peru and Europe. He then studied architecture and urban planning at Princeton University and received a Master of Architecture from Harvard University where he later taught. He first came to Miami in 1975 to teach at the University of Miami. He founded Arquitectonica in 1977 in Miami with his partners.

He has been Fellow of the American Institute of Architects since 1992 and is a recipient of the American Institute of Architect's Honor for Design Award and the Silver Medal for Design Excellence. Bernardo is designing prominent buildings in New York, Chicago, Atlanta, Miami, Las Vegas, Los Angeles, San Francisco, Paris, Madrid, Milan, Dubai, Abu Dhabi, Singapore, Hong Kong, Shanghai, New Delhi, and Buenos Aires.



YabuPushelberg

Walking the fine line between edgy and elegant, Yabu Pushelberg artfully reconciles opposites. George Yabu founded the Toronto firm with Glenn Pushelberg in 1980, after graduating from Ryerson Polytechnic. Both launched their careers with private practices: Yabu in residential design and Pushelberg in retail. They later fortuitously met and opened their joint studio, now headquartered in New York. The duo's design compatibility is grounded in a shared commitment to experimenting with materials, processes and ideas.

This innovative approach has garnered numerous accolades for Yabu Pushelberg. These include a coveted James Beard Foundation design award as well as the International Hotel/Motel & Restaurant Show's Gold Key Award for Excellence in Hospitality Design.



OCEANA
RESIDENCES

01S

SOUTH TOWER

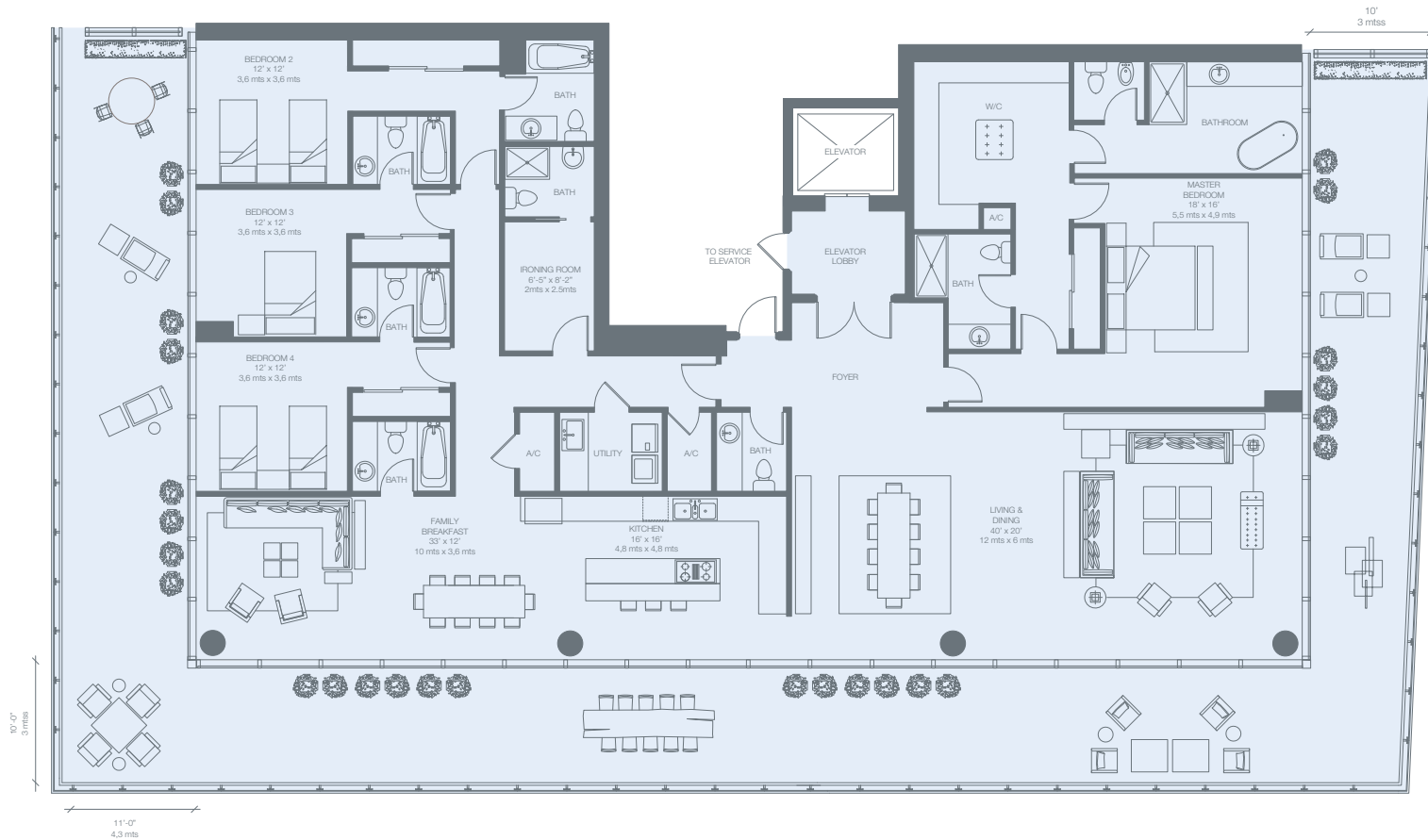
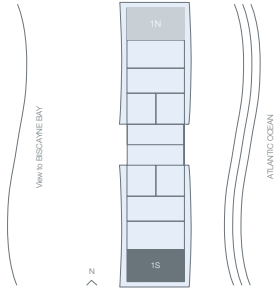
4th to 12th Floor

