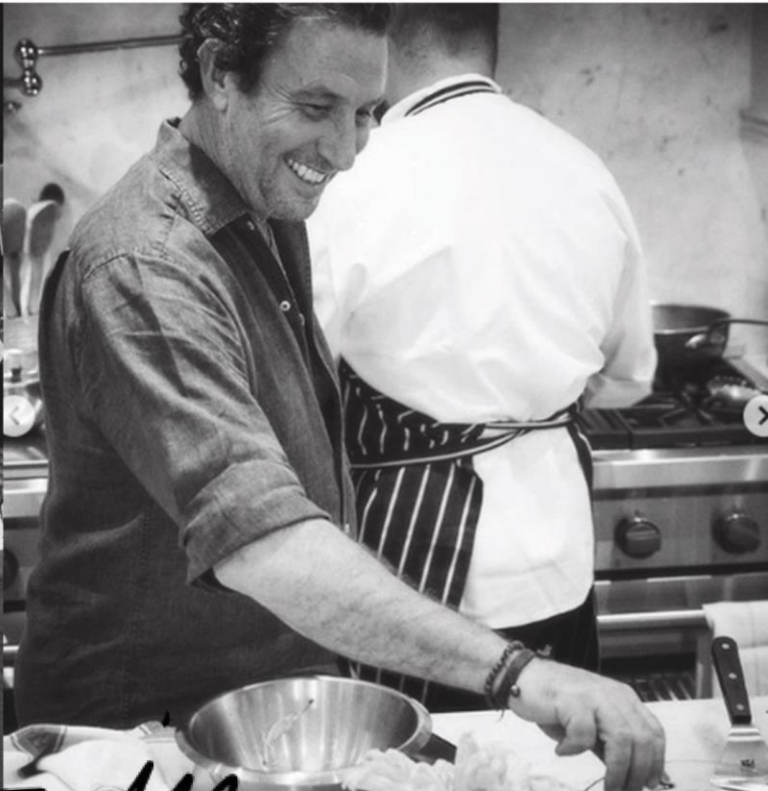


ORA

BY

Casa ♥ Tua



We put our heart first — in
everything we do

We are introducing a new residential concept in Miami

Informed by the past, designed for the future

A vibrant, soulful, social atmosphere

Carefully curated in every way

Unparalleled culinary options by Casa Tua

Active 24 hours

It's where everything happens at once





Edgardo Defortuna



Ana Cristina Defortuna



Bernardo Fort Brescia



Miky and Leticia Grendene



Marijana Radovic



Marco Bonelli

A SYNERGY OF BRILLIANT MINDS

FORTUNE INTERNATIONAL — GROUP —

Developer

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been recognized leader in development, sales and marketing since 1983. With over 7,000 units and 9 million square feet of projects delivered, the company's prestigious development portfolio includes many of the most prominent residential properties in South Florida, including Jade Signature, The Ritz-Carlton Residences, Sunny Isles, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell, Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having sold more than 25,000 units and currently representing some of South Florida's most successful projects such as: Mission Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, among others. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's International broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong, to Sao Paulo, and Manhattan to Paris.





ST. REGIS RESIDENCES, SUNNY ISLES BEACH



THE RITZ-CARLTON RESIDENCES, POMPAÑO BEACH



THE RITZ-CARLTON RESIDENCES, SUNNY ISLES BEACH



JADE SIGNATURE, JADE BEACH, & JADE OCEAN



A SYNERGY OF BRILLIANT MINDS

ORA
BY
Casa♥Tua

Lifestyle Curation

In 2001, Casa Tua Miami Beach was created as a welcoming place for friends, family and guests from around the world, where simplicity would meet sophistication, and individuals with a zest for life would come together. Casa Tua has since expanded with locations in Aspen and Paris, as well as our Italian kitchen, Casa Tua Cucina.

Born in Padova, Italy, founder Miky Grendene started his career in Milan in the late 1980s, moving to Miami in 1989, where he was part of the resurgence of South Beach. With more than 30 years experience in real estate and hospitality, Grendene and his wife, international model Leticia Herrera, have used their impeccable style to establish Casa Tua as a bespoke lifestyle brand backed by a philosophy of passion, love, sustainability and philanthropy.

With a desire to create something of lasting value, our goal is to use Casa Tua as a platform to draw attention to global issues by creating awareness through the friends and family of Casa Tua, all around the world.

From a curated art program, an exclusive event calendar and incredibly personal service, Casa Tua provides an intimate environment for a life well-lived. However, the heart of Casa Tua will always be the intimate community which our members and guests create very day. With that community, we at Casa Tua hope to create something of lasting value.



CASA TUA MIAMI BEACH



CASA TUA ASPEN



CASA TUA PARIS



COMING SOON: CASA TUA NEW YORK



CASA TUA CUCINA

A SYNERGY OF BRILLIANT MINDS

ARQUITECTONICA

Architect

Arquitectonica is comprised of a group of more than 650 architects, urban designers, planners, interior and landscape designers, that collectively work out of a network of nine offices around the world. Headquartered in Miami, Fla., Arquitectonica has offices in New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Lima and Sao Paulo. Founded in 1977, by Bernardo Fort-Brescia, FAIA and Laurinda Spear, FAIA, ASLA, LEED AP, the firm immediately received acclaim for its bold modernism which identified with a renaissance in Miami's urban landscape. Today the firm's work spans the globe, with projects in 59 countries on five continents.

Recognized globally for its signature designs the firm has received hundreds of design awards, and the firm's groundbreaking work has been the subject of exhibitions at numerous museums and institutions.

Well-known projects by the firm include the Microsoft Europe Headquarters in Paris, the Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mall of Asia in Manila, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the U.S. Embassy in Lima, the Infinity and Lumina towers in San Francisco, the Hilton Americas in Houston, the State Farm Arena in Atlanta and, Brickell City Centre, the FTX Arena and Virgin Voyages Cruise Terminal V in Miami.





A SYNERGY OF BRILLIANT MINDS

m²atelier

BONELLI . RADOVIC

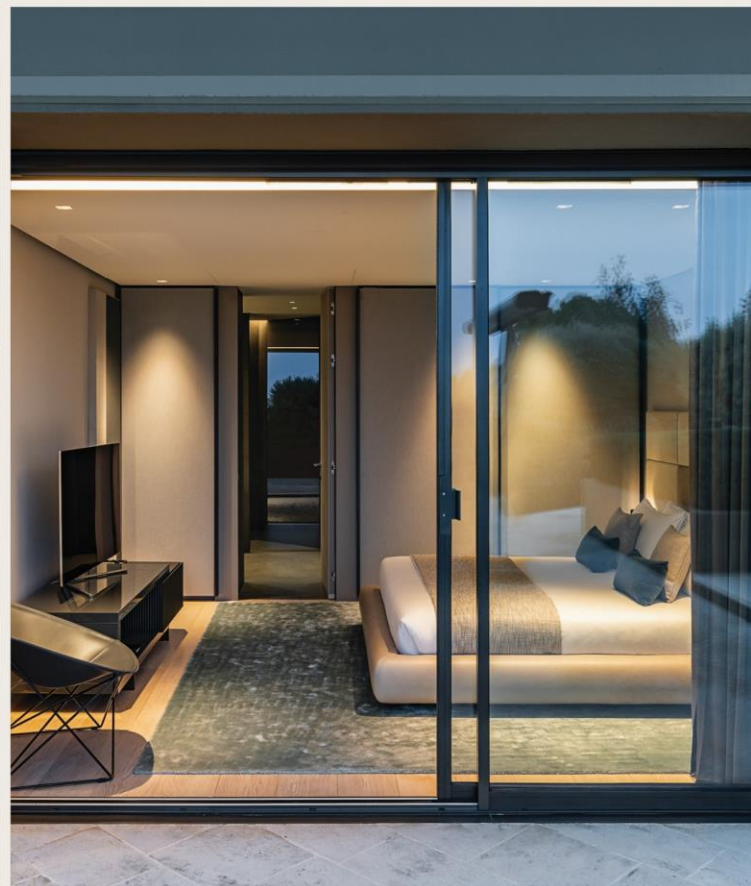
Interior Designer

m2atelier is the architecture and design studio founded in Milan by the duo Marco Bonelli and Marijana Radovic, a couple in life and work.

Born from the fusion of the two founders' previous activities, the atelier brings together complementary experiences, cosmopolitan perspectives and multidisciplinary categories. The perimeter of its research is very broad and embraces different scales and contexts: architecture, interior design, fashion retail and product, with a distinct predilection for yachting.

The numerous and consolidated collaborations with some of the main global players in their respective fields, together with a long list of extremely significant projects and clients located everywhere on the planisphere, make m2atelier an authoritative signature on the international design and architecture scene.

