



PRIVÉ™

AN ISLAND BEYOND EXTRAORDINARY

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

MIAMI CONDO LIFESTYLE



MIAMI CONDO LIFESTYLE

PRIVÉ FROM THE WEST



MIAMI CONDO LIFESTYLE

PRIVÉ FROM THE NORTH



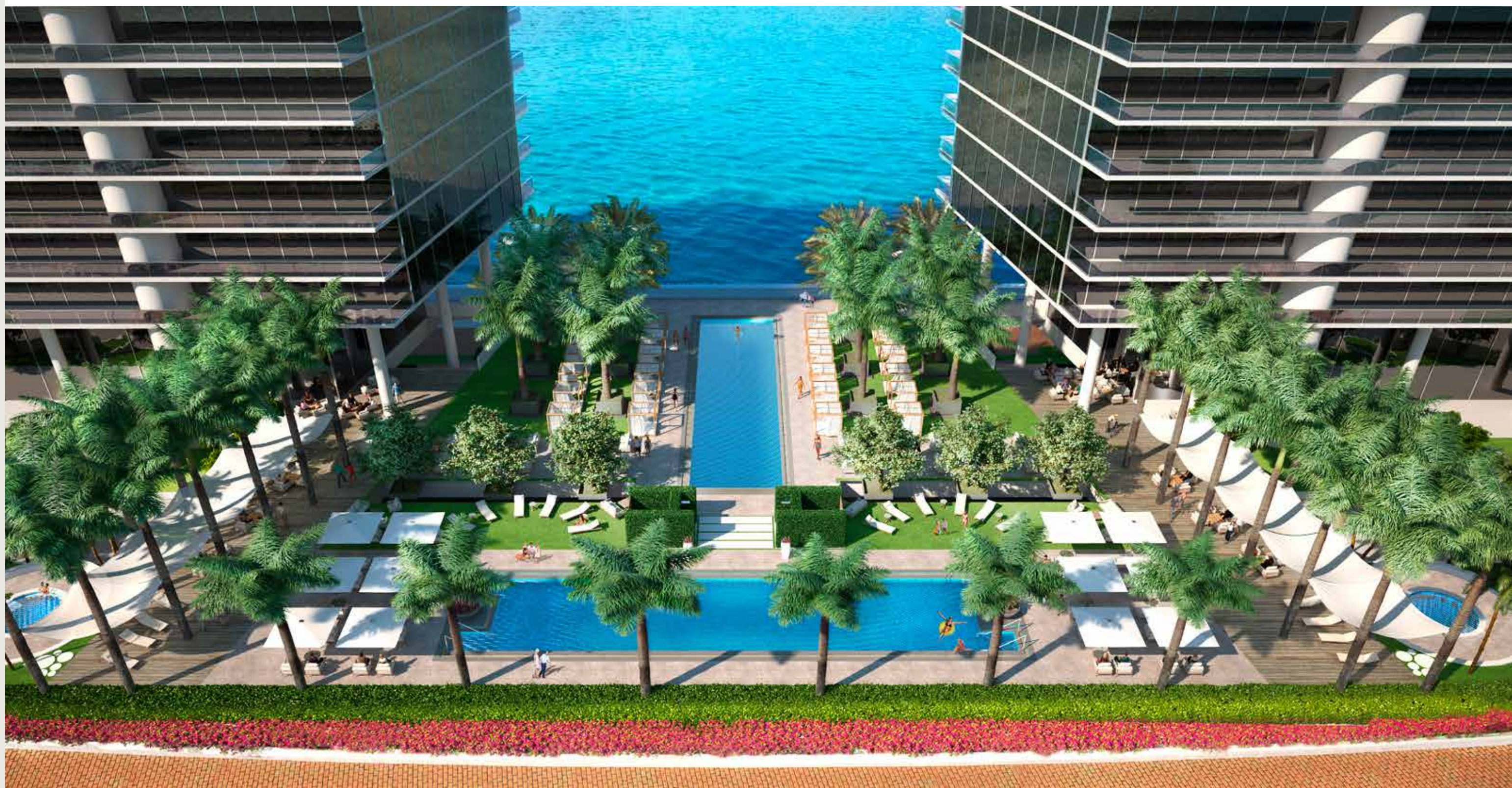
MIAMI CONDO LIFESTYLE

PRIVÉ FROM THE EAST



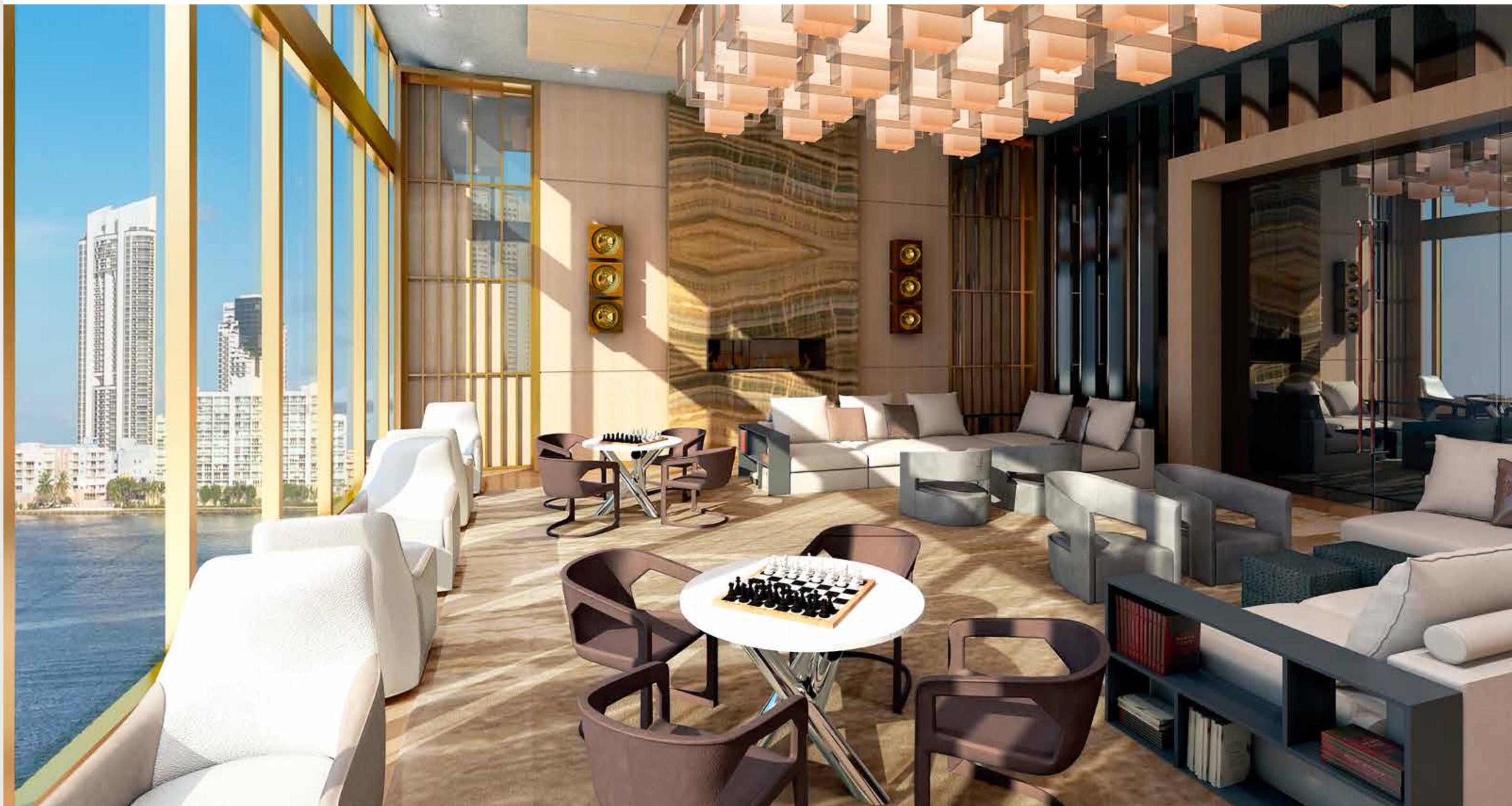
