





# THE VISION

**LOCATION:**  
16901 Collins Avenue  
Sunny Isles, Florida 33160

**TYPE:**  
Luxury Oceanfront  
Condominiums

**TOTAL UNITS:**  
192

**FLOOR PLANS:**  
1 Bedroom + den to 5 Bedrooms  
Sky Villas and Penthouses

**SIZE RANGE:**  
Residences from 1,400 sq. ft to 5,000 sq. ft  
Sky Villas and Penthouses  
from 6,800 sq. ft to 11,000 sq. ft

**DEVELOPER:**  
Fortune International

**CREATED BY:**  
Herzog & de Meuron

**INTERIOR DESIGN:**  
PYR, led by Pierre-Yves Rochon

**LANDSCAPE DESIGN:**  
Raymond Jungles

**SALES:**  
Fortune Development Sales

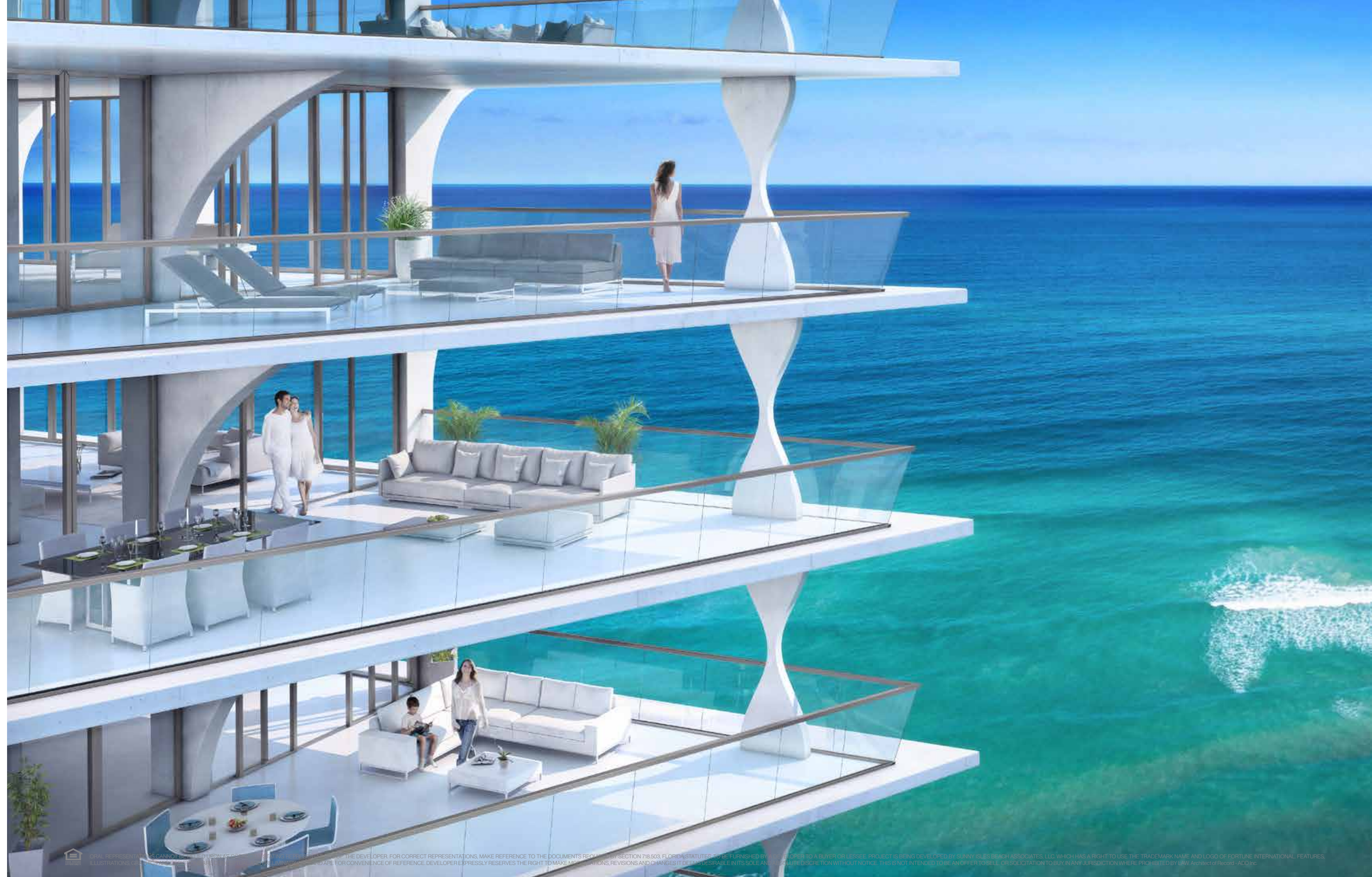
Imagine a world built around a purpose. A world created around the concept that the space we occupy should be molded around us, not the other way around. A thoughtful, intelligent approach to architecture, designed from the inside out.