The search for the essential involves all creative processes, materials, human resources, energy, even logistics. Every aspect of the workflow is centered on the idea of Sustainable Minimalism, achieved through the rigorousness of the creative system and the efficiency of the output. A perfectly functioning strategy at every stage of the project, which allows m2atelier to minimize waste at every level by producing conscious and sustainable architecture and design.



A SYNERGY OF BRILLIANT MINDS

ARQUITECTONICA*GEO*
RESILIENT LANDSCAPES

Landscape Architect

Founded in 2005, ArquitectonicaGEO is an award-winning design studio specializing in landscape architecture, planning, and urban design. ArquitectonicaGEO is led by Laurinda H. Spear and Margarita Blanco, two women steeped in architecture, has elevated the conversation about the important role landscape architecture plays and the contributions it can make in the face of climate change and sea level rise.

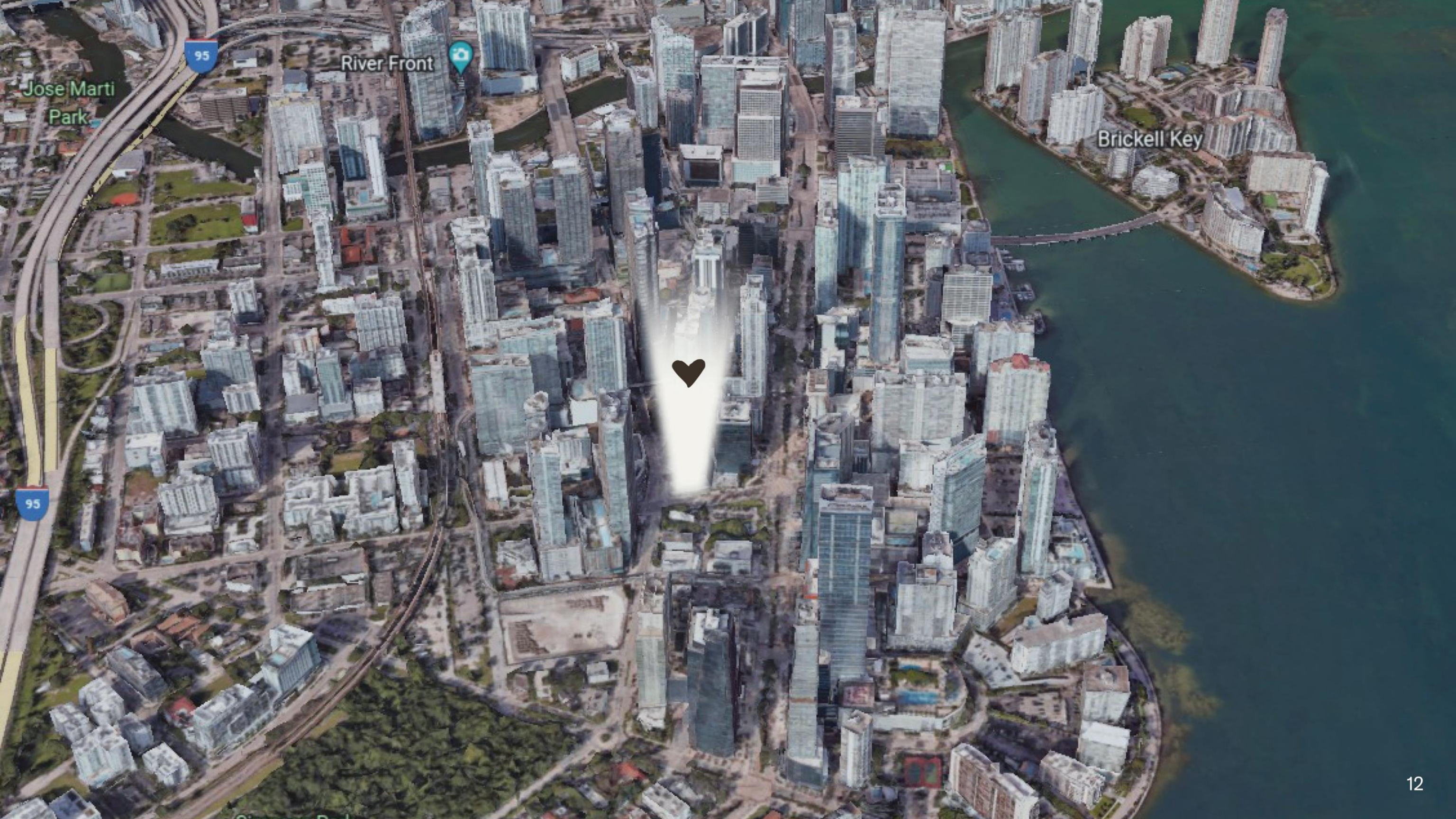
Our projects address not only ecological objectives, but also add community value and elevate the return on investment of our clients by improving performance and livability. Our approach is clear. To create innovative and bold solutions that respond to the existing conditions of each site and are adaptable to climate change and sea level rise, all while restoring biodiversity and improving the human experience. Mixing resiliency with beautiful functional landscapes has created a level of awareness in communities and the world at large where the understanding of nature being incorporated into the built environment is a priority.

ArquitectonicaGEO works in close collaboration with clients, architects, planners, engineers, developers and construction professionals to create aesthetic and functional design solutions. The international, multi-disciplinary and multi-cultural richness of our firm provides the expertise to examine projects from all angles and the agility to respond to changing issues of global concern.





*A nature-immersed sanctuary
in the middle of Brickell,
— for creators, for founders,
for doers*



WHO'S MOVING TO MIAMI?

Forbes

Florida Is Fast Becoming The Second Home For Wall Street

By Jack Kelly | Senior Contributor

Jan 6, 2021,01:35pm EST

NEWS MAGAZINES RESEARCH EVENTS VIDEO PODCAST PARTNERS SHOP

THE REAL DEAL

SOUTH FLORIDA REAL ESTATE NEWS

Microsoft to lease 50K sf office at under-construction Brickell tower

Tech giant was reportedly in talks to lease about 30K sf earlier this year


By Katherine Kallergis

September 08, 2021 06:00 PM

Bloomberg the Company & Its Products Bloomberg Anywhere Remote Login Bloomberg Terminal Demo Request

Bloomberg Law®

Business & Practice



Kirkland & Ellis is taking significantly more office space in Miami than other Big Law firms who recently set up shop in the city.

Source: OKO Group/Cain International

✉️

Facebook

LinkedIn

Twitter

Law Firm Kirkland & Ellis Expands to Miami With Big Office Lease


Dec. 19, 2022, 1:09 PM

THE WALL STREET JOURNAL.

Ken Griffin Moving Citadel From Chicago to Miami

By John McCormick and Juliet Chung

Updated June 23, 2022 4:43 pm ET



THE WALL STREET JOURNAL.

