



Jade Signature

Developed by Fortune International

Exclusive Sales and Marketing by Fortune International

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 (under construction)
- 56 Leonard St (in development process)
- 1111 Lincoln Road (completed)
- Tate Museum in 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
- 1111 Lincoln Road

Estimated Completion: - End of 2016

Deposits:

10% at contract

15% 30 days after contract execution

15% 90 days after contract execution

10% at top off

Prices - STARTING FROM \$1,950,000 - \$28,000,000

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 award-winning 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
Strategic positioning of the building maximizing sun exposure to the pool and beach
Free-flowing amenity areas seamlessly connect ocean and beach to lobby and interior spaces
High speed elevators with state-of-the-art LCD touch screens
Shabbat elevator
Underground parking garage with security surveillance
Car wash area
Electric car charging service

Residence Features:

Inspiring flow-through floor plans boasting ocean, city and Intracoastal views
Lofty ceilings of 10 feet or higher and total living areas ranging from 1,400 to 11,000 square feet
Floor to ceiling windows that frame the horizon
Expansive terraces with seamless glass railings, comprising 30% of total livable space
Modernist homes in the sky with terraces as large as a living space
Private garage 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
Private elevator vestibule
High-speed Internet and Wi-Fi
Smart technology
Walk-in closets
Laundry room with full size washer, dryer and sink *
Service quarters with full bath in 3, 4, 5 bedroom residences
Service entrance

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
Breakfast area with outdoor seating on beach pavilion terrace with sky dome
Doorman and valet, at your service
Business center with conference room and private office
Beachfront mail room experience
24-hour security
High speed Internet and Wi-Fi in all common areas
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

Private beach amenities including chaise lounges and umbrellas at the shoreline

Teen's tech lounge

Kids playroom with video games and smart board

Toddler sensory and reading center

Beachfront garden and resort deck

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 wine bar

Landscaped beachfront gardens with hammocks and lounge seating

Spa Level:

Health and wellness center with sauna and steam room

Coed hamam / Turkish bath

Invigorating cold rain shower

Relaxing water terrace with massage cabanas and jacuzzi overlooking the ocean

Full menu spa services available

Mani/Pedi Lounge

Cold press juice bar

Outdoor yoga deck surrounded by zen garden

Relaxation zone

Beachfront state-of-the-art fitness center featuring Pilates reformers, free weights and cardio equipment with fully-appointed training areas and spin room

Women's and men's locker rooms

*for some residences