A single elegant form rising 57 stories on the sands of Sunny Isles Beach, Jade Signature is the newest tower in Fortune International's coveted Jade building collection. The vision to create something the market has never seen before stems from merging the most talented people in the world of design and architecture, with Fortune's valuable knowledge of what buyers of this caliber desire. Every detail has been engaged in extraordinary contemplation, and the result is a spectacular property that will be as enjoyable as it will be stunning.

Set at a striking parallelogram position to the shoreline, Jade Signature's relation to the sun and surroundings is paramount. A unique seamless connection between the lobby, beach, lushly landscaped gardens, and dynamic resort-like amenities offers the fullness of coastal living in a way never before possible.

Residences will be like contemporary houses in the sky with breathtaking flow through views from ocean to Intracoastal, and windows that frame the horizon reinforcing the connection between interior and exterior. Expansive terraces that span up to 25 feet extend the living space, and contribute to the building's shape, which transforms at every angle.

Miami's most anticipated condominium embodies the spirit of innovation with creativity and beauty infused in every detail.



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# THE COLLABORATORS

From visionary developer Fortune International, comes a synergy of brilliant minds. A union assembled of some of the most respected names in the design sphere – the refined architecture of Herzog & de Meuron, the interior design prowess of PYR led by Pierre-Yves Rochon, and the landscape genius of Raymond Jungles.

## *FORTUNE INTERNATIONAL*

Known in the real estate development industry for its unwavering commitment to quality and luxury, Fortune International has set new standards with every building it delivers. Fueled by insightful leadership, a seasoned and savvy in-house team, and roots in Miami real estate sales and marketing for 30 years, Fortune is a recognized authority, as well as a pioneer. Visionary founder Edgardo Defortuna strives to bring the very best talent and ideas together with each new development, culminating in highly prolific buildings that have changed the Miami skyline forever. With a focus on exceptional waterfront properties, the development portfolio includes Jade Residences at Brickell Bay, Jade Beach, Jade Ocean, Artech, 1200 Brickell, Le Meridian Sunny Isles Beach and others. Fortune International continues to be at the forefront of Miami's exciting real estate story, bringing dynamic, innovative and luxurious buildings offering highly desirable lifestyles to buyers from around the world.





## *HERZOG & DE MEURON*

Herzog & de Meuron is a partnership led by five Senior Partners – Jacques Herzog, Pierre de Meuron, Christine Binswanger, Ascan Mergenthaler and Stefan Marbach. Established in Basel, Switzerland in 1978, Herzog & de Meuron are known for designs that are at once highly inventive and sensitive to the site, geography, and culture of the region for which they are planned. While many of their projects are highly recognized public facilities, such as their stadiums and museums, they have also completed several distinguished private projects including apartment buildings, offices and factories. Most recognized projects include the National Stadium Beijing, the Main Stadium for the 2008 Olympic Games, The Tate Modern in London, 1111 Lincoln Road in Miami Beach, and the upcoming new Pérez Art Museum Miami in the heart of downtown Miami.

ADD Inc - Architect of Record for Jade Signature



National Stadium Beijing, China | © Iwan Baan  
© 2013 Herzog & de Meuron, Basel



*PYR, LED BY  
PIERRE-YVES ROCHON*

Established in 1979, PYR creates lavish interior design solutions that invite interaction. Each unique space is composed of elements drawn from each property's location, culture and history, and supported by French style and ideals. Led by Pierre-Yves Rochon with offices in Paris, Chicago and Shanghai, PYR approaches each project as a personal accomplishment. Rochon is recognized around the world for creating magical resort lifestyles. The firm has created award-winning interiors for renowned hospitality brands, including Four Seasons Hotels & Resorts, Ritz-Carlton Hotels & Resorts and Peninsula Hotels. Their work has been featured in publications around the world, including Travel + Leisure, Maison Francaise and Wallpaper.