MIAMI CONDO LIFESTYLE

LOBBY, VIEW TO THE EAST



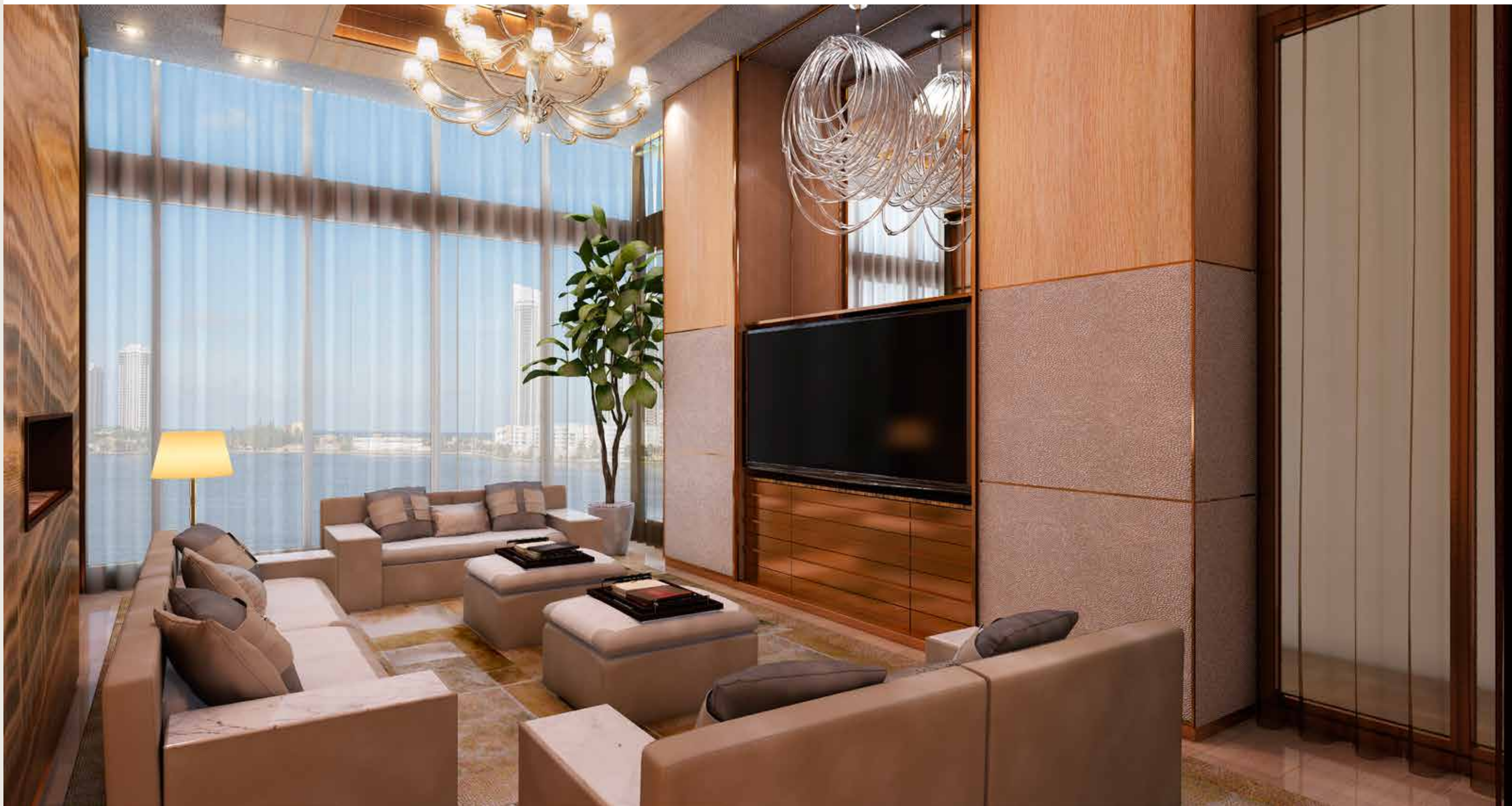
MIAMI CONDO LIFESTYLE

PRIVÉ POOL TERRACE



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