

PRIVÉ®

AN ISLAND BEYOND EXTRAORDINARY





A RICH & VARIED LIFESTYLE
With only 160 residences on eight acres, Privé has the space to offer its residents an extraordinary lifestyle. An extensive program of amenities provides ample opportunity for a rich and varied way of life inspired by the idyllic island setting.



EXQUISITE SOCIAL SPACES

Residents will benefit from a remarkable array of well-appointed amenities devoted to wellness, sport, leisure and recreation, entertaining and socializing, and varied diversions to suit all ages and interests.

ISLAND 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 catering¹ available during certain hours

Beach-entry pool

North-South lap pool

Pool attendants offer fresh towels, sunblock and bottled water

Outdoor jacuzzis

Lighted tennis court

Jogging trail

Private jetty for guest boat landing and fishing

Private marina with boat slips available for purchase (limited availability)

Nature path²

Private beach & beach club²

Pet grooming area

Car washing station

Kids’ playground

Private garages available for purchase

Electric car charging stations

¹To be determined by Café operator. ²Subject to DERM approval and all other applicable government agencies.

BUILDING AMENITIES

Expansive public spaces totaling approximately 70,000 square feet

Two-story, gym/spa in each tower totaling 20,000 square feet, with:

- Men’s and women’s steam and sauna
- Massage treatment rooms
- Aerobic & cardiovascular equipment
- Weight facility
- Fitness studio
- Toddlers’ playroom

Social room – billiards, board games, HD television

Teen social lounge

Private dining room with catering kitchen

Library

Outdoor dining terraces

Wine Room and Cigar Lounge

Business Center

Guest Suites– available for purchase by residents only



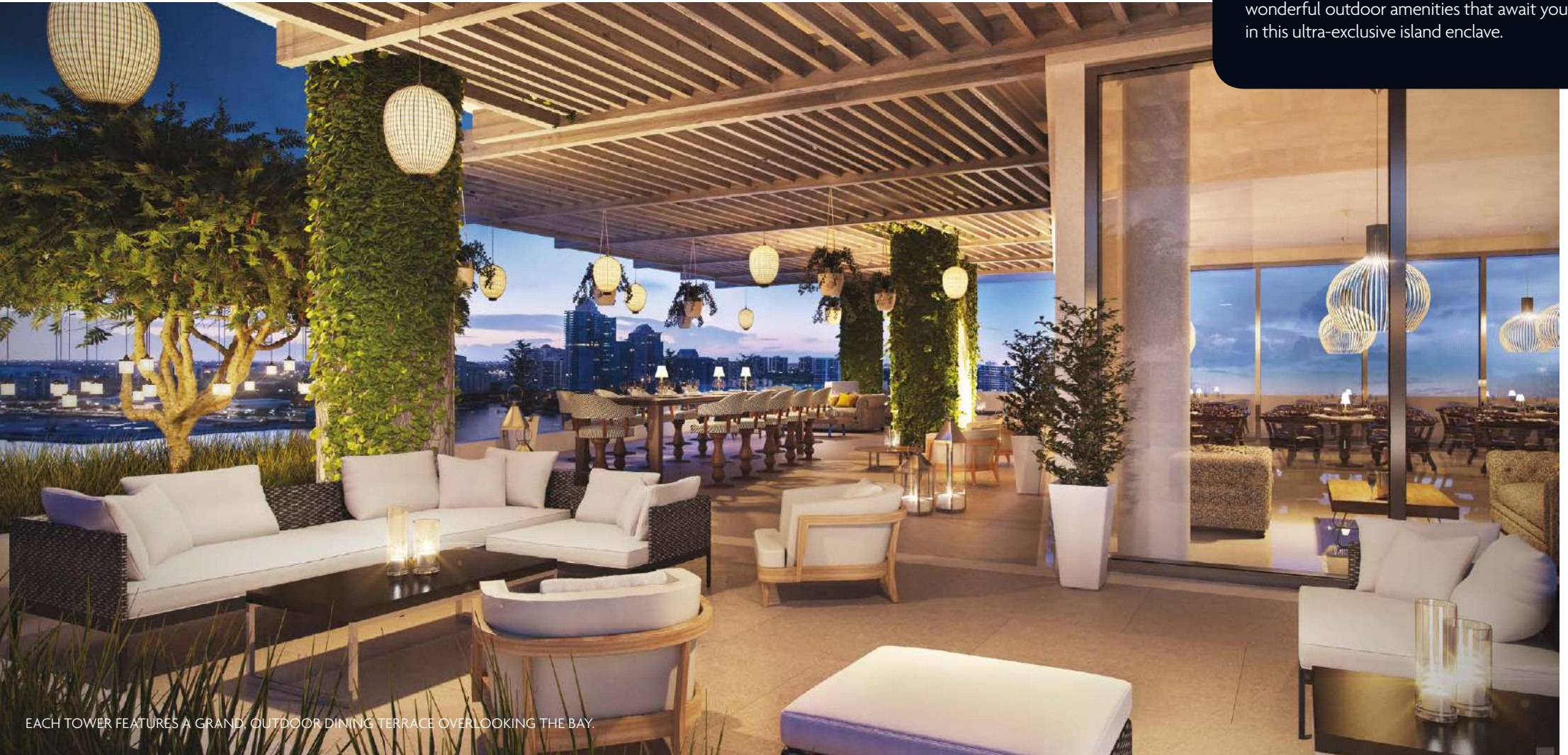
Artist's conceptual rendering. See legal disclaimer on The Team page.