How Miami 'Caught a Wave' and Became the Hot New Tech Hub

By Mario Loyola

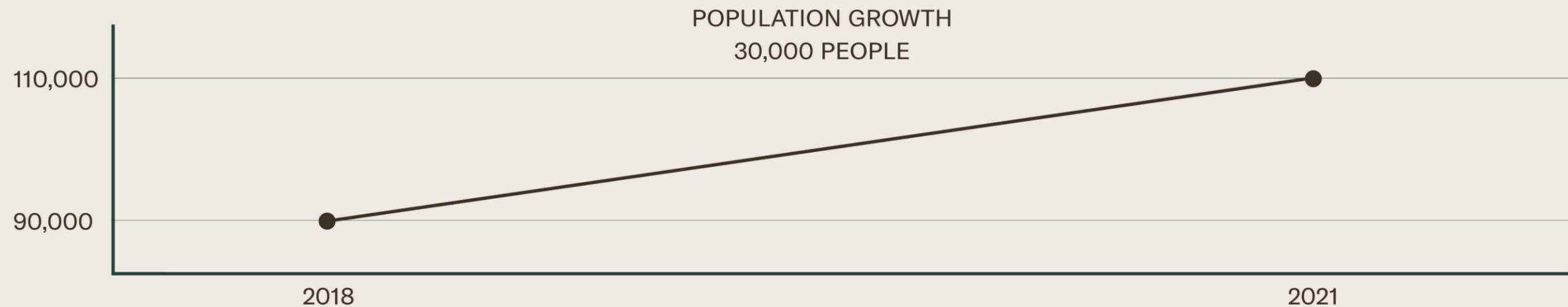
Aug. 5, 2022 5:47 pm ET

13

WHY BRICKELL IS THE #1 PLACE TO LIVE IN MIAMI

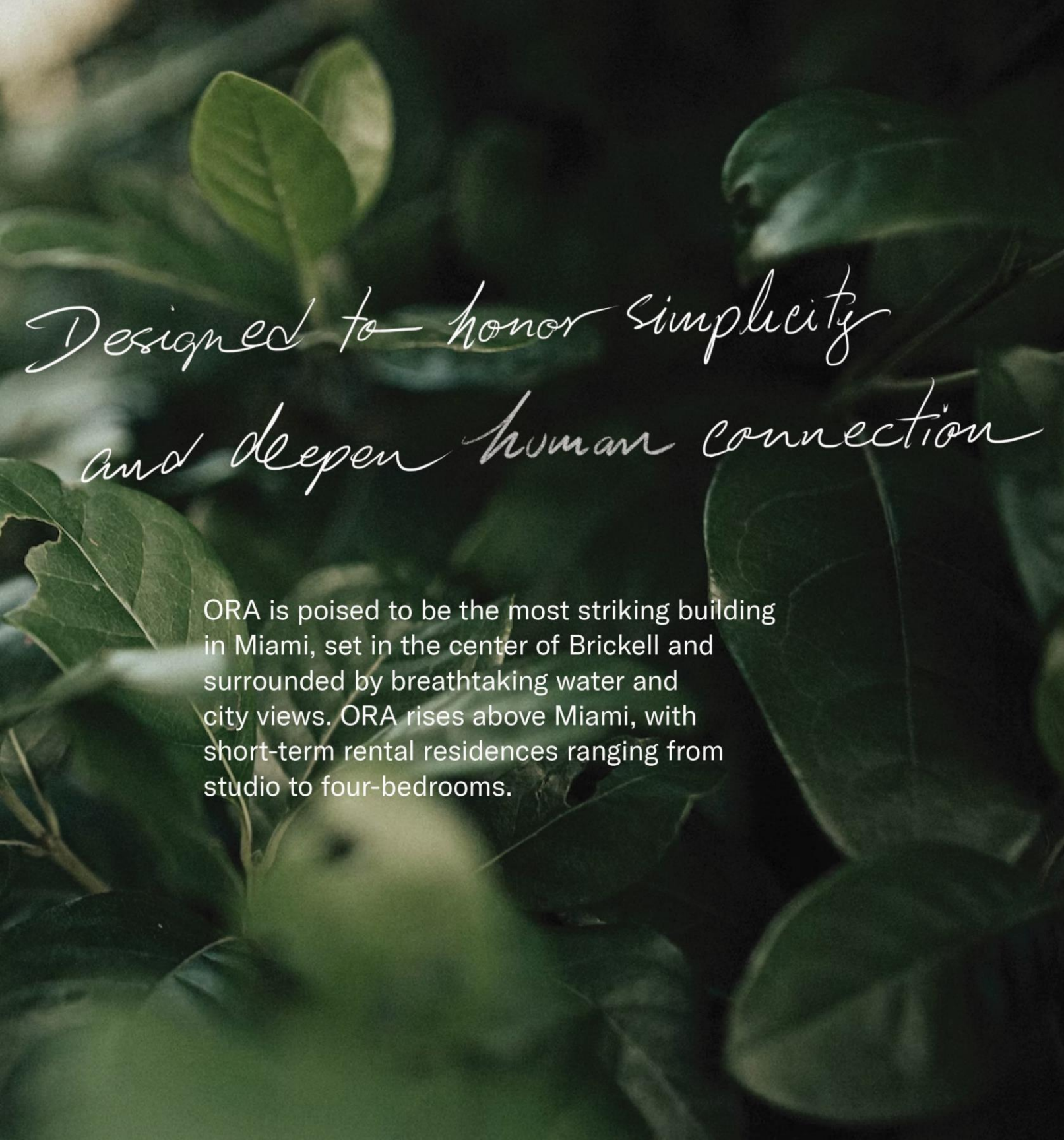
NICHE[®]  **Forbes**

- The Financial Hub of Miami
- One of the most up-and-coming neighborhoods in Miami
- 59% of the Population is International, making Brickell an International Hub for Business
- Unrivaled Shopping & Dining
- Home to some of Miami's best private & public schools
- Pedestrian-friendly neighborhood
- Favorable Tax Climate



*A nature-immersed sanctuary in the
middle of Brickell, Miami — for
creators, for founders, for doers*





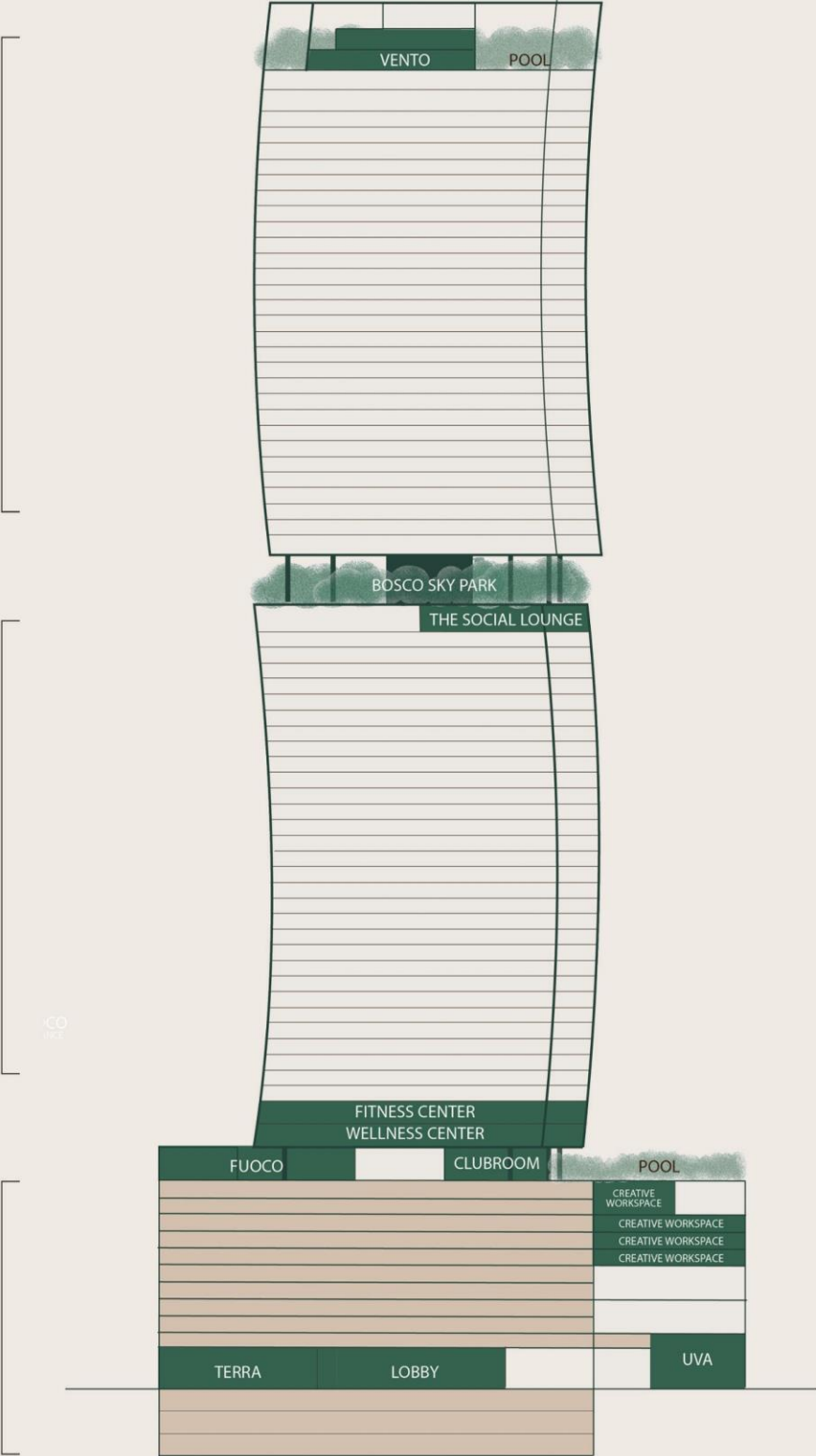
*Designed to honor simplicity
and deepen human connection*

ORA is poised to be the most striking building in Miami, set in the center of Brickell and surrounded by breathtaking water and city views. ORA rises above Miami, with short-term rental residences ranging from studio to four-bedrooms.

Two-to-Four Bedroom
Residences

Studio to Two-Bedroom
Residences

Parking



The background of the slide is a photograph of a building's exterior. On the left, there are dark green leaves and clusters of bright pink flowers. On the right, there is a dense, light green bush. A white architectural element, possibly a balcony railing or a ledge, runs horizontally across the upper portion of the image. The overall lighting is soft and natural.