PRIVÉ MAIN SOCIAL ROOM



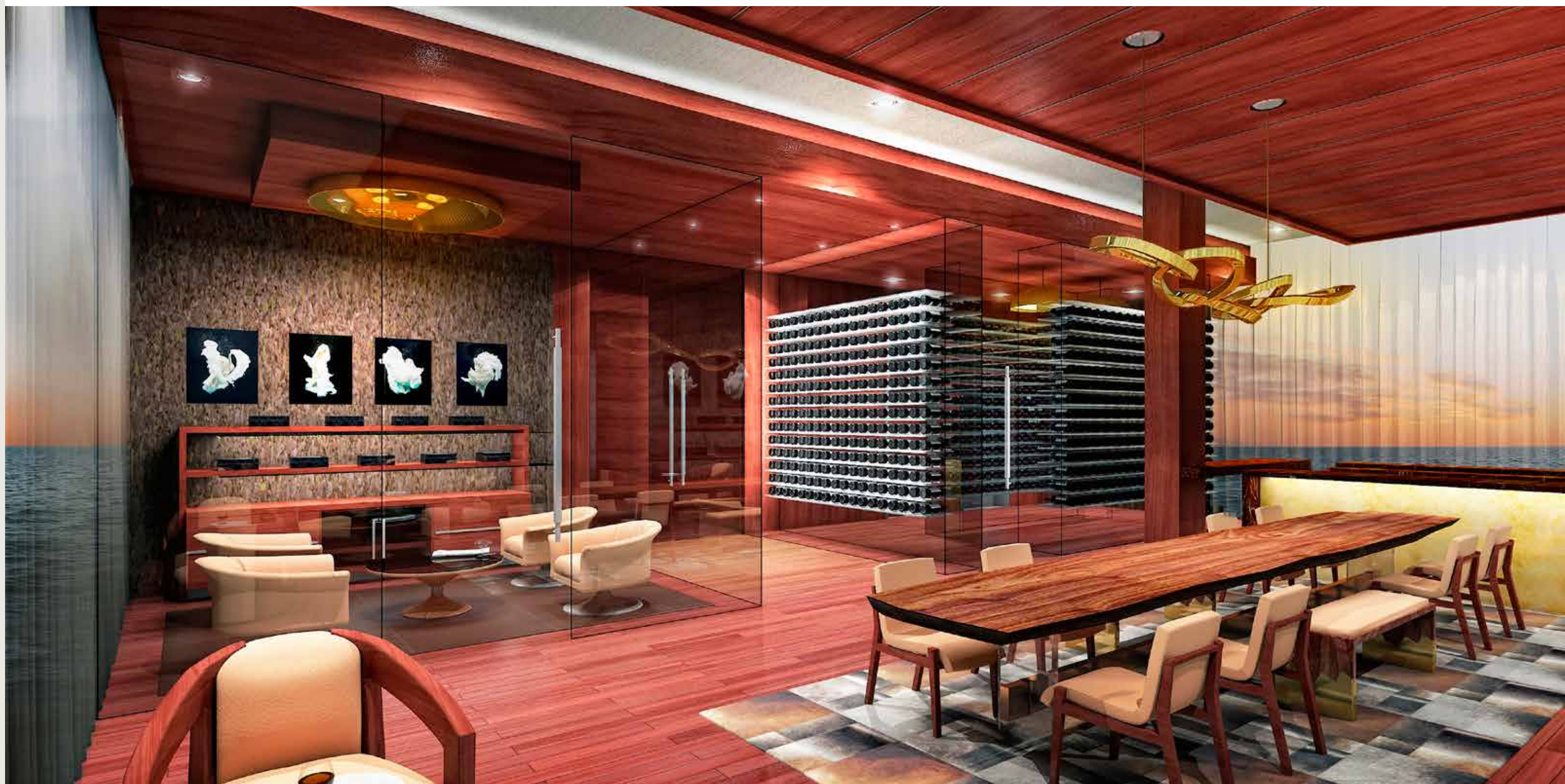
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PRIVÉ MEDIA SOCIAL ROOM