LIGHTED WATERFRONT TENNIS COURT

AN OUTDOOR LIFESTYLE AWAITS

Tennis court, swimming pools, jacuzzis, jogging trail and fishing jetty are just a few of the wonderful outdoor amenities that await you in this ultra-exclusive island enclave.



EACH TOWER FEATURES A GRANDY OUTDOOR DINING TERRACE OVERLOOKING THE BAY.

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PRIVATE DINING ROOM AND THE LIBRARY WITH CATERING KITCHEN

INDULGE MIND & BODY

Privé is designed to help residents make the most of their time with facilities to enrich life in every way.



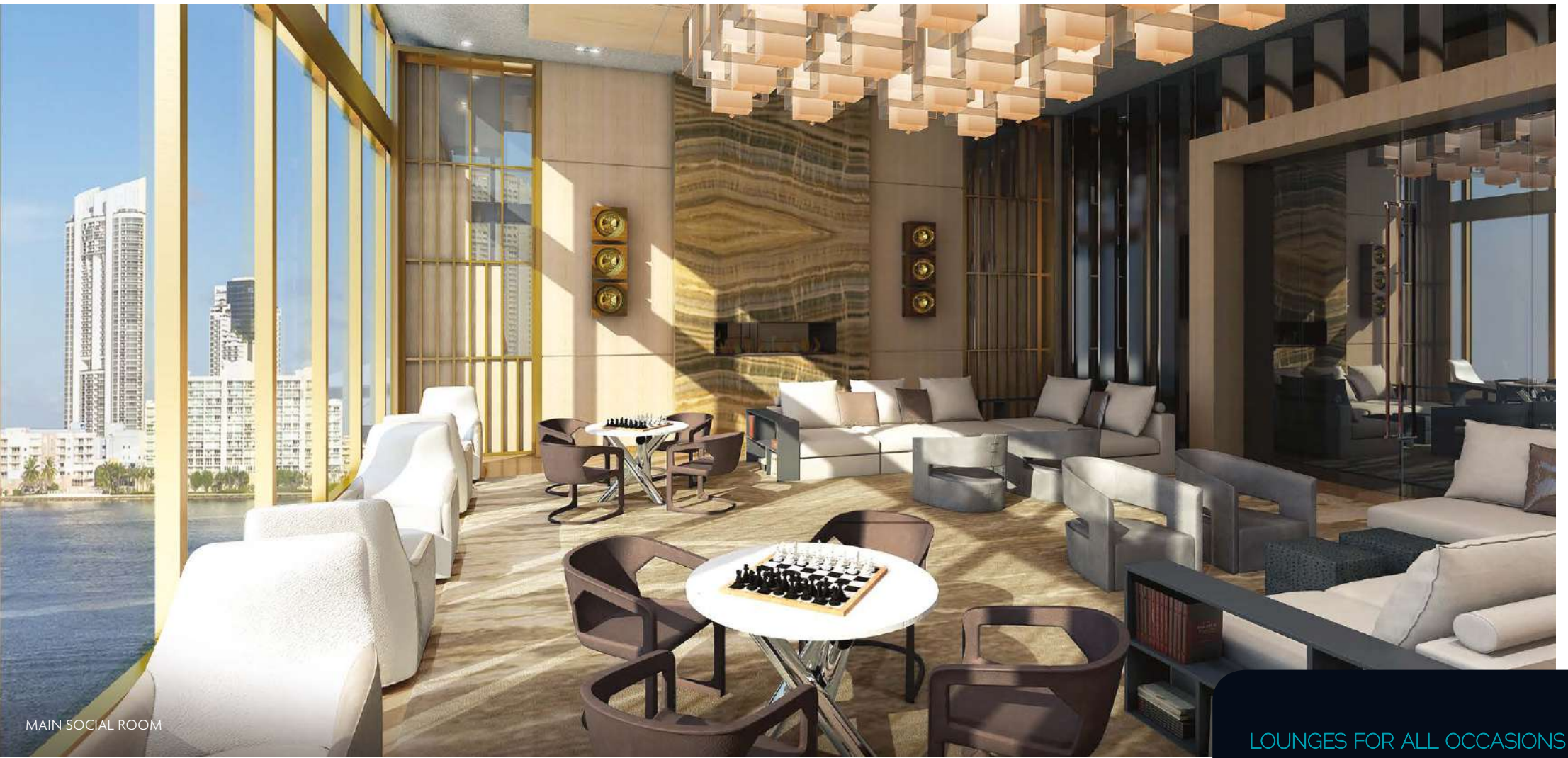
10,000 SQ. FT. GYM/SPA

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SOCIAL ROOM WITH BILLIARDS, BOARD GAMES