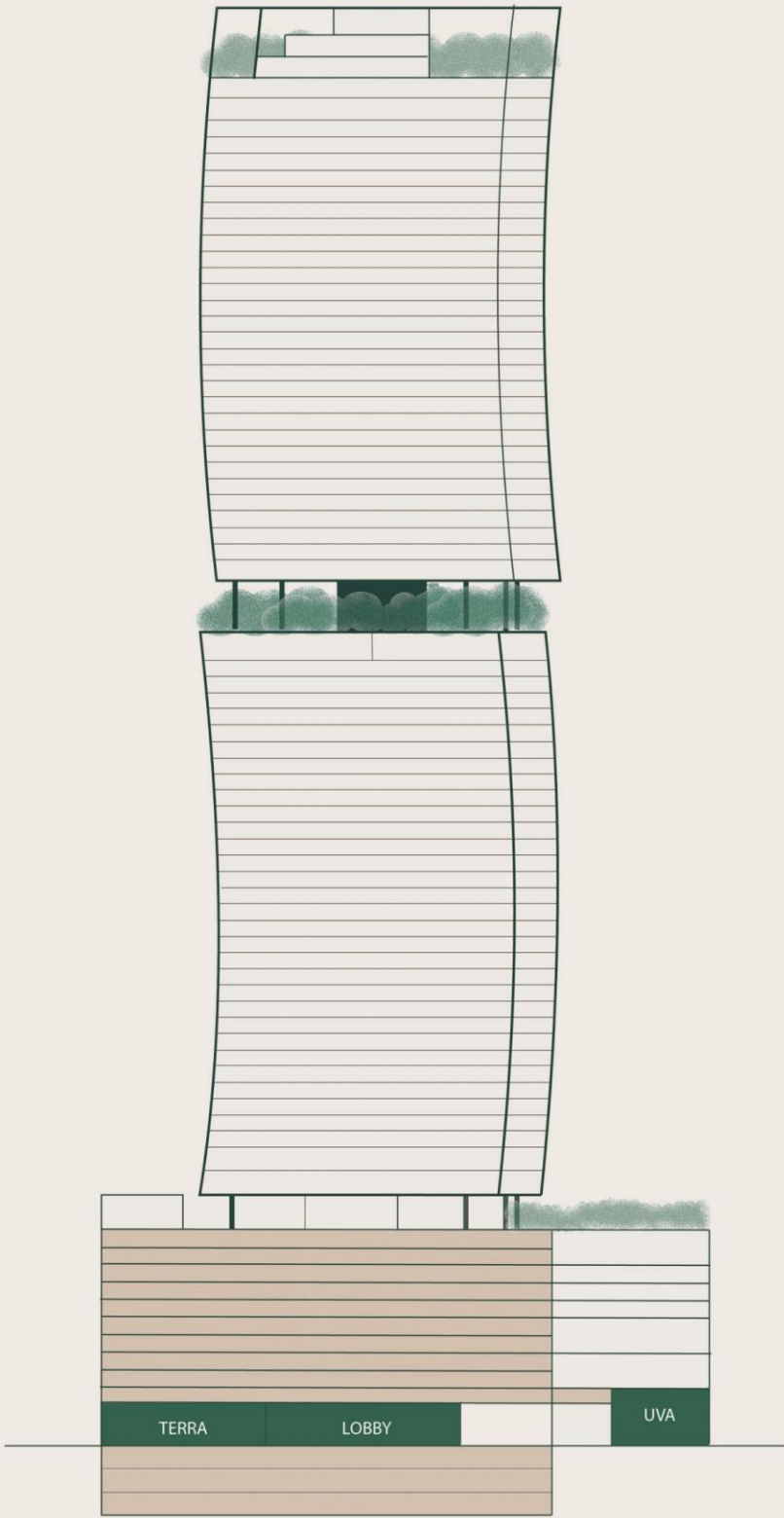
The city's greatest amenity

Abundant and constantly evolving — for embracing life's most human and unexpected joys. Curated programming and events. Distinct experiences expressed through exquisite custom spaces, lighting, landscape, music, art, and restaurants. Spots to drink, eat and meet. Alive with upbeat soulful energy and social energy.

LOBBY LEVEL



Conceptual Floor Plan



LOBBY

For those who visit, and those who stay, ORA by Casa Tua offers a new way to value how we spend our time – with shared experience cherished above all.

- Lobby Reception
- Dedicated flexible-stay check-in lobby
- Dedicated high-speed smart elevators with separate access for owners, short-term guests, and guests
- Dedicated elevators for in-house employees
- 24/7 valet reception
- Concierge
- Mail & package delivery room





LOBBY

TERRA

A unique 24-hour gourmet market, bakery, and meeting spot offering a vibrant, upbeat environment for early morning coffee, a lingering lunch, a quick grocery pickup, or a late-night bite.

- Private lobby-level entry for residents and their guests
- House-made breads and pastries
- Delicatessen, charcuterie, and light fare
- Gourmet groceries
- Specialty and convenience goods

Savor the moment



UVA

A dream enoteca, with a collection of over 500 sommelier-selected labels from across the world and exquisite Mediterranean cuisine.

- Two stories of intimate spaces
- Frequent wine tastings and classes
- Private tasting room and outdoor dining terrace for ORA residents and their guests

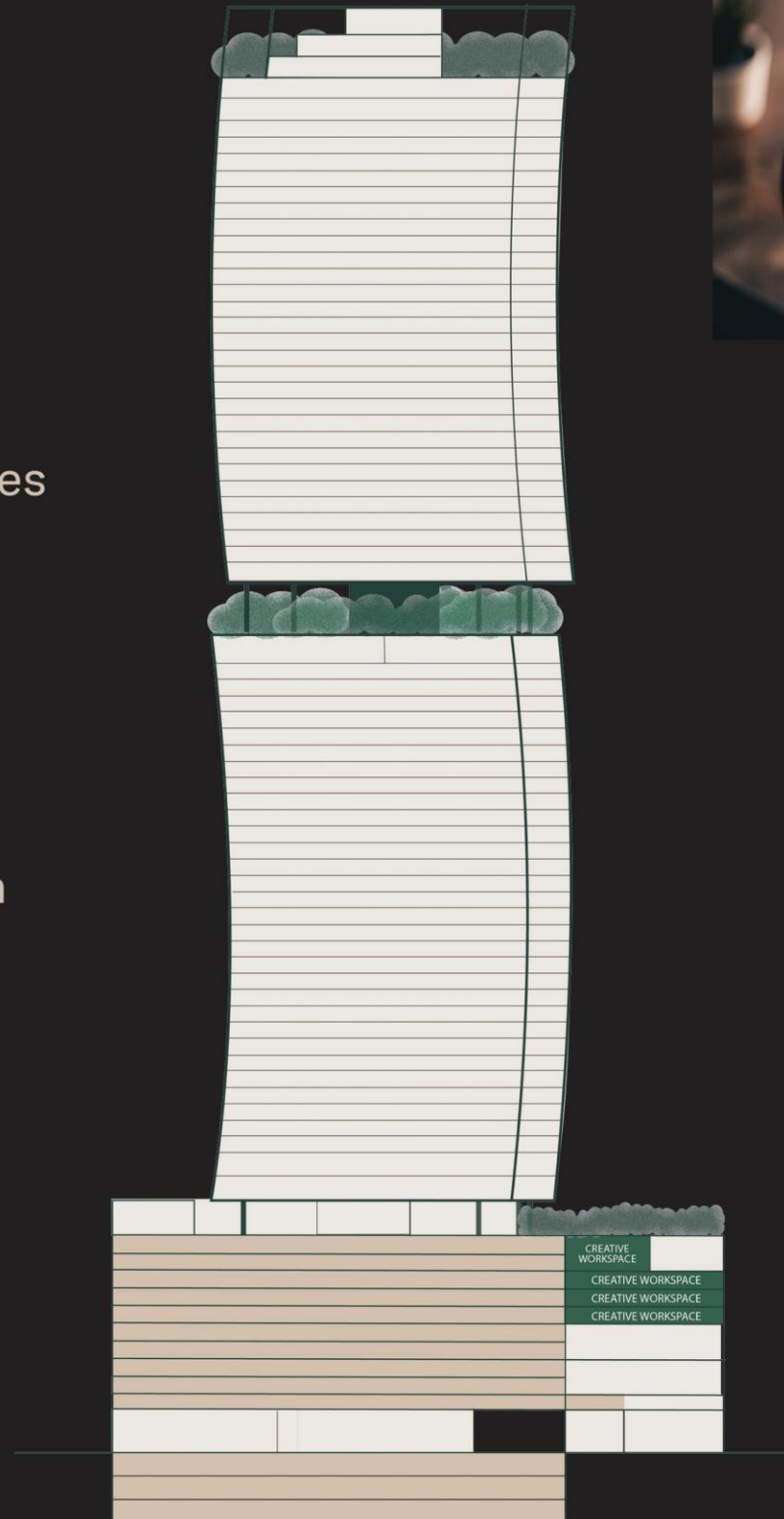




CREATIVE WORKSPACES

Fully wired commercial co-working spaces available—in an open, airy setting.

