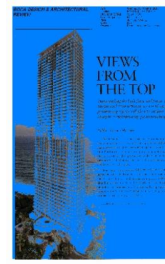


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**BOCA DESIGN & ARCHITECTURAL
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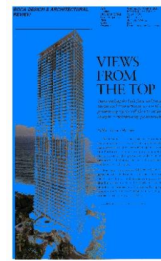
Transcending the lush flora and fauna of Miami and Miami Beach, six world-class penthouse projects will elevate outdoor living to extraordinarily glamorous heights.

By Merri Grace McLeroy

For most coastal homeowners, a luxurious outdoor living area requires constant home, landscape and pool maintenance to keep the property in splendid condition. But for those who don't require a patch of grass on their piece of paradise, penthouse residences provide an outdoor oasis high above the tropical landscape unencumbered by such trifles.

Four new properties are rising from Miami's landscape and one, The Residences at Faena Hotel, the former Saxony Hotel, is undergoing a complete transformation. Envisioned and created by world-renowned teams of architects, designers and developers, these properties represent the Miami area's most exclusive new penthouse residences, rivaling any in the U.S.

The Jade Signature on Sunny Isles Beach



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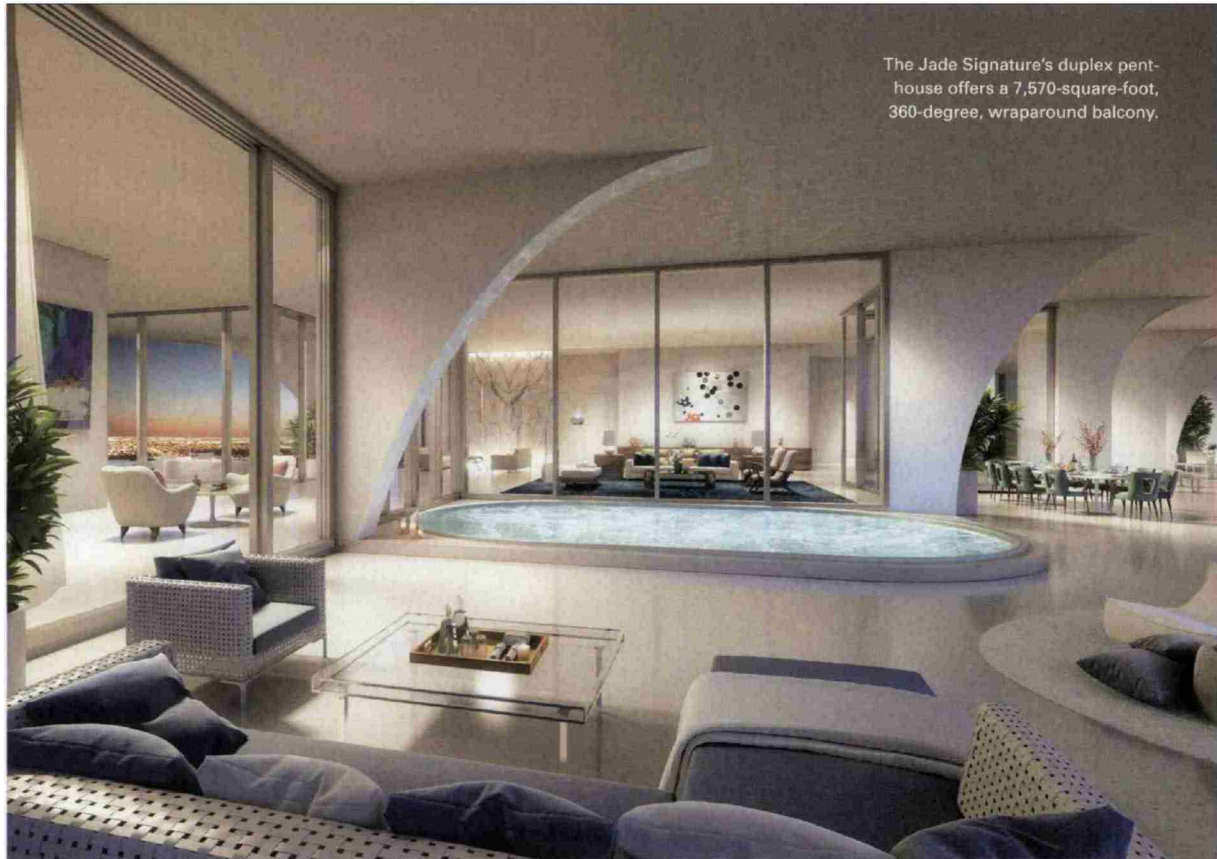
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The Jade Signature's duplex penthouse offers a 7,570-square-foot, 360-degree, wraparound balcony.