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MAIN SOCIAL ROOM

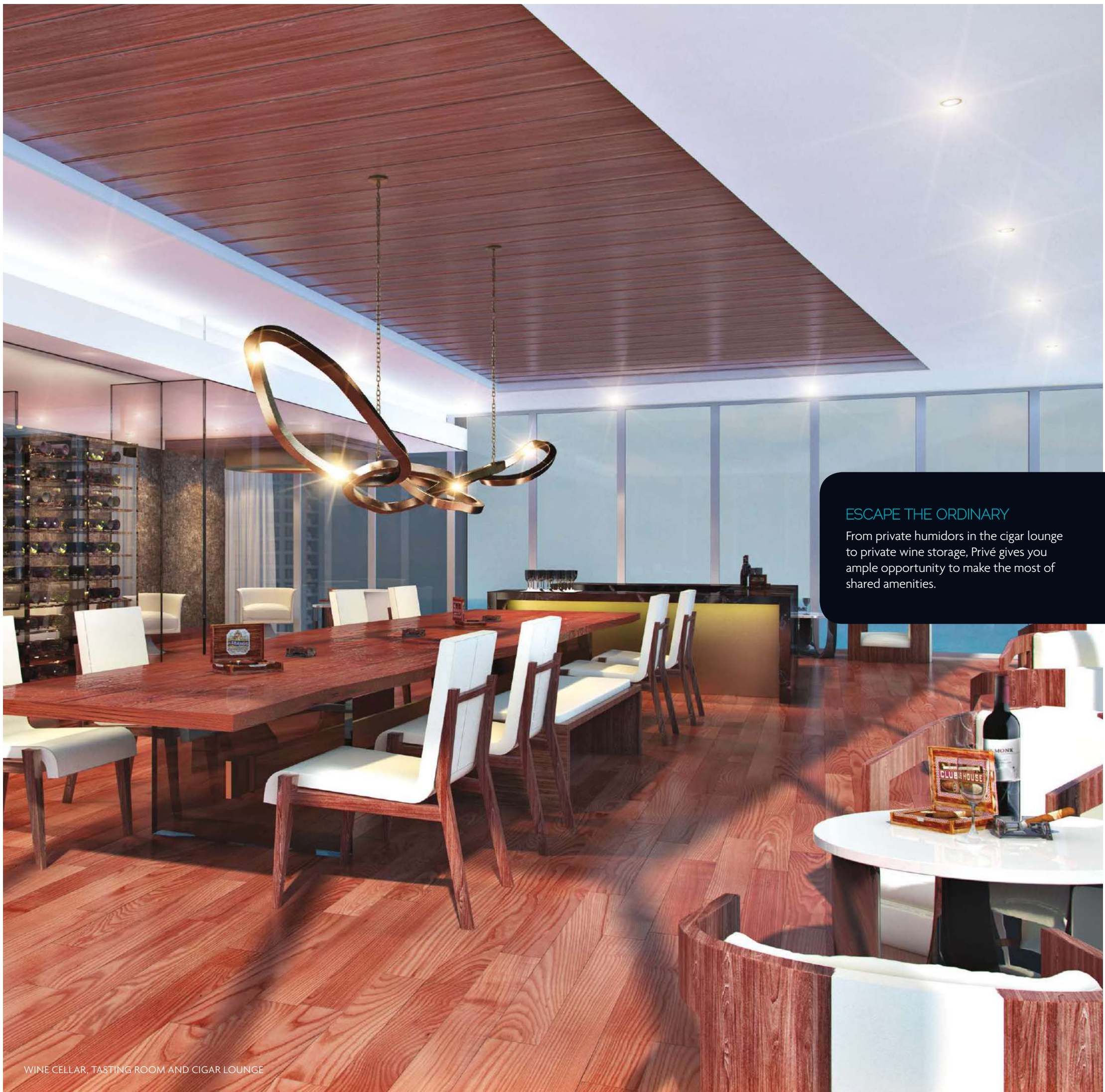
LOUNGES FOR ALL OCCASIONS

Privé has an abundance of beautiful places to gather with friends and neighbors and admire the view.



MEDIA SOCIAL ROOM

Artist's conceptual rendering. See legal disclaimer on The Team page.



WINE CELLAR, TASTING ROOM AND CIGAR LOUNGE

Artist's conceptual rendering. See legal disclaimer on The Team page.

RESIDENCE FEATURES

Unit sizes ranging from 2,585 to more than 9,000 square feet

Average unit size approximately 3,400 square feet

160 total units (80 units per building)

10-foot ceilings

10-foot balcony depths

Floor-to-ceiling glass on all exterior walls

Penthouse units have private rooftops with full-size pools, along with 10- to 17-foot ceilings

Intracoastal, bay, and ocean views from every residence

Unobstructed water views from all main living areas

Spacious, open-plan living, dining, and kitchen areas

Private elevator access

Modern, custom-designed cabinetry and European-style kitchens

Outdoor summer kitchens

Miele appliances

Service suites

All residences are smart-home ready

See legal disclaimer on last page.