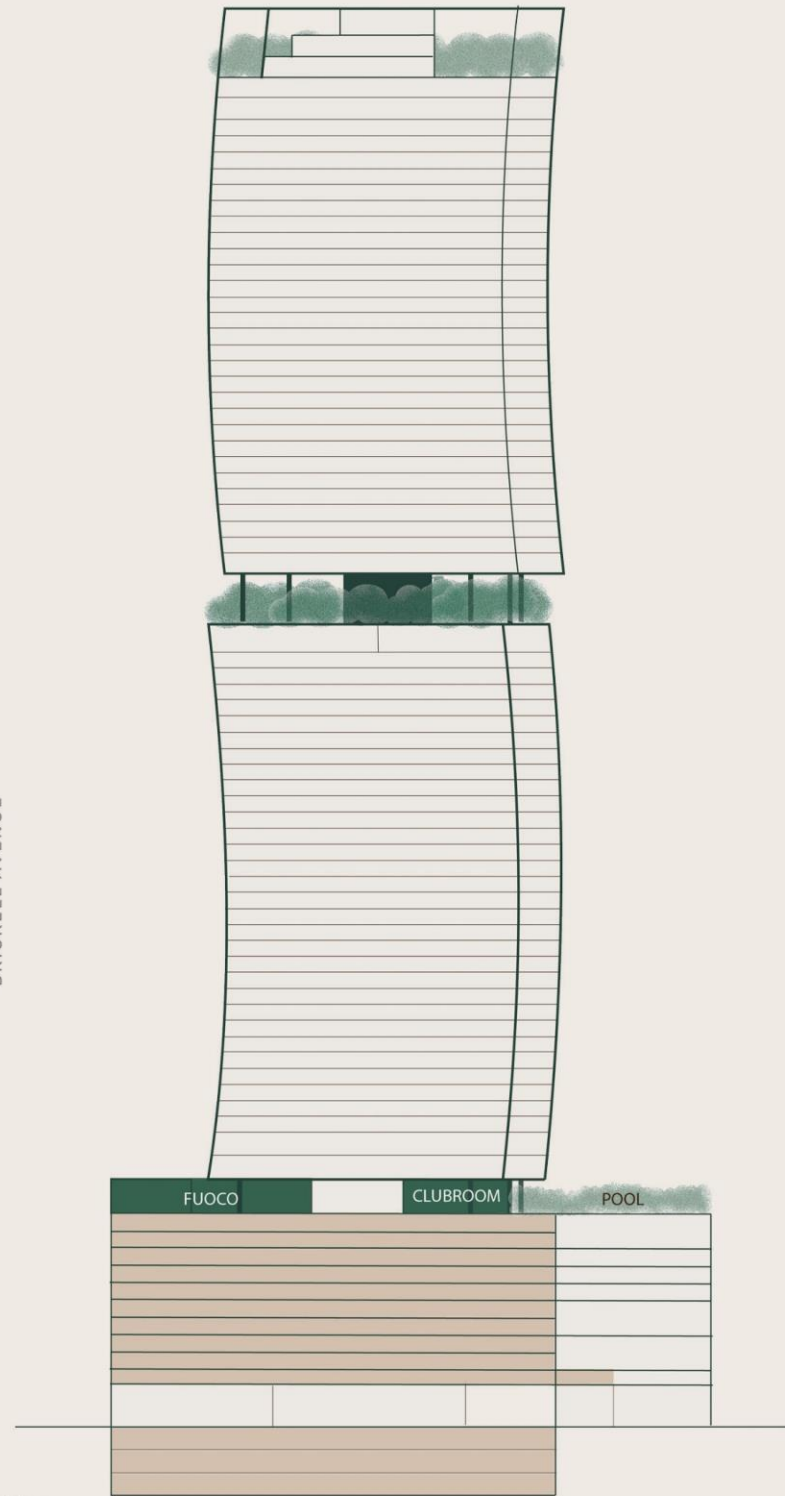
- Open and shared workspaces
- Private office spaces
- Private conference rooms
- Content creation rooms equipped with AV support
- Creative workshop
- Outdoor seating



9TH FLOOR AMENITY LEVEL



Conceptual Floor Plan





FUOCO

The Italian word meaning fire, Fuoco honors the art of simple, timeless, collaborative cooking. At Fuoco, chefs from all over the world will share their recipes for cooking over wood-burning fire to create an extraordinary global offering.

- Dedicated pedestrian-level entrance for dining guests
- Private, direct level access for ORA-owners and guests
- Intimate outdoor seating areas surrounded by artful landscaping and sculptured water features
- Sustainably sourced global ingredients
- Select cuisine cooked over an open fire
- Crudos and raw options
- Direct delivery to residents' door





*We create spaces intended
to be used and shared*

THE POOL

Expansive yet intimate, with stunning ocean views, rich landscaping, and nature all around.

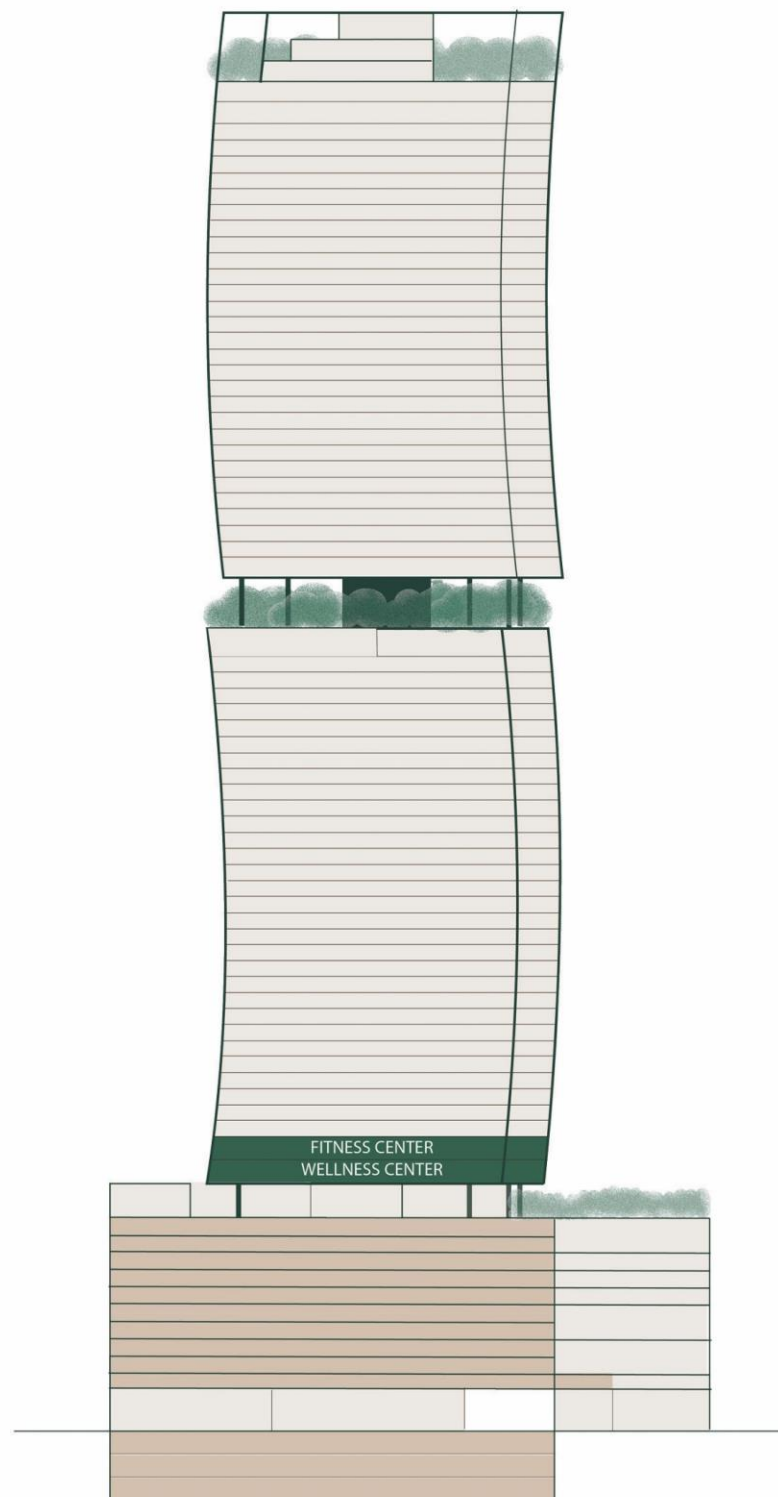
- Resort-style pool with sun shelf
- Pool cabanas and lounge chairs
- Poolside food and beverage and towel service
- Vibrant tropical landscaping