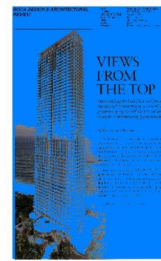
JADE SIGNATURE

Located on Sunny Isles Beach, the \$29 million penthouse at Jade Signature is a contemporary 11,660-square-foot residence with a 7,570-square-foot, 360-degree, wraparound balcony. The home's terraces represent 30 percent of its living space and include a large private pool on the oceanfront balcony, five bedrooms (convertible to seven), a private in-unit elevator, 9.5 baths, a private gym room or man cave, plus a lounge and spa. The penthouse encompasses the entire 56th floor and partial 57th floor.

"We created deep terraces and living rooms that have simultaneous views to the ocean in the east and to the Intracoastal to the west. We designed common areas to be on the ground level, connected with the beach, just as they were originally conceived for the beachfront hotels that have drawn people to Miami since the early 20th century," says Christine Binswanger, senior partner with Herzog & de Meuron.

The building includes a zero-entry swimming pool and lap pool located on the beach level, an oceanfront resort deck with secluded cabanas and a beach grill and bar. Jade Signature offers luxurious amenities for all ages, including a gaming room and a toddler sensory and reading center. Even the spa and water terrace are exceptional, including a co-ed hamam, oceanfront massage beds and a yoga deck within the Zen garden. Additionally, six residents will be able to purchase a guest suite with kitchenettes and private terraces overlooking the garden grounds.

Developer | Fortune International Realty
Architect | Pritzker Prize-winning firm Herzog & de Meuron, Switzerland
General Contractor | Suffolk Construction
Landscape Architect | Raymond Jungles
Interior Design Firm | PYR led by Pierre-Yves Rochon, Paris



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The Bath Club Estates' triplex penthouse includes 9,470 total square feet of terraces on three levels overlooking Miami Beach.

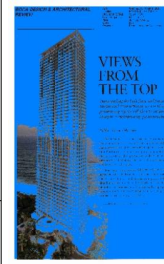
THE BATH CLUB ESTATES

Soon to rise from the sands of Miami Beach, this most exclusive triplex penthouse is located atop The Bath Club Estates. The floor plan boasts 9,207 square feet of living and an additional 9,470 square feet of outdoor space that includes terraces on all three floors, including the 5,960-square-foot rooftop terrace. Below the penthouse, 12 floors each contain one residence, ranging from one to four bedrooms, guaranteeing beachfront exclusivity and membership at the members-only Bath Club.

With an asking price of \$50 million, the penthouse will feature a wraparound terrace with exposures on all sides of the building, providing views of the ocean, downtown Miami and Biscayne Bay. The home will include a great room with 23-foot ceilings, an in-unit elevator and a home theater. The home's private rooftop terrace will feature an infinity-edge pool, outdoor shower, an enclosed summer kitchen and room for a second theater. The penthouse will be listed with five bedrooms, seven full baths and two half baths. The developer will work with the buyers to customize the floor plan.

"We are building on the success of the residences at the historic Bath Club to expand this legacy brand and deliver a new, custom-designed collection of 13 luxury residences in the sky, on the edge of the ocean. The Bath Club Estates captures the essence of a legendary Miami Beach location, while reflecting the aesthetic individualism of each owner," says developer R. Donahue Peebles.