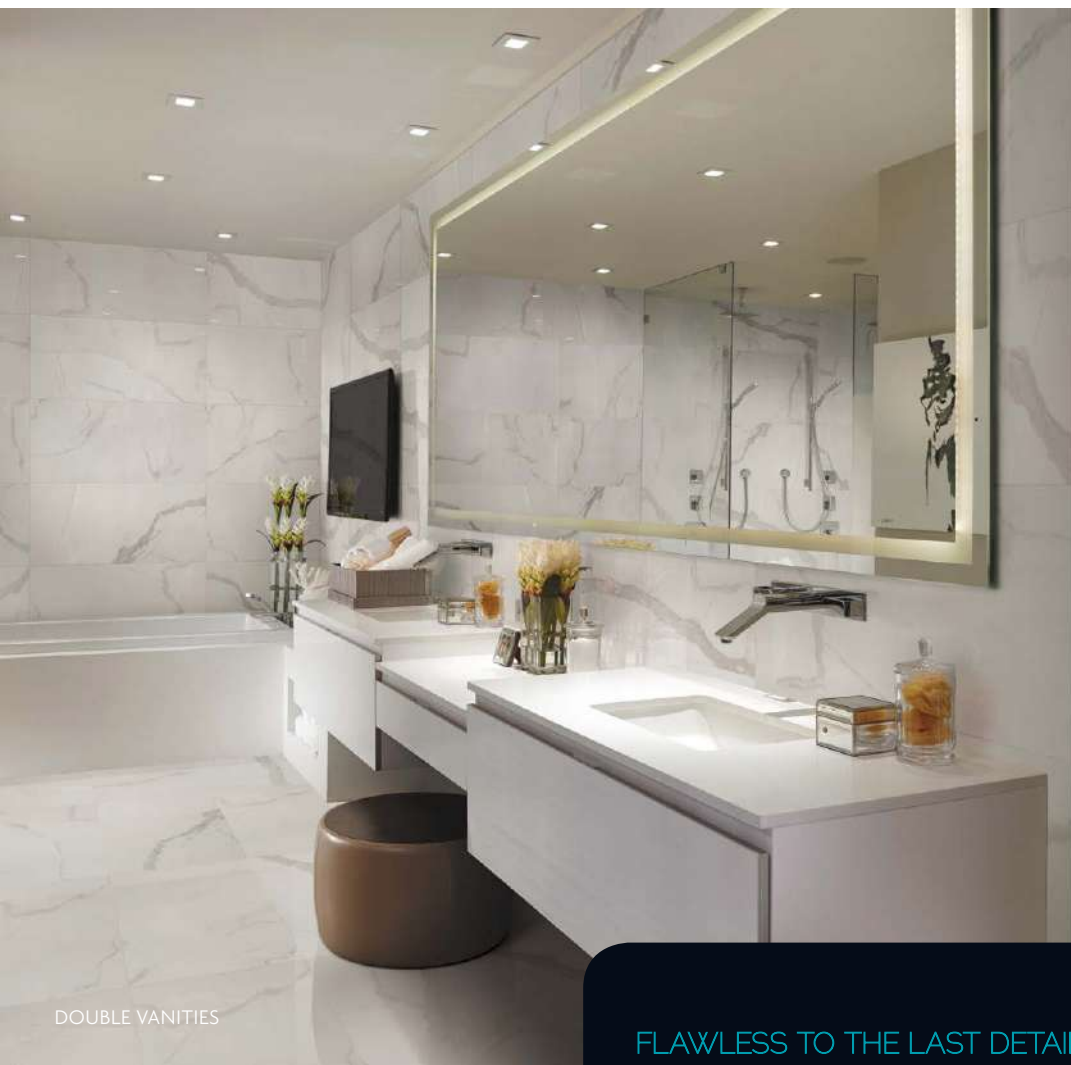


OPEN, GOURMET KITCHENS (CHANDELIER DEPICTED IS AVAILABLE AS A DESIGN UPGRADE)

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LAVISH MASTER BATHS (TV AND ACCESSORIES NOT INCLUDED)