CLUBROOM

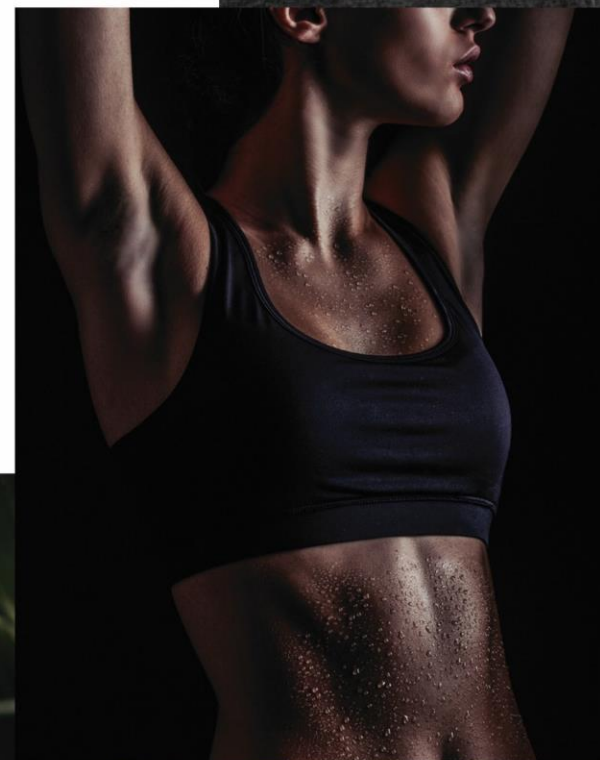
Adjacent to the pool and full of natural light, an event space designed for social gatherings of all kinds.

- Bar and lounge
- Prep kitchen
- Chef's kitchen
- Indoor and outdoor seating
- Oversized LED screen
- Game and card tables





WELLNESS & FITNESS

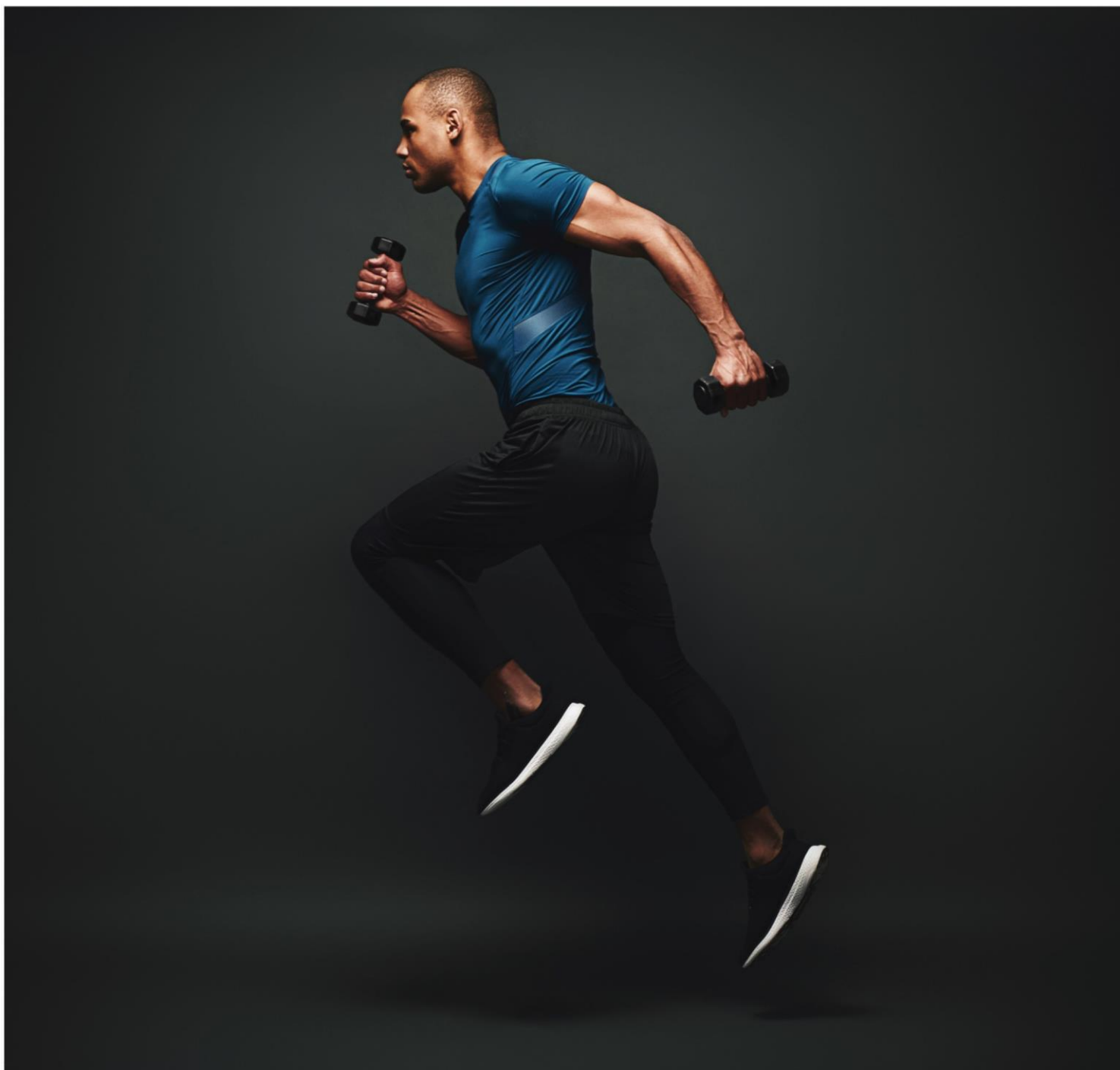


WELLNESS

Our Wellness Center is as much a social club as a place to recenter, grounded in the overall well-being generated by human connection.

- Relaxation lounges
- Wellness terrace
- Individual treatment rooms
- Co-ed steam, sauna, and hammam
- His-and-hers locker rooms with showers
- Couples' treatment room
- Styling room with lighted vanities
- Stairs connecting directly to Fitness Center





FITNESS

An open, expansive space designed for every kind of workout or training session.

- State-of-the-art equipment focused on performance cardio, resistance training, and strength conditioning
- High-intensity workout area
- Multipurpose workout space (spinning, yoga, pilates)
- Private rooms for virtual trainers
- Outdoor terrace

A detailed architectural floor plan of 'The Social Lounge'. The plan shows a large, irregularly shaped room with a curved wall on the left. The room is divided into several sections: a large open area at the top, a smaller area in the middle, and a larger area at the bottom. The bottom area is further divided into a rectangular section on the left and a more complex, multi-sectioned area on the right. The plan includes various furniture and fixtures, such as sofas, tables, and a pool table, which are described in the text. The plan is drawn in a simple, clean style with black lines on a white background.

THE SOCIAL LOUNGE

Just beneath Bosco, an owner's only inspired space to gather and play, reconnect and recharge.