Developer | The Peebles Corporation
Architect | Arquitectonica
General Contractor | Coastal Construction Group of South Florida
Landscape Architect | Arquitectonica GEO
Interior Design | Jennifer Post Design



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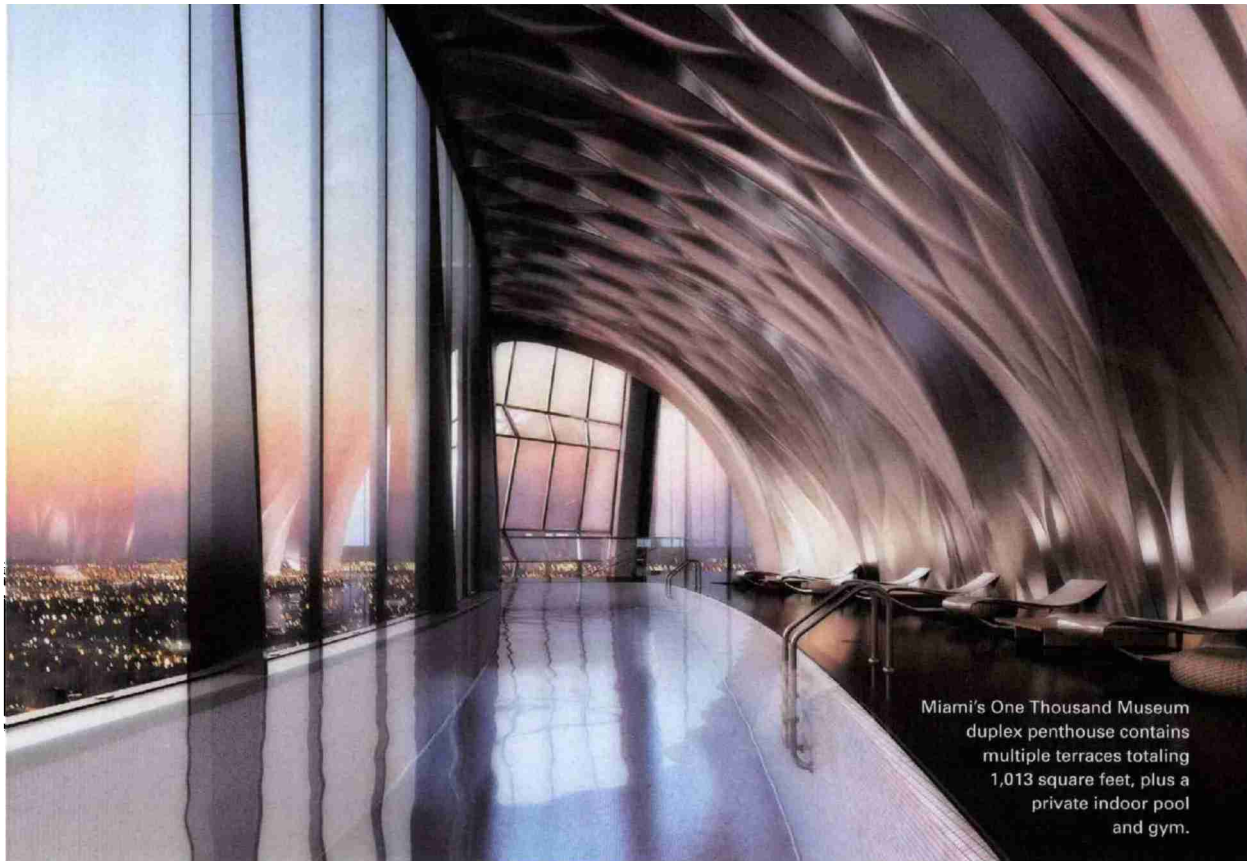
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Miami's One Thousand Museum duplex penthouse contains multiple terraces totaling 1,013 square feet, plus a private indoor pool and gym.

ONE THOUSAND MUSEUM

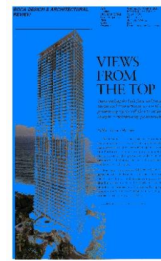
Located in downtown Miami, One Thousand Museum will offer sweeping views of Museum Park, Biscayne Bay and beyond, with Miami Beach and the islands in the distance to the east, and the future Miami World Center to the west. The building's 16,000-square-foot penthouse, located on the 58th and 59th floors, will offer private access to the building's helipad and the building's sky lounge. The 15,207-square-foot home is planned to contain six bedrooms including a guest suite and staff quarters, six bathrooms and two powder rooms, a private indoor pool, wine room, gym, game area, media room and library, plus multiple terraces totaling an additional 1,013 square feet. This most prestigious penthouse is priced at \$49 million, incumbent upon customization. Not only is the floor plan extraordinary, the building itself is purely sculptural.