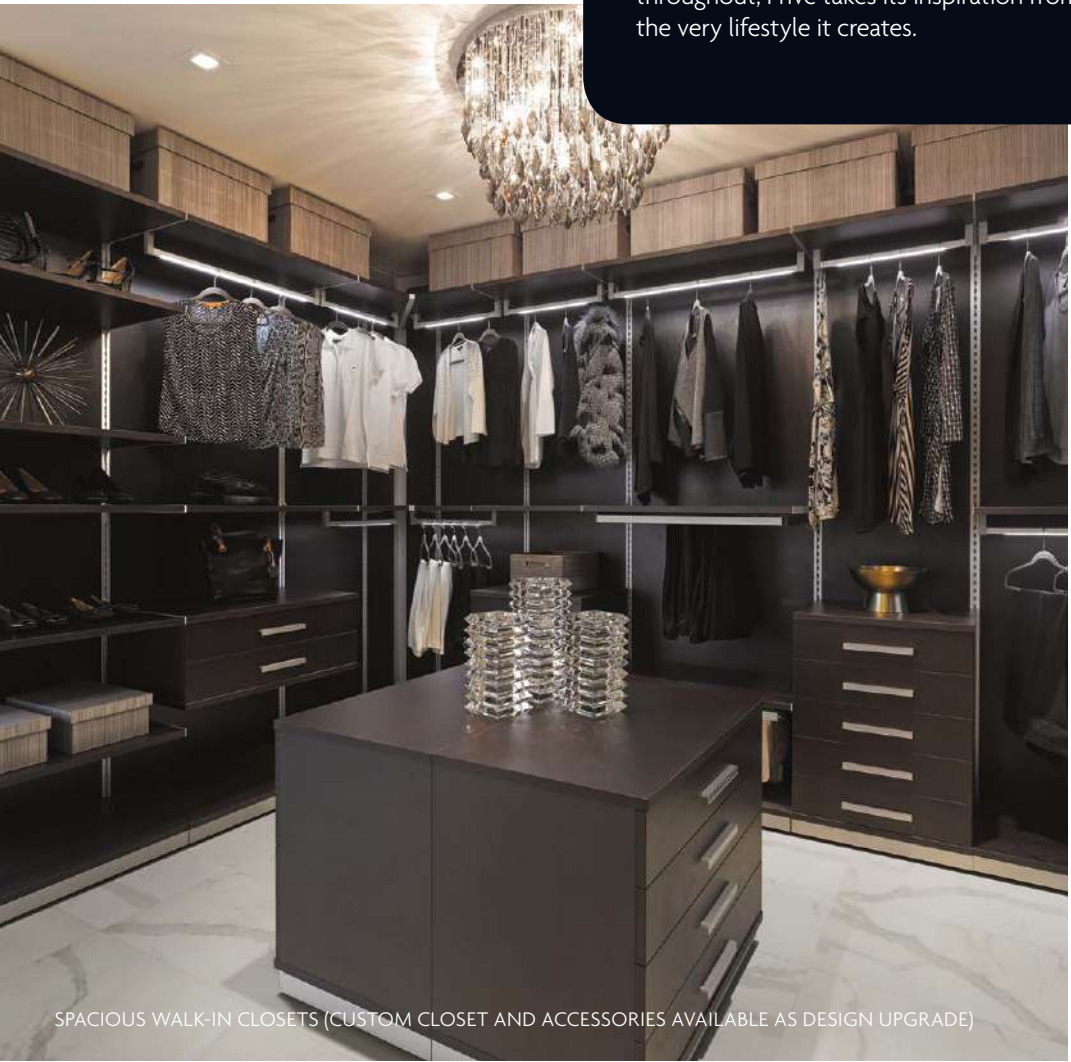
DOUBLE VANITIES

FLAWLESS TO THE LAST DETAIL

With luxurious fixtures, fittings and finishes throughout, Privé takes its inspiration from the very lifestyle it creates.



SEPARATE GLASS-ENCLOSED SHOWER



SPACIOUS WALK-IN CLOSETS (CUSTOM CLOSET AND ACCESSORIES AVAILABLE AS DESIGN UPGRADE)

See legal disclaimer on The Team page.



OUTSIDE IN

On the Penthouse Level, extra-high ceilings, a full-size swimming pool and large private rooftops enhance the endless views..

PENTHOUSES WITH FULL-SIZE ROOFTOP POOLS



EXPANSIVE, 10-FOOT-DEEP TERRACES

WATER VIEWS FROM EVERY ROOM

With flow-through layouts resulting in water views on all sides along with expansive terraces, each Privé residence is a celebration of open air, sea and sky.

PENTHOUSE FEATURES

Duplex floor plans with 10- to 17-foot ceilings on both levels

Private full-size rooftop pools

Summer Kitchens on both levels

Three to six parking spaces

Outdoor living space ranging from 2,600 square feet to more than 6,500 square feet

Separate service quarters

Floorplans offer up to 8 bedrooms



LIVING ROOM

PRIVÉ[®]

DEVELOPERS



Led by principals Gregory Freedman, Charles Phelan and Daniel Lebensohn, BH3 is an opportunistic real estate firm with a core focus on acquiring real estate in South Florida and New York City. In addition to Privé at Island Estates, the firm's impressive portfolio includes Trump Hollywood, Terra Beachside 6000 Collins, Fontainebleau Sorrento and 1805 Ponce. The company has successfully sold in excess of \$400 million of high-end condominiums in the past three years and spearheads the design, development & sales and marketing initiatives of Privé.



GARY COHEN

PRINCIPAL