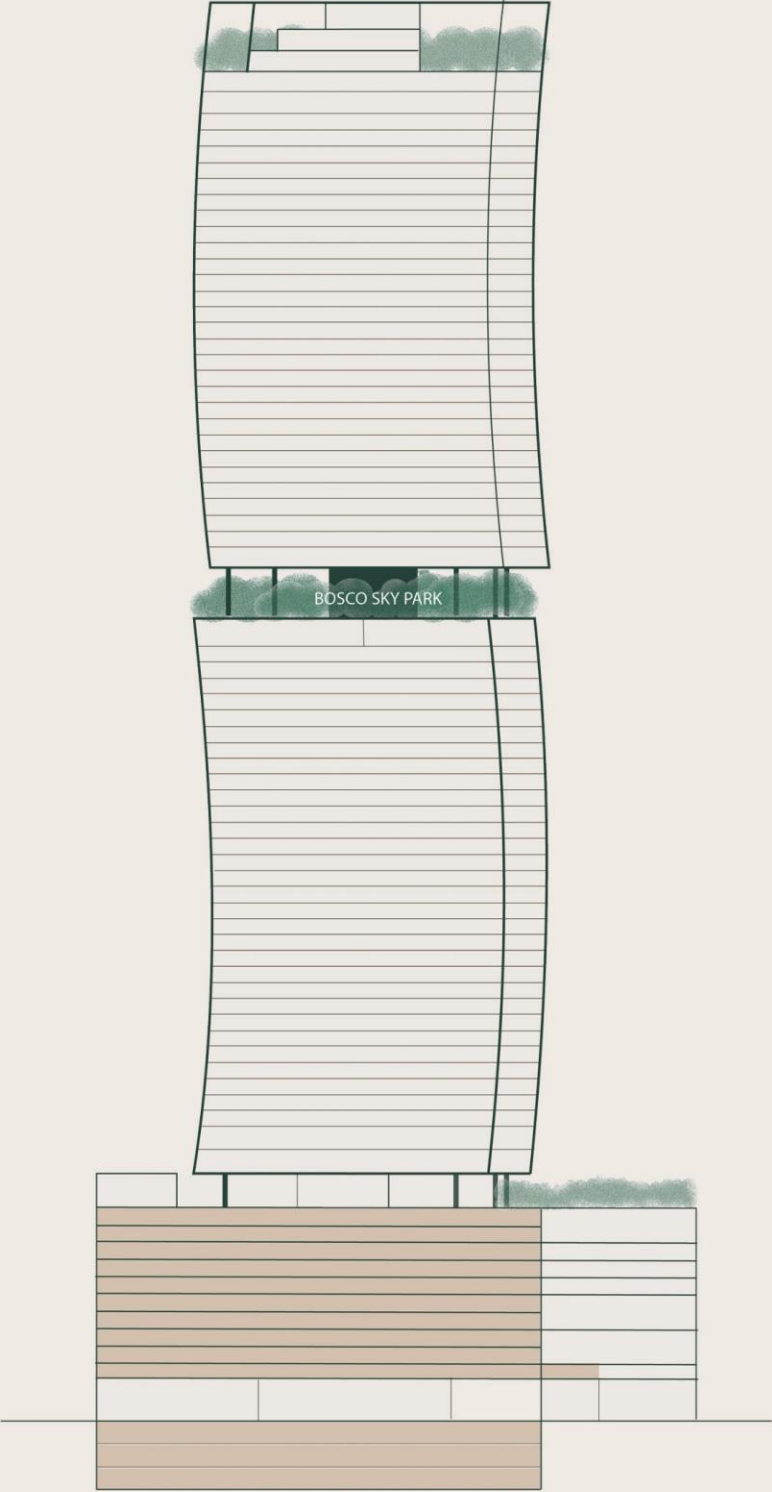
- Owner's lounge
- Indoor and outdoor seating areas
- Oversized LED screen
- Reading library
- Business center with co-working and private workspaces
- Content creation room



BOSCO



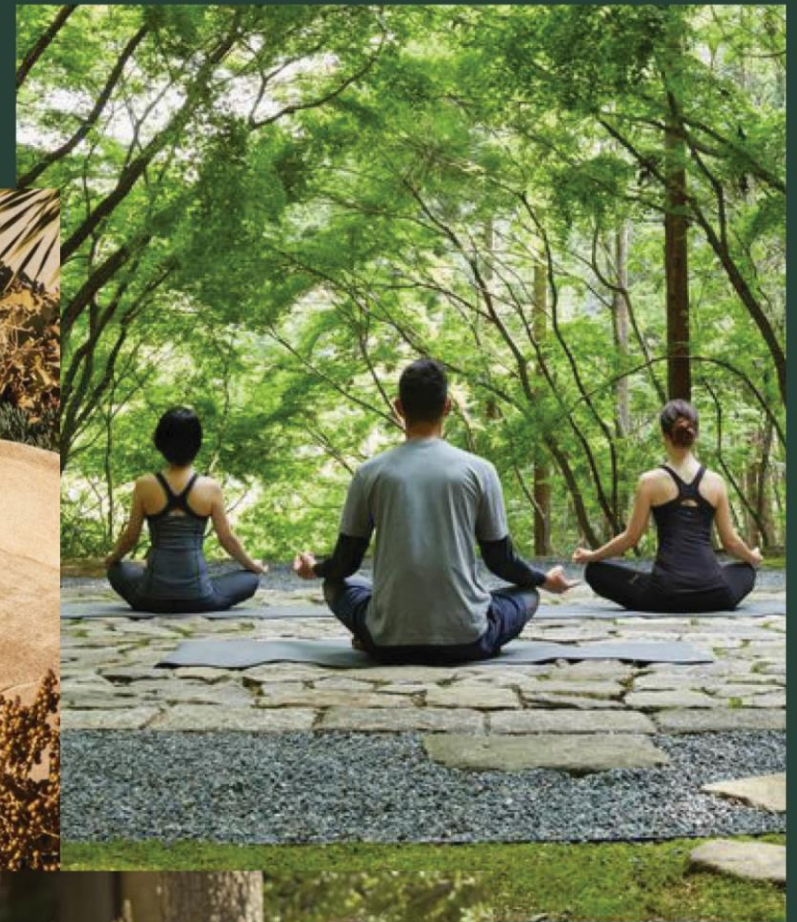
Conceptual Floor Plan



BOSCO

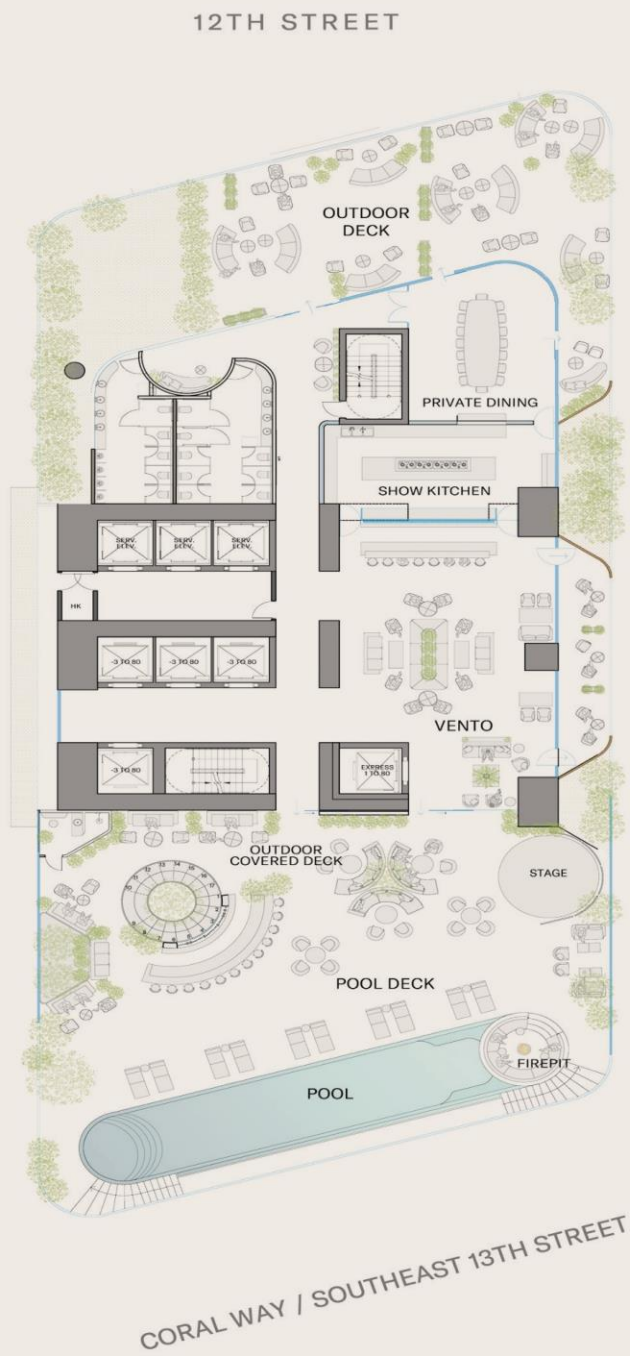
A tranquil three-story park at the center of ORA—an ideal space for reflection, picnics, quiet conversation, and shared outdoor

- Fitness Path
- Multipurpose recreational lawn year-round activations
- Entertainment area
- Multipurpose wellness lawn for group activities including yoga, tai chi, and pilates
- Meditation and sculpture garden
- Nature in every corner