In addition to having designed some of the most recognizable buildings in the world, Zaha Hadid is one of history's most celebrated architects, having won the Pritzker Prize in Architecture (2004), the Stirling Prize (2010, 2011), and having been appointed Dame Commander of the Order of the British Empire for her services to architecture (2002). She has also

been recognized as one of "The World's 100 Most Powerful Women" by *Forbes*, and one of "100 people who most affect our world" by *Time*. One Thousand Museum will be the architect's first residential skyscraper in the Western Hemisphere. Rising to 62 stories, it will be comprised solely of half- and full-floor residences and duplex townhomes, in addition to the duplex penthouse.

"Zaha Hadid is a visionary. The buildings she designs not only make headlines worldwide, but also garner critical acclaim and promise to be in history books for generations to come," say Louis Birdman and Gregg Covin of 1000 Biscayne Tower in a joint statement.

Developer | 1000 Biscayne Tower, LLC and Regalia Hotel Group
Architect | Zaha Hadid Architects
General Contractor | Plaza Construction
Landscape Architect | Enea Landscape Architecture
Interior Design Firm | ID & Design International (IDDI)



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1 HOTEL & HOMES SOUTH BEACH

Located on Collins Avenue in Miami Beach, 1 Hotel & Homes South Beach offers a surprising number of 29 penthouses on its top two floors. The largest, a 4,207-square-foot duplex penthouse, will be replete with a 5,000-square-foot private roof terrace with an elegant roof garden and plunge pool. The four-bedroom, four-and-a-half bath home with a private den and separate media center is priced at \$20 million, and is designed to provide magnificent views of downtown Miami, the Atlantic Ocean and the exclusive Indian Creek Village.

Though fully customizable, the penthouse, as planned, will feature a custom Italkraft kitchen, limestone floors and quartz counters, Dornbracht faucets and Duravit toilets, along with Inncom energy management technology," says Liubasha Rose, designer with Starwood Capital Group.

"At 1 Hotel & Homes we've embraced the relaxed spirit of the beach, the sublimity of the ocean, and Miami's boundless variety of indigenous flora

and fauna to create a design that is inspired by and celebrates nature. We're offering high-end design with low environmental impact by using reclaimed, sustainable and natural elements wherever possible," she says.

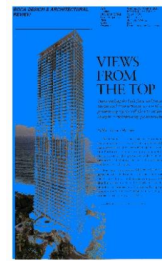
Residents will also enjoy a private porte-cochere and lobby as well as access to an array of hotel amenities, including a 14,000-square-foot full-service health club and spa, 24-hour concierge, valet parking, access control and bellman services, and advanced technology that integrates the hotel's services, including 24-hour dining. Additional services include in-residence massage, spa and fitness services, and personal shopping and delivery, among others. In total, the seven-acre property will encompass 156 residences, 426 hotel rooms, four swimming pools, 600 feet of pristine beach, and cuisine focusing on local ingredients and fresh seafood from award-winning chef Tom Colicchio. Additionally, the property is pending approval for LEED certification.

Developer | Starwood Capital Group and LeFrak

Architect | HKS Inc.

Landscape Architect | EDSA

Interior Designer | Residences by Brazilian designer Debora Aguiar Arquitetos



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THESE LAST TWO PROJECTS
REMAIN UNDER TIGHT SECURITY
AS WE PREPARE THIS ISSUE, SO
INFORMATION IS QUITE GUARDED.
BUT, JUST TO WHET THE APPETITE,
PALAZZO DEL SOL AND RESIDENCES
FAENA HOTEL ARE TWO SWEET
PROPERTIES ON THE INSIDER'S
RADAR.

fitness center and more, in addition to private grounds and outdoor living spaces with exclusive five-star, white-glove services.