PRIVATE PARKING

RESIDENCE 4,070 sq. ft. 378 sq. mt.

TERRACE 2,070 sq. ft. 192 sq. mt.

Total 6,140 sq. ft. 570 sq. mt.



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For the square footage of the "Unit" calculated in the manner set forth in the Declaration, see Exhibit "3" to the Declaration. Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate, and all floor plans and development plans are subject to change.

02S

SOUTH TOWER

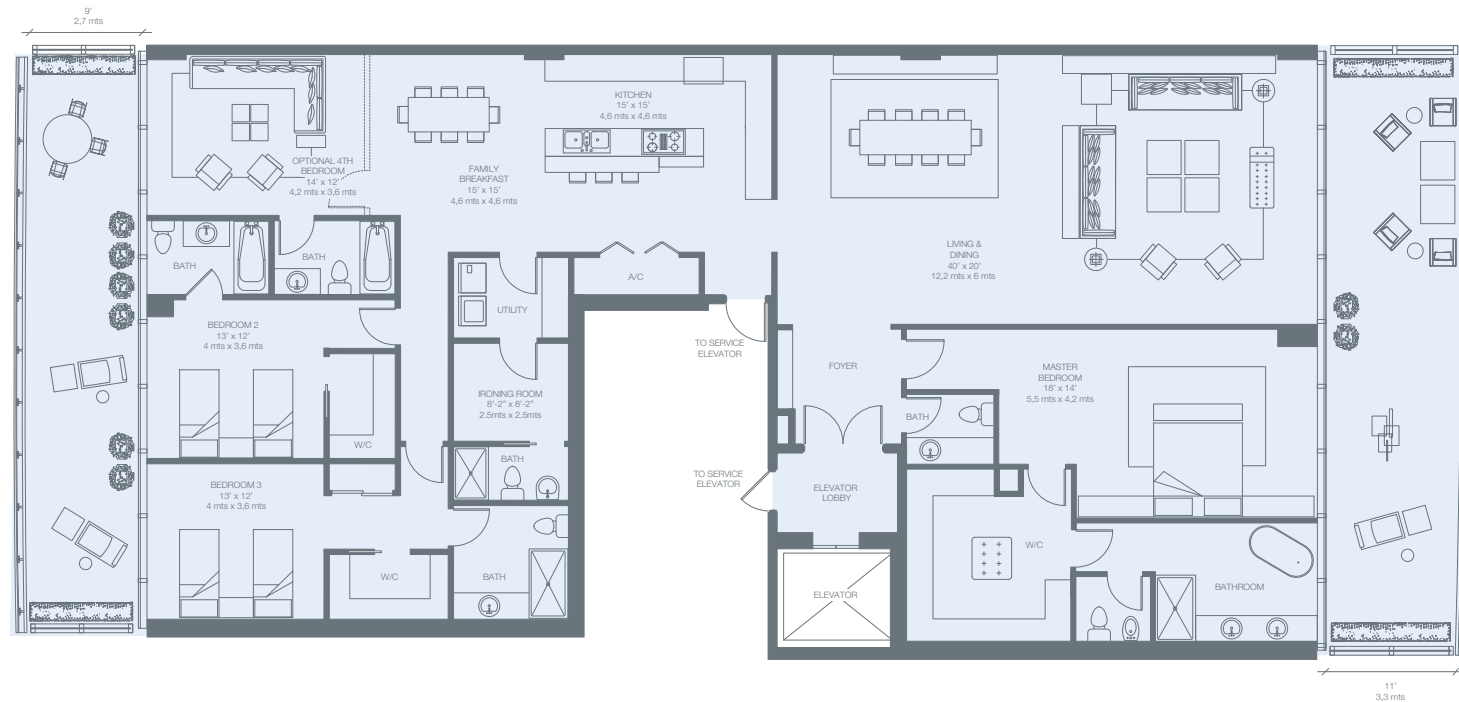
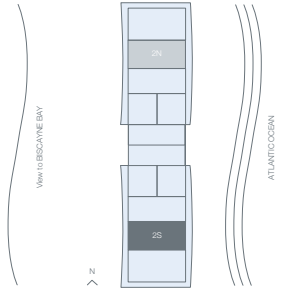
4th to 12th Floor