*RAYMOND  
JUNGLES*

Raymond Jungles, Inc. (RJI) is an inspiring, creative and ecologically sensitive landscape architecture firm practicing from its studio on the banks of the Miami River. The firm has maintained a South Florida and international presence since 1981, completing a diversity of residential and commercial projects in the last 31 years. RJI, led by Raymond Jungles, has created gardens in 11 countries including Antigua, Anguilla, the Bahamas, British Virgin Islands, Costa Rica, China and Mexico. The firm has won an abundance of industry awards, such as the 2012 Award of Excellence in Landscape Architecture from the American Institute of Architects, Miami Chapter. And their lush masterpieces have been profiled in such prestigious publications as The New York Times, Vanity Fair and Vogue.





*THE  
SITE*







# THE SETTING

Everything about Sunny Isles Beach sizzles, starting with its 2.5 mile long fine sand beach. This iconic strip has been a draw for decades and is now one of the toniest towns in South Florida, and home to Jade Signature.

Bounded by the Atlantic Ocean on the east and the Intracoastal Waterway on the west, Sunny Isles Beach offers the perfect upscale lifestyle. Greet the sunrise from balcony, beach or boat, and enjoy days filled with unspoiled outdoor activity - from gorgeous bike trails in Oleta State Park to nearby golf and tennis, to a bevy of fabulous alfresco cafes helmed by acclaimed chefs.

Just minutes from world-class shopping at Bal Harbor Shops or Aventura Mall, immerse in the artistry of luxury fashion. And by night, enjoy Miami's thriving arts and culture scene in Wynwood, Design District, and various nearby venues for performing arts.

Perfectly located between Miami and Fort Lauderdale Airports, Jade Signature is your gateway to an entire world of indulgences, whether it is your home or your home away from home.







*A SINGLE  
ELEGANT FORM  
RISING 57 STORIES*



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# THE ARRIVAL



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# THE RESIDENCES

## 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 Wolf® and Sub-Zero®
- Wine cooler
- Cappuccino maker
- PYR custom designed bathroom cabinetry
- Private elevator vestibule
- High-speed Internet and Wi-Fi
- Smart technology
- Walk-in closets
- Laundry room with washer and dryer
- Service quarters with full bath in 3, 4, 5 bedroom residences
- Service entrance







# RESORT LIVING



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# THE LIFESTYLE

## BUILDING FEATURES

- Created by Pritzker Prize 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
- Envious 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

## 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
- Underground parking garage with security surveillance
- Car wash area
- Electric car charging service
- 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
- Landscaped beachfront gardens with hammocks and lounge seating
- 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
- 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

## 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
- Detox juice bar
- Outdoor yoga deck surrounded by zen garden
- Relaxation area
- 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