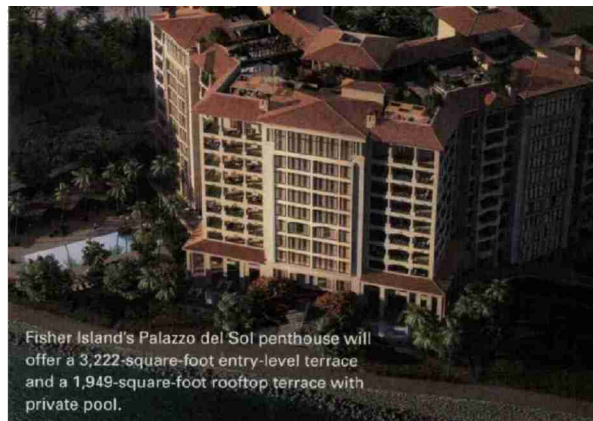
Besides private waterfront, the property's amenities include a waterfront Central Park with pavilions and a kitchen, poolside cabanas available for purchase, and coveted underground parking. Additionally, The Fisher Island Club, Vanderbilt home, golf course, spa and salon, tennis center, beach club, marina and the resort's Guest House Suites have recently experienced a \$60 million renovation, guaranteeing residents a newly appointed Vanderbilt experience.

.....
Developer | Fisher Island Holdings LLC
Architect | Kobi Karp Architecture & Interior Design
General Contractor | ASR Construction
Landscape Architect | Enea Landscape Architecture
Interior Design Firm | Antrobus + Ramirez

PALAZZO DEL SOL

South of Miami Beach, where the bay meets the ocean on exclusive Fisher Island, Palazzo del Sol is a rare addition to the private beachfront community. Accessible only by private ferry or yacht, Fisher Island was originally developed as the William K. Vanderbilt family winter retreat. Palazzo del Sol is the island's first new construction in seven years, allowing 47 new residents to lay claim to this 4.5-acre piece of paradise, one of the last remaining parcels of undeveloped land on the island. Its sister tower, Palazzo del Luna will follow shortly thereafter.

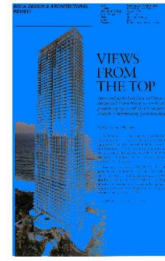
The most exclusive penthouse in Palazzo del Sol will be offered at \$35 million. The four bedroom, four bath will be comprised of 11,815 square feet with 6,644 square feet of interior space, with 15-foot ceilings and a private elevator, plus an entry-level 3,222-square-foot terrace and a 1,949-square-foot rooftop terrace and rooftop pool designed by Enzo Enea. The property will feature a private movie theater, a state-of-the-art



Fisher Island's Palazzo del Sol penthouse will offer a 3,222-square-foot entry-level terrace and a 1,949-square-foot rooftop terrace with private pool.

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RESIDENCES AT FAENA HOTEL

The Residences at Faena Hotel Miami Beach will feature 13 fully-furnished penthouses located atop the re-envisioned historic Saxony Hotel. Each penthouse residence is designed to be unique. The exclusive 9,780-square-foot duplex penthouse will contain six bedrooms, five baths and four half baths, plus an estimated 4,435 square feet of terraces with 360-degree views. The home is slated to be offered at \$55 million.

Inspired by its heritage as the storied Saxony Hotel of the glamorous 1940s Hollywood celebrity era, the completely redesigned property will feature new amenities including a domed ocean view restaurant above an underground cabaret, and a 15,000-square-foot spa. The building is an anchor to Miami Beach's new Faena District, an expansive lifestyle community envisioned and under construction by the Faena Group. In addition to the hotel, the District will encompass Faena Forum, a new 50,000-square-foot art and culture center; The Faena House condominium, in which the penthouse recently sold for \$60 million; plus Faena Plaza and expansive interconnecting outdoor living spaces creating

an exclusive residential, commercial and cultural enclave on Miami Beach. □



The Residences at Faena Hotel's premier duplex penthouse will feature 4,435 square feet of terraces with 360-degree views of Miami Beach.

Developer | Faena Group
Architect | Office for Metropolitan Architecture
Landscape Architect | Raymond Jungles
Interior Design | Baz Luhrmann and Catherine Martin