PRIVATE PARKING

RESIDENCE 3,600 sq. ft. 334 sq. mt.

TERRACE 892 sq. ft. 83 sq. mt.

Total 4,492 sq. ft. 387 sq. mt.



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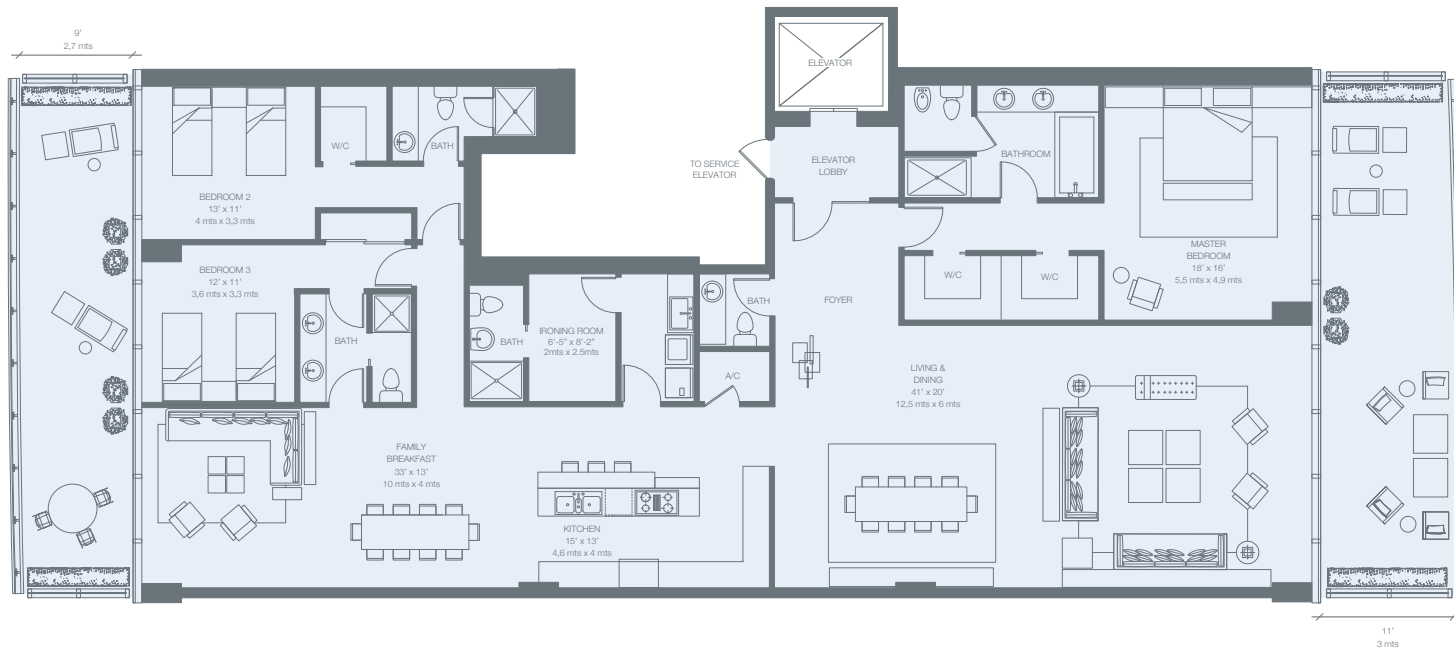
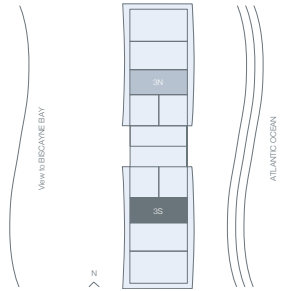
4th to 12th Floor