*BOUNDARIES  
ARE NO MORE.  
YOU SURRENDER  
ONLY TO YOUR  
IMAGINATION.*

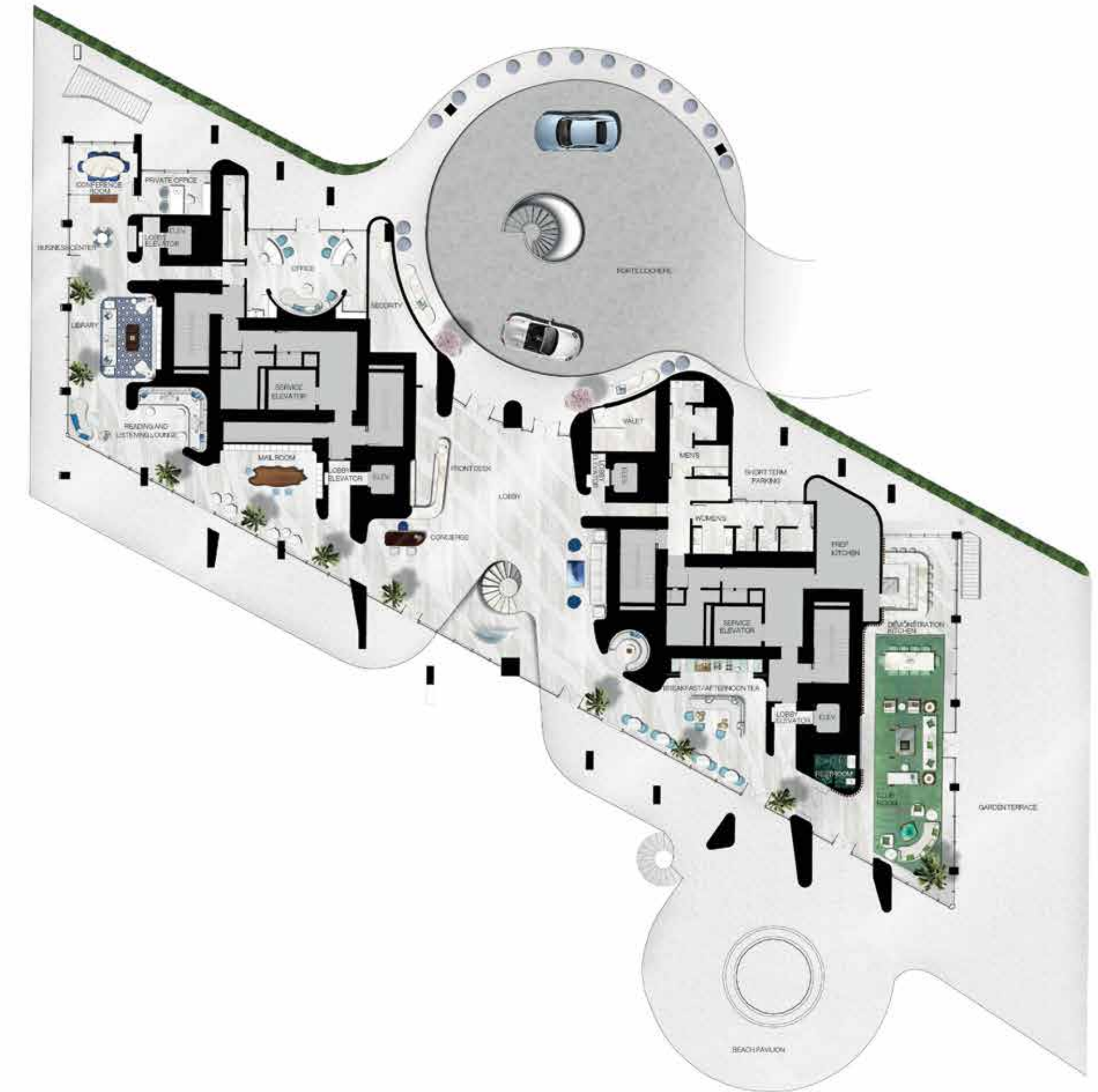


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# AMENITY LEVELS

# ARCHITECTURAL DRAFT



LOBBY AMENITY LEVEL



ARCHITECTURAL DRAFT



GROUND AMENITY LEVEL

ARCHITECTURAL DRAFT



FITNESS & SPA AMENITY LEVEL



### PRICING AND TIMING

Prices range from \$1.8 million to \$26 million

Buyers of Jade Signature are required to deposit a total of 50% in the following installments:

- 10 % due at Reservation
- 15% due at Contract (estimated September 2013)
- 15% due at Construction (estimated January 2014)
- 10% due at Top Off (estimated end 2015)
- Balance due at Closing (estimated end 2016)

### HOW TO MAKE A RESERVATION

At this time we are taking reservations. Those interested in securing a Jade Signature residence will be assigned a unit and once a reservation agreement is signed, will make a 10% deposit in an escrow account with First American Title. A reservation can be canceled at any time and the reservation holder will be refunded immediately. When the contract has been executed, the 15% is due. An additional 15% deposit is due at construction plus an additional 10% due at top off. The 50% balance is due at closing.

**For additional information or to reserve your unit please call JL Delbeke One Sotheby's at 1-305-305-0660**