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VÉ BILLIARD SOCIAL ROOM



MIAMI CONDO LIFESTYLE

PRIVÉ WINE/CIGAR ROOM



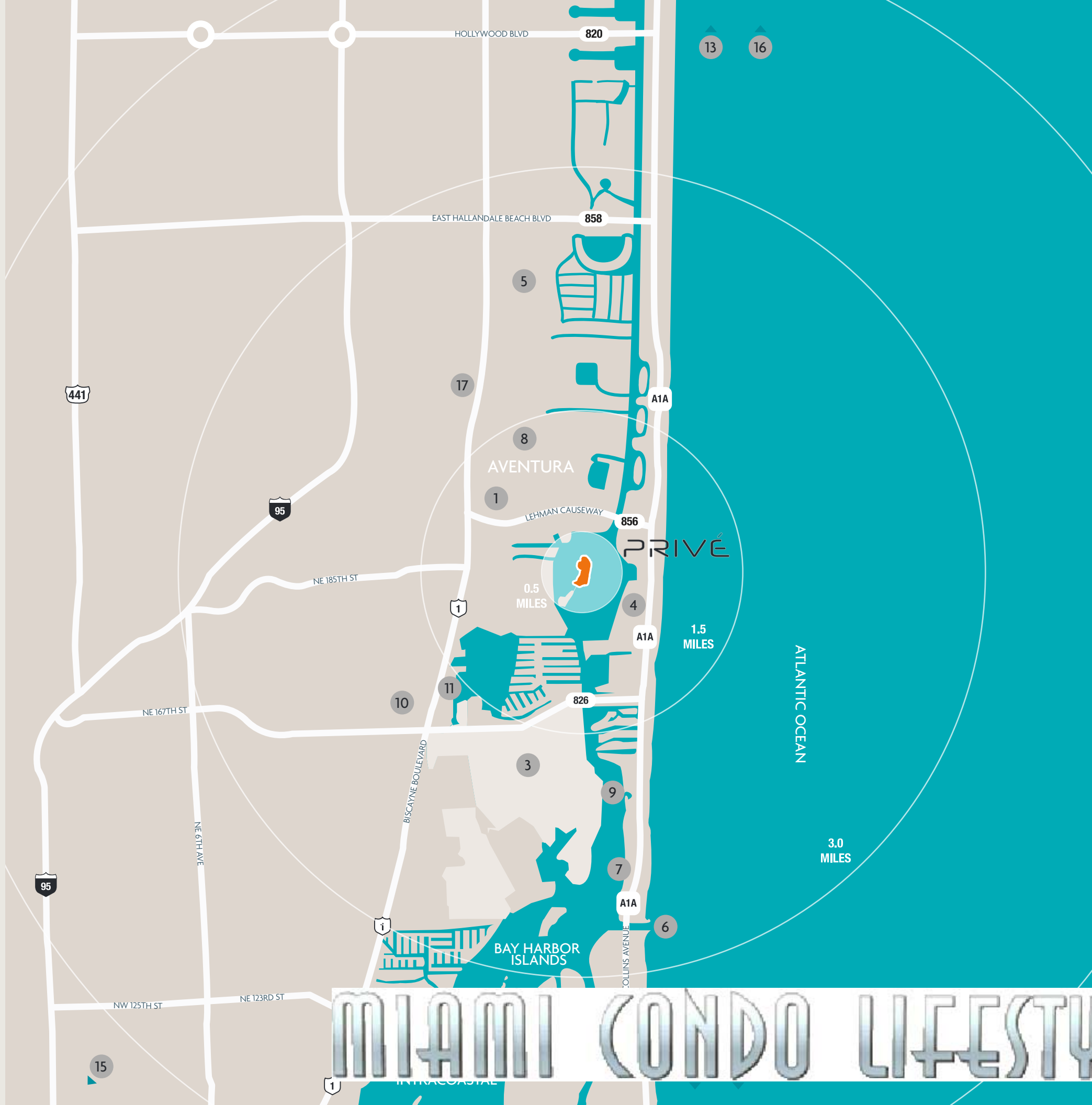
MIAMI CONDO LIFESTYLE

PRIVÉ WINE/CIGAR ROOM



MIAMI CONDO LIFESTYLE

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 & a myriad of fine dining options and boutiques. Within twenty minutes, residents can reach Miami or Fort Lauderdale International airport, Las Olas Boulevard, the Miami Design District, Midtown Miami, Coconut Grove, Coral Gables, and the