PRIVATE PARKING

RESIDENCE 3,226 sq. ft. 298 sq. mt.

TERRACE 778 sq. ft. 72 sq. mt.

Total 4,004 sq. ft. 370 sq. mt.

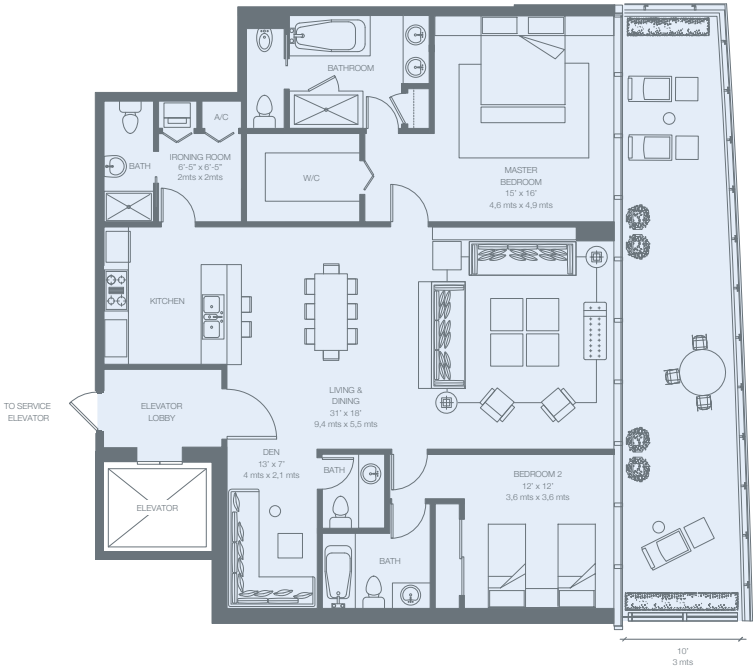
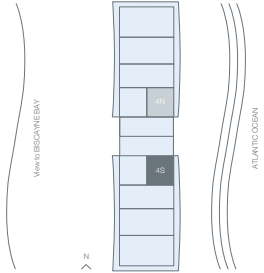


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O4S

SOUTH TOWER

4th to 12th Floor	RESIDENCE	1,828 sq. ft. 170 sq. mt.
	TERRACE	452 sq. ft. 42 sq. mt.
PRIVATE PARKING	Total	2,280 sq. ft. 212 sq. mt.