Gary Cohen is the developer of Island Estates and the President of N. Island Corp. The South Island of Island Estates consists of 21 exclusive mansions and a marina that services both the North and South Islands. As one of the founding families of Aventura, the Cohen family has participated in South Florida development since the 1960's, resulting in approximately 1,000 acres of land development and planning of high rise condominiums, multifamily, single family homes, shopping centers and commercial offices. Gary Cohen's development experience is an integral part of the process for the project.

THE TEAM

SIEGER SUAREZ

Celebrating their 40th anniversary in 2012, The Sieger Suarez Architectural Partnership specializes in the design and development of luxury high-rise properties. Owned and managed by Charles M. Sieger and Jose J. Suarez, the firm has received a multitude of awards and both peer and community recognition for its outstanding work over the decades. The Sieger Suarez architectural Partnership has

repeatedly demonstrated its ability to produce successful and award winning projects. A sampling of distinctive buildings in Miami-Dade County alone include Apogee South Beach, St. Regis Bal Harbour, ICON South Beach, Trump International Hotel, Trump Royale, Trump Palace, 50 Biscayne and Porsche Design (under construction), Murano, and Murano Grande.

INTERIORS BY STEVEN G.

Interiors by Steven G. is the most celebrated, innovative and experienced interior design company in Florida, working from a 100,000-square-foot Pompano Beach, Florida, showroom, which includes some 1,800 lines and \$7 million of displayed inventory.

The design firm has worked on major projects throughout South Florida, including Trump Hollywood, St. Regis Bal Harbour, Canyon Ranch Living Miami Beach, ONE Bal Harbour, Ocean House South

Beach, Las Olas Riverhouse, Grove at Grand Bay, The Ritz-Carlton Residences at Singer Island, and many others.

The firm is widely regarded and highly awarded for its ground-breaking designs, and its work has been prominently featured in Florida Design, Antiquities, Prestige Design, Florida International Magazine and Los Angeles Confidential.