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*

BUILDING FEATURES & AMENITIES

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

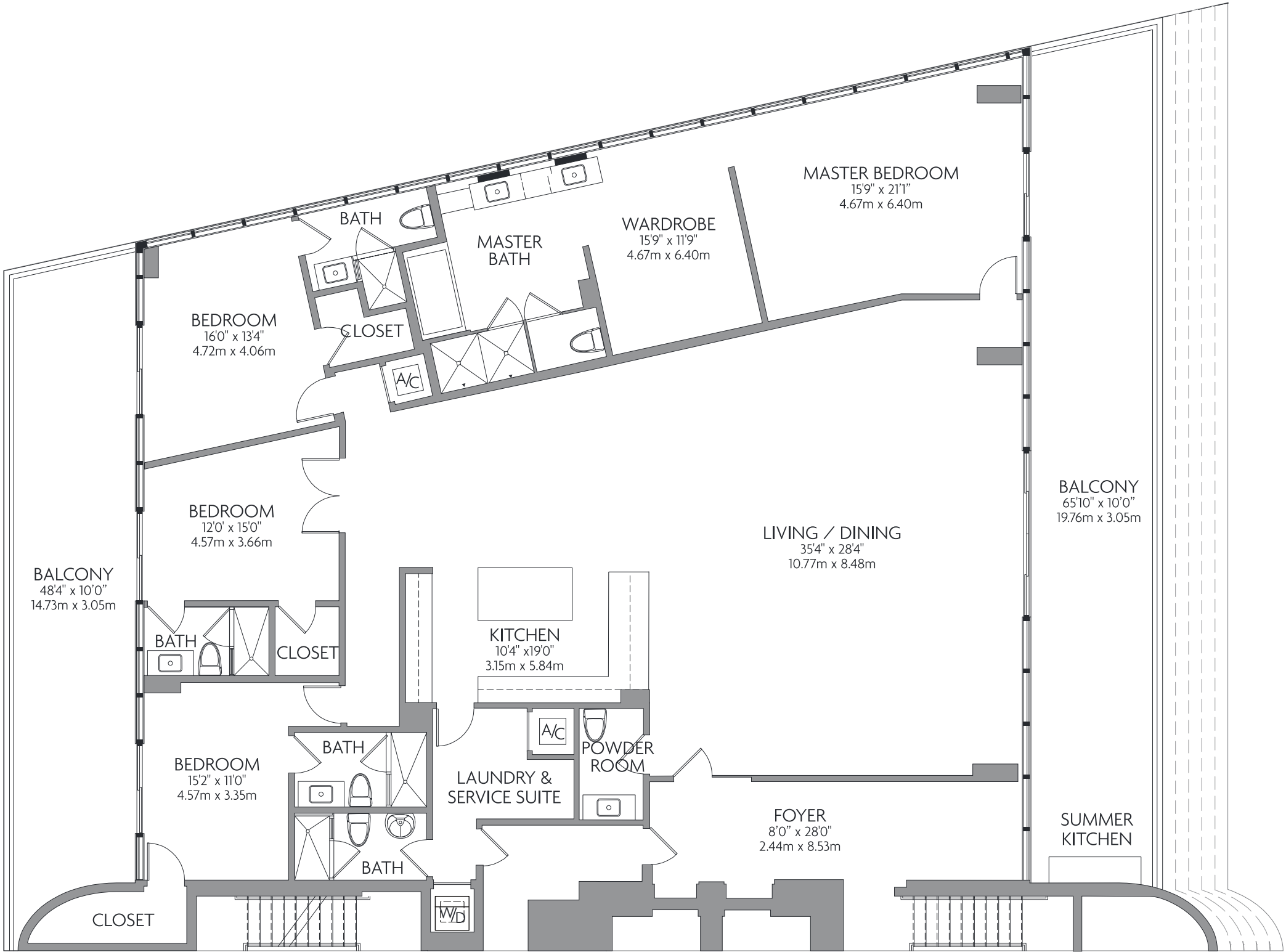
- Two-story, 10,000-square-foot gym/spa containing:
 - Men's and women's steam and sauna
 - Massage treatment rooms
 - Aerobic & cardiovascular equipment
 - Weight facility
 - Fitness studio
- Toddlers' playroom visible from the fitness studio
- Social room – billiards, board games, HD television
- Private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

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*

MIAMI CONDO LIFESTYLE



RESIDENCE A

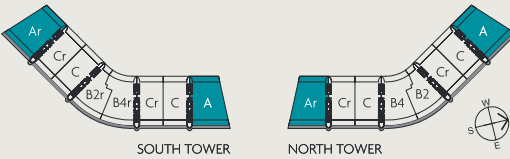
4 BEDROOMS / 5.5 BATHROOMS

INTERIOR	3,927 SF	364.83 M ²
TERRACE	1,137 SF	105.63 M ²
TOTAL *	5,064 SF	470.46 M ²

*Floor Plan shown on 9th Floor, add or subtract 64 SF / 5.9 M² per level

Privé offers 160 graciously appointed residences in two dramatically angled, 16-story buildings. Featuring flow-through layouts with soaring, ten-foot ceilings, each Privé residence offers dramatic views of both the Atlantic Ocean and the Intracoastal Waterway through expansive floor-to-ceiling windows.

Private elevator foyers lead to spacious, well-proportioned spaces ranging from 2,585 to over 9,000 square feet. Exceptional fixtures and finishes include European kitchens and baths, plus elaborate summer kitchens for outdoor entertaining on deep, private terraces.



Stated square footages and 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth above and is labeled as "AC" (Terraces, although included in the total square footage, are not part of the Unit). Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are proposed and conceptual only, which are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