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05S

SOUTH TOWER

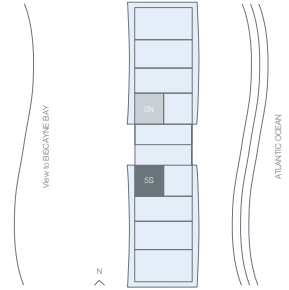
4th to 12th Floor

PRIVATE PARKING

RESIDENCE 1,885 sq. ft. 175 sq. mt.

TERRACE 498 sq. ft. 46 sq. mt.

Total 2,383 sq. ft. 221 sq. mt.



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06S

SOUTH TOWER

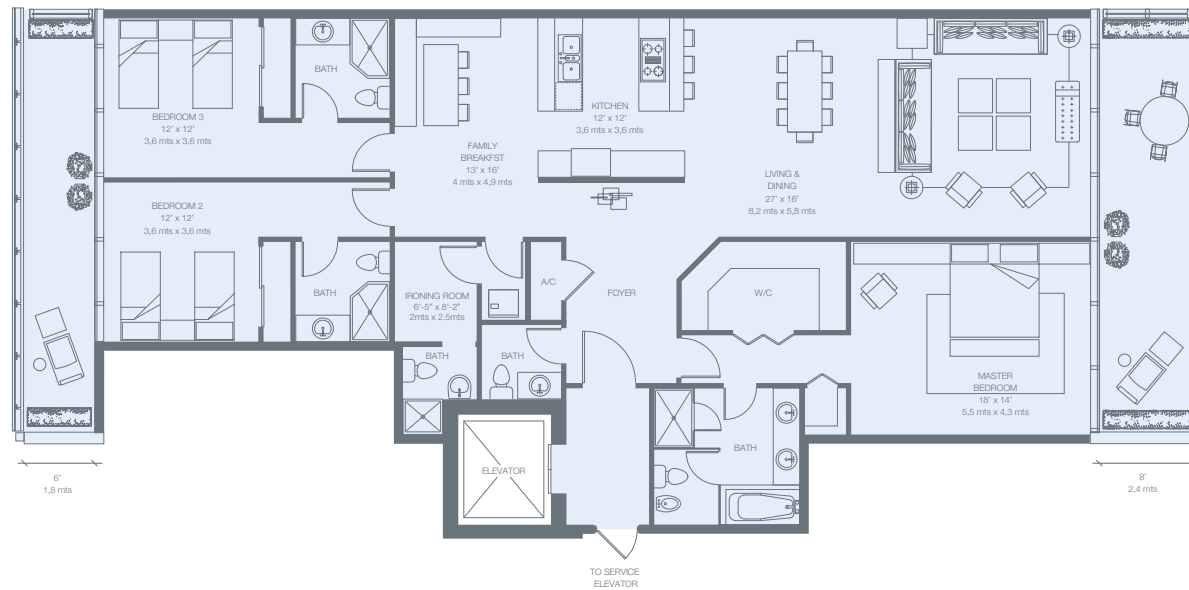
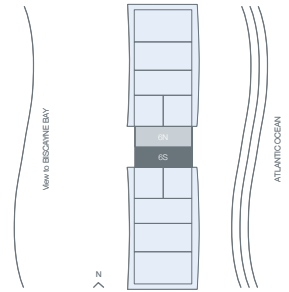
4th to 12th Floor

PRIVATE PARKING

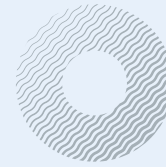
RESIDENCE 2,406 sq. ft. 223 sq. mt.

TERRACE 443 sq. ft. 41 sq. mt.

Total 2,849 sq. ft. 264 sq. mt.