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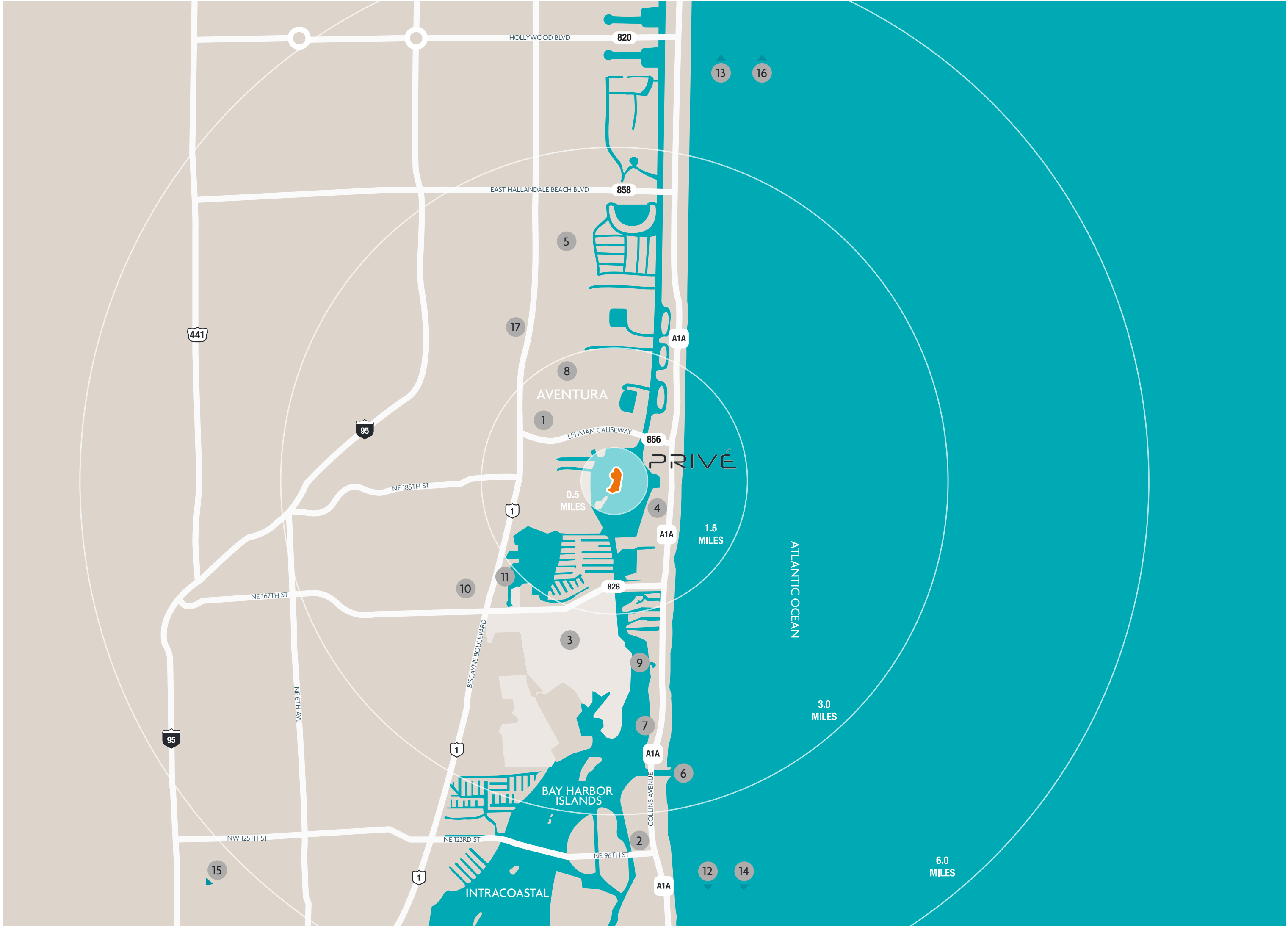
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Advertising & Interactive by **LGD** Miami



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 & Resort, Gulfstream Park, along with a myriad of fine dining options and boutiques. Within twenty minutes of Privé, one can be at the Miami or Fort Lauderdale international airport, Las Olas Boulevard, Downtown Miami, Bal Harbour, the Miami Design District, Midtown Miami, Coconut Grove, Coral Gables, or Miami Beach.

- 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

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THE LEGACY COLLECTION

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Where Luxury Becomes Legacy

The location and views? **Priceless.**
Luxuries and amenities? **Peerless.**
Lifestyle and design? **Timeless.**
This is the legacy of Privé.

Two Bespoke Residence Collections Afford You the Very Best of Privé.