RESIDENCE B2

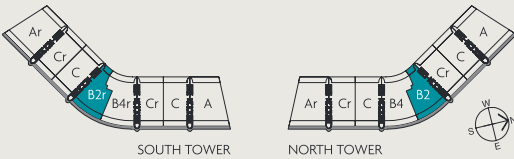
2 BEDROOMS / 3.5 BATHROOMS

INTERIOR	2,817 SF	261.71 M ²
TERRACE	762 SF	70.79 M ²
TOTAL *	3,579 SF	332.5 M ²

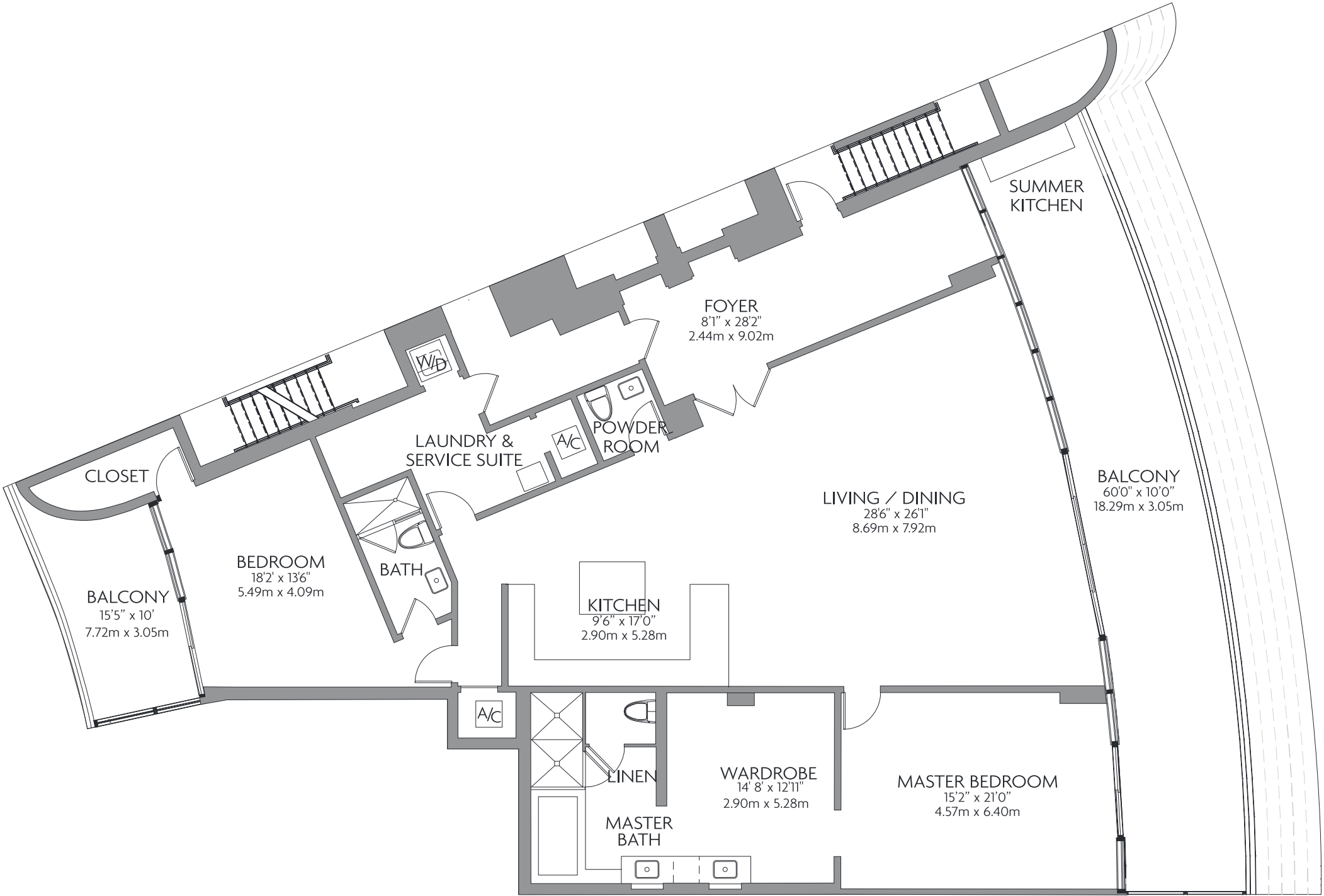
*Floor Plan shown on 9th Floor, subtract 59 SF / 5.5 M² per level