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OCEANA
VILLAS

MANICURED LANDSCAPES,
ELEGANT INTERIORS, COMBINED
IN PERFECT HARMONY



YOUR FEATURES INCLUDE

Manicured landscaped lots, from 8,700 to 13,500 sqft

5,187 sqft (482 m2) interior space under AC in 2 floors

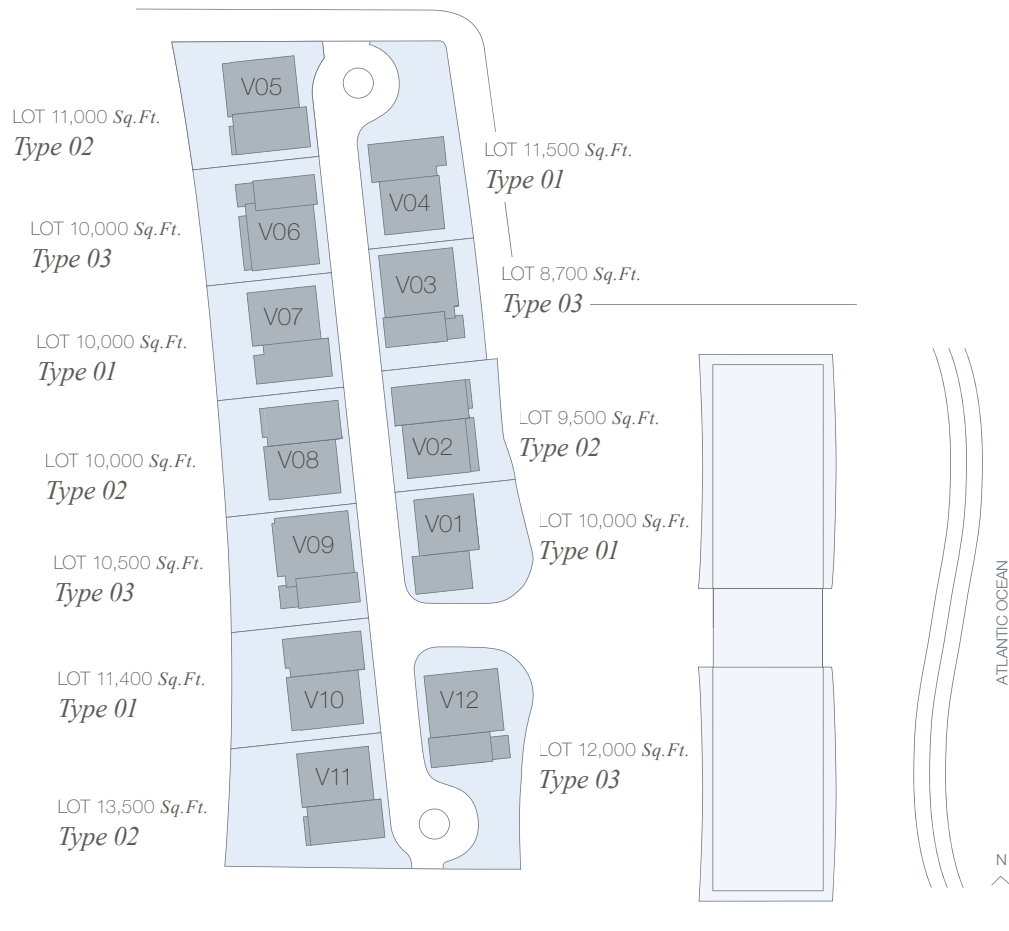
Oversized Master Bedroom / 4 additional Bedrooms

Private sundeck and heated pool

All services included (landscaping, pool service, insurance)



12 VILLAS AT OCEANA RESIDENCES



Type 01



Type 02



Type 03



VILLA

FIRST FLOOR

01st to 12th Villa

PRIVATE PARKING

RESIDENCE	2,649 sq. ft.	246 sq. mt.
TERRACE	1,636 sq. ft.	152 sq. mt.
Total 1st Floor	4,285 sq. ft.	398 sq. mt.
TOTAL 1st & 2nd Floor	5,187 sq. ft.	482 sq. mt.



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VILLA

SECOND FLOOR

01st to 12th Villa

RESIDENCE 2,538 sq. ft. 236 sq. mt.

BALCONY 374 sq. ft. 35 sq. mt.

Total 2nd Floor 2,912 sq. ft. 271 sq. mt.

TOTAL 5,187 sq. ft. 482 sq. mt.
1st & 2nd Floor



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