Now you can own one of the finest, most spacious residences available in this ultra-exclusive island enclave. The Legacy Collection at Privé includes the Reserve Collection and the Penthouse Collection. Each offers the expansiveness and privacy of a gracious family home, enhanced by the unparalleled convenience and luxury of condominium ownership – amenities and staff, maintenance-free living and more.

Elevate your lifestyle, and create a legacy your family will embrace for generations to come, with a Legacy Collection residence at Privé, South Florida's last private island.

THE RESERVE COLLECTION

Double the Space. Double the Luxury.

Introducing the Reserve Collection at Privé, a unique residence created especially for those with large families... or those who simply have a taste for living large. Combining two adjacent units into one extraordinarily grand residence, the Reserve Collection offers between 6,335-6,650 square feet of air conditioned palatial living space enhanced by elevated features and finishes, a host of luxuries and privileges, and over 1,700 square feet of outdoor living space that makes the most of Privé's stunning skyline and water views.

Reserve Collection residences include:

- Parking for four vehicles
- Expansive custom kitchen
- Outdoor summer kitchen
- Private elevator access
- Butler's pantry
- Wine cellar
- Service suite
- Office/den
- Media room
- Expansive closets
- Family room



BALCONY INTO LIVING ROOM - EAST VIEW



ELEGANT KITCHEN WITH 22-FOOT-LONG QUARTZ ISLAND

THE PENTHOUSE COLLECTION

Taking Luxury to Two New Levels.

The Penthouse Collection at Privé is an exclusive offering of one-of-a-kind duplex residences, with designs and features that are truly unrivaled. These spectacular, two-level residences range in size from 4,450 square feet to more than 6,200 square feet, and offer expansive outdoor living space with private rooftop gardens and full-size pools. Designed for those who expect the most from life – indoors and out – the Penthouse Collection perfectly captures South Florida’s chic, sun-drenched lifestyle.

Penthouse Collection residences include:

- Parking for three vehicles
- Dramatic ceiling heights ranging from 12-17 feet
- Private elevator access
- Outdoor living space ranging from 2,600 to more than 4,600 square feet
- Outdoor summer kitchens on both levels
- Service suite



LIVING ROOM



SECOND BALCONY INTO LIVING ROOM - WEST VIEW

ISLAND LIFESTYLE

Exceptional Luxury on South Florida's Last Private Island.

Two towers of 80 residences each rise side-by-side on a private, eight-acre island in the middle of a picturesque bay off the Aventura Intracoastal. Privé at Island Estates offers a wealth of luxuries, including more than 56,000 square feet of outdoor amenities and over 70,000 square feet indoors, all shared by just 160 ultra-luxurious residences. So exceptional is the Privé lifestyle, this exclusive island community has been ranked the #1 Most Desirable Luxury Residences in Florida, and #14 in the entire world, by *Elite Traveler*. Savor the rewards of prosperity in absolute privacy, born of open air, sea and sky, on Privé, an island beyond extraordinary.



THE PRIVATE MARINA, OPEN ONLY TO RESIDENTS.

Artist's conceptual rendering. See legal disclaimer on last page.



LIGHTED WATERFRONT TENNIS COURT

NORTH TO SOUTHEAST PANORAMIC VIEW



SOUTHWEST TO NORTH PANORAMIC VIEW





EACH TOWER FEATURES A GRAND, OUTDOOR DINING TERRACE OVERLOOKING THE BAY.

ISLAND 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 catering¹ available during certain hours

Beach-entry pool

North-South lap pool

Pool attendants offer fresh towels, sunblock and bottled water

Outdoor jacuzzis

Lighted tennis court

Jogging trail

Private jetty for guest boat landing and fishing

Private marina with boat slips available for purchase (limited availability)

Nature path²

Private beach & beach club²

Pet grooming area

Car washing station

Kids' playground

Private garages available for purchase

Electric car charging stations

BUILDING AMENITIES

Expansive public spaces totaling approximately 70,000 square feet

Two-story gym/spa in each tower totaling 20,000 square feet, with:

- Men's and women's steam and sauna
- Massage treatment rooms
- Aerobic & cardiovascular equipment
- Weight facility
- Fitness studio
- Toddlers' playroom

Social room – billiards, board games, HD television

Teen social lounge

Private dining room with catering kitchen

Library

Outdoor dining terraces

Wine room and cigar lounge

Business center

Guest suites– available for purchase by residents only

Located at 5000 Island Estates Drive, Aventura, Florida 33160

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