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RESIDENCE B3

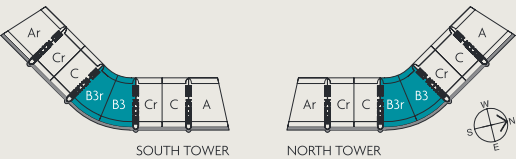
3 BEDROOMS / 4.5 BATHROOMS

INTERIOR	3,198 SF	297.10 M ²
TERRACE	913 SF	84.82 M ²
TOTAL	4,111 SF	381.92 M ²

* Floor Plan shown on 10th Floor, add 59 SF / 5.5 M² per level

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RESIDENCE B4

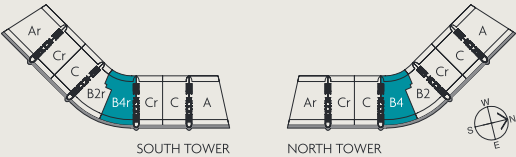
4 BEDROOMS / 5.5 BATHROOMS

INTERIOR	3,461 SF	321.54 M ²
TERRACE	1,056 SF	98.11 M ²
TOTAL *	4,517 SF	419.64 M ²

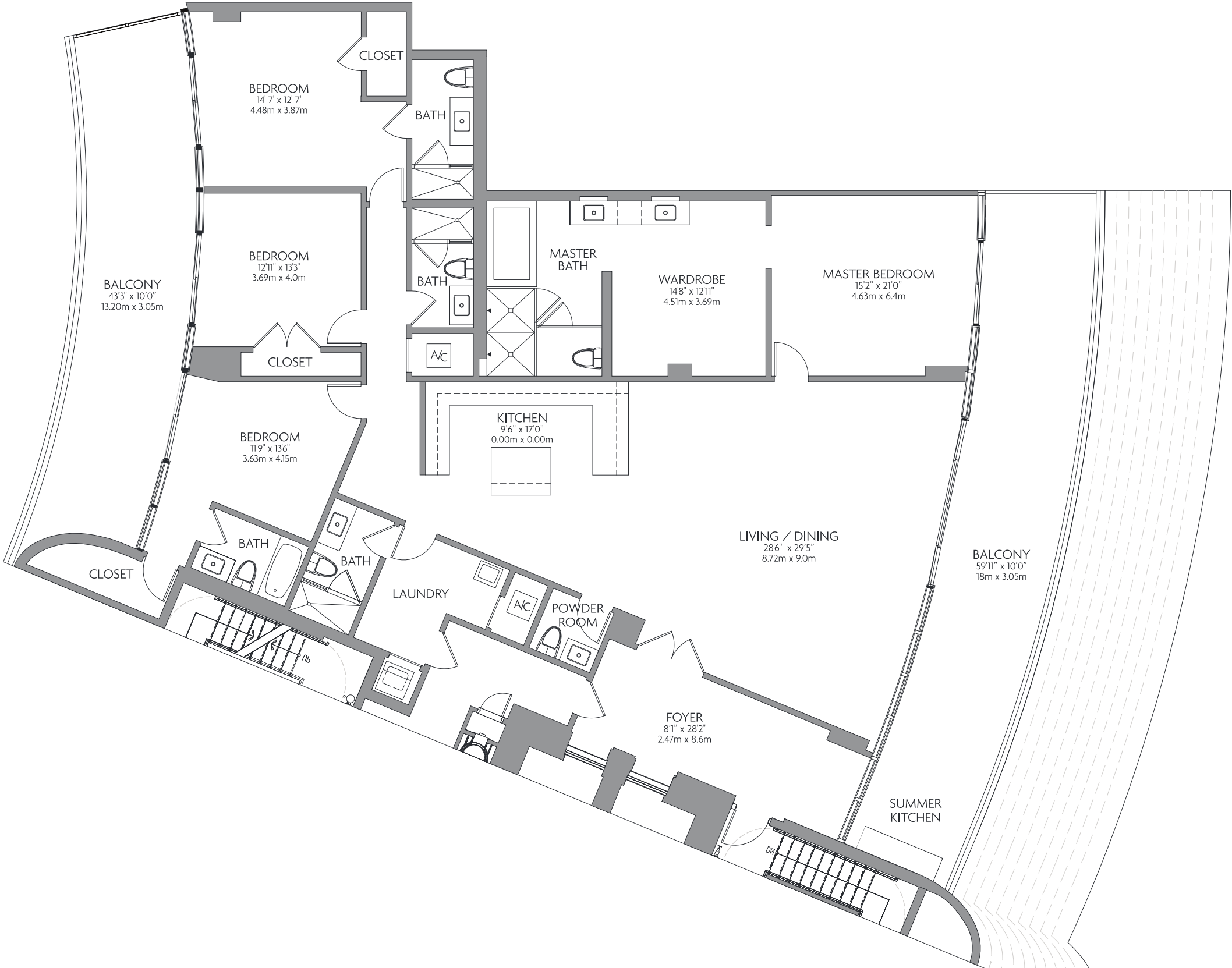
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RESIDENCE C

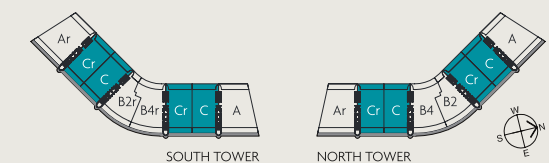
3 BEDROOMS / 4.5 BATHROOMS

INTERIOR	2,979 SF	276.76 M ²
TERRACE	854 SF	79.34 M ²
TOTAL *	3,833 SF	356.10 M ²

*Floor Plan shown on 9th Floor, add or subtract 43 SF / 4 M² per level

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