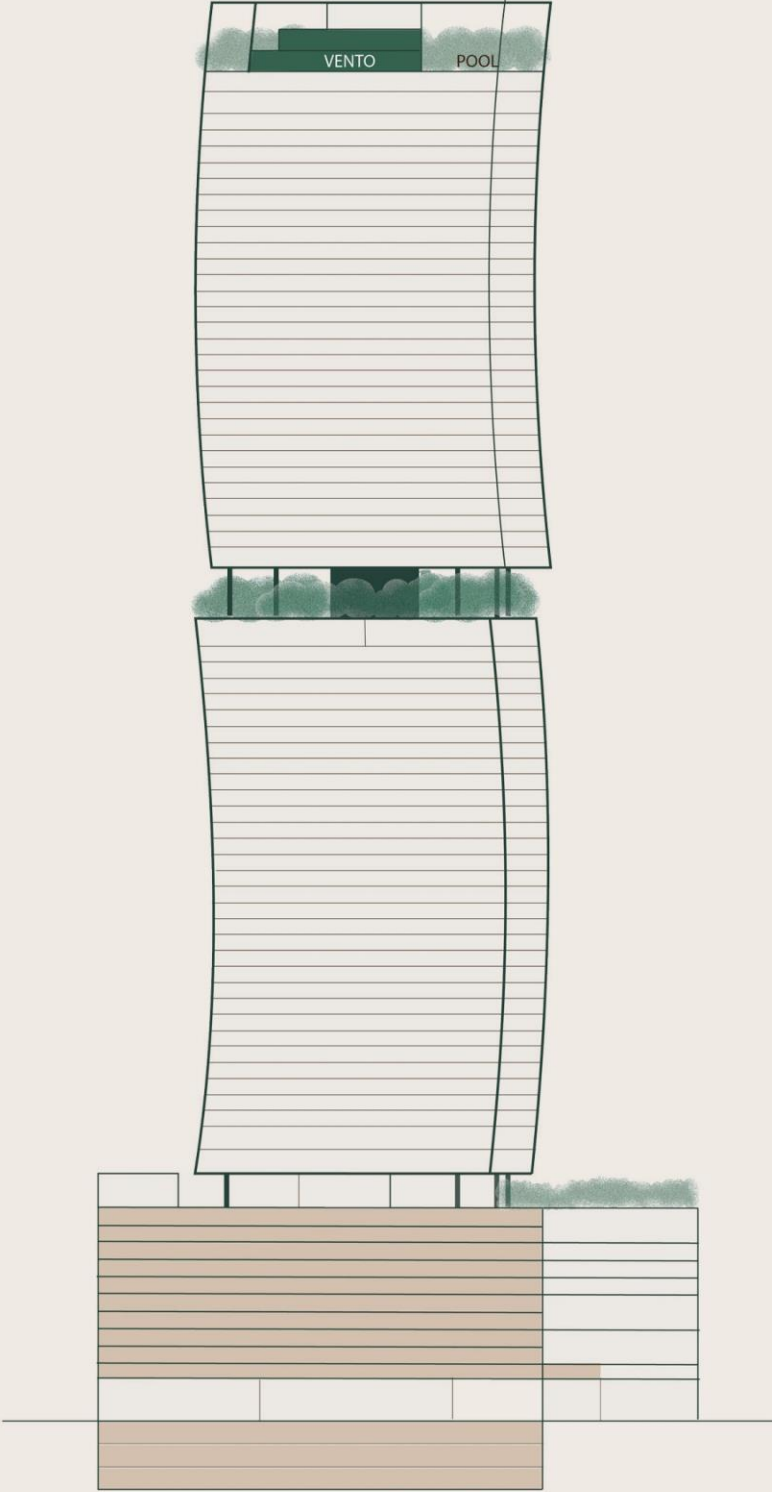
VENTO

SOUTH MIAMI AVENUE



BRICKELL AVENUE

Conceptual Floor Plan



VENTO


An experience that celebrates life's most intrinsic joys, imbued with a soulful, human energy that stays with you long after you leave.

- Two-story indoor and outdoor rooftop experience with panoramic views
- Sky lounge and bar
- Show kitchen
- Private dining room and event space
- Intimate outdoor seating areas surrounded by lush greenery and sculptural water features
- Entertainment stage for live performances
- Intimate lounge and fire pit
- Inspired and inviting pool, a signature element of the VENTO experience
- Direct dine-in delivery to residents' door







A close-up photograph of a flowering plant, likely a bougainvillea, with numerous bright pink flowers and green leaves. The plant is in the foreground, and a blurred background shows more of the same plant and a hint of a building or fence.

*A truly great space feels
instantly like home — soulful
from the second you arrive*

At ORA less is always more: art,
beauty, and innovation distilled to
the humanity behind them.



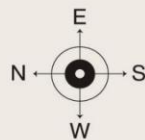
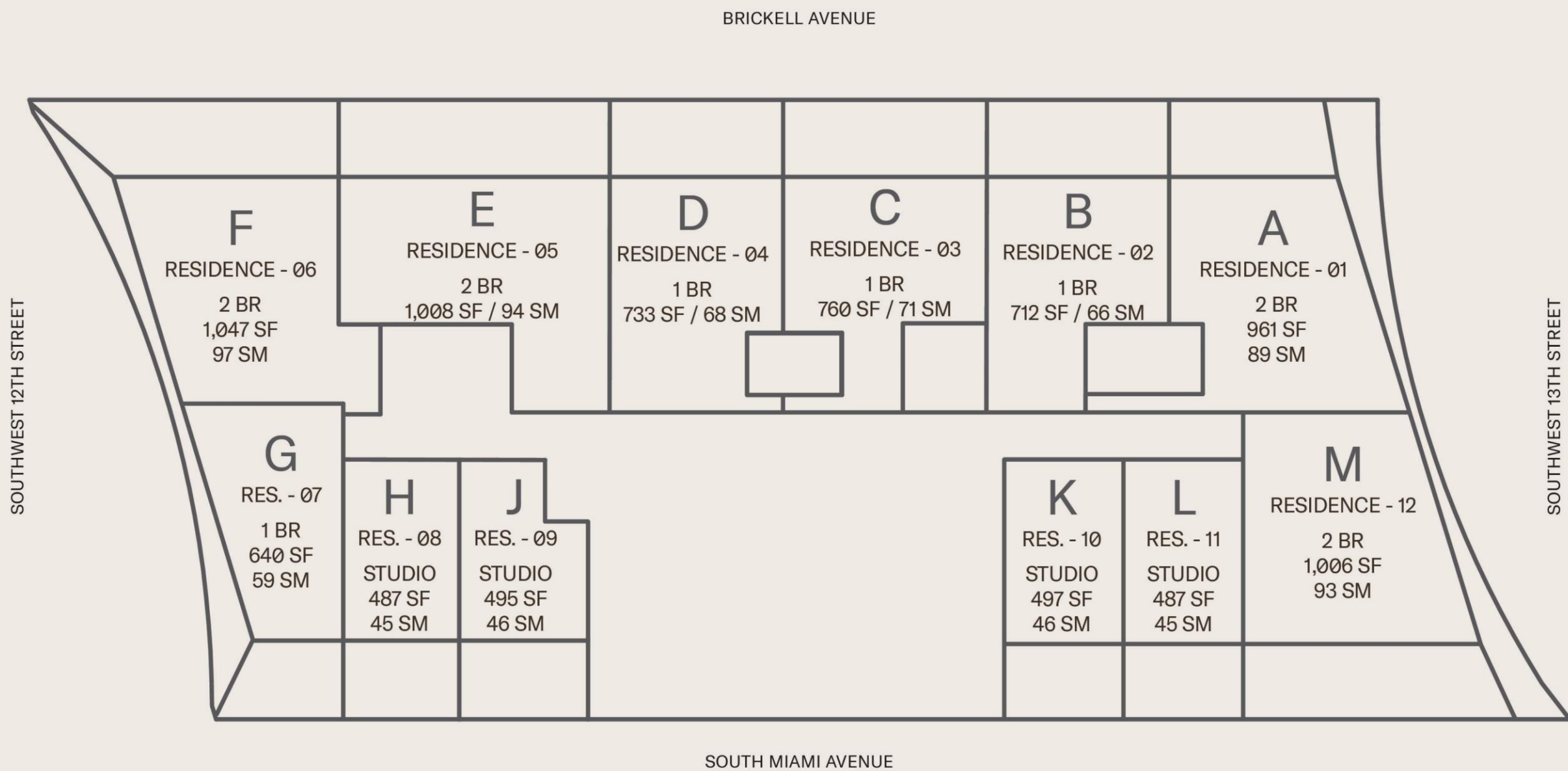
THE RESIDENCES

Meticulous design, refined finishes, inspired interiors, and a sense of home before you even arrive. Welcome to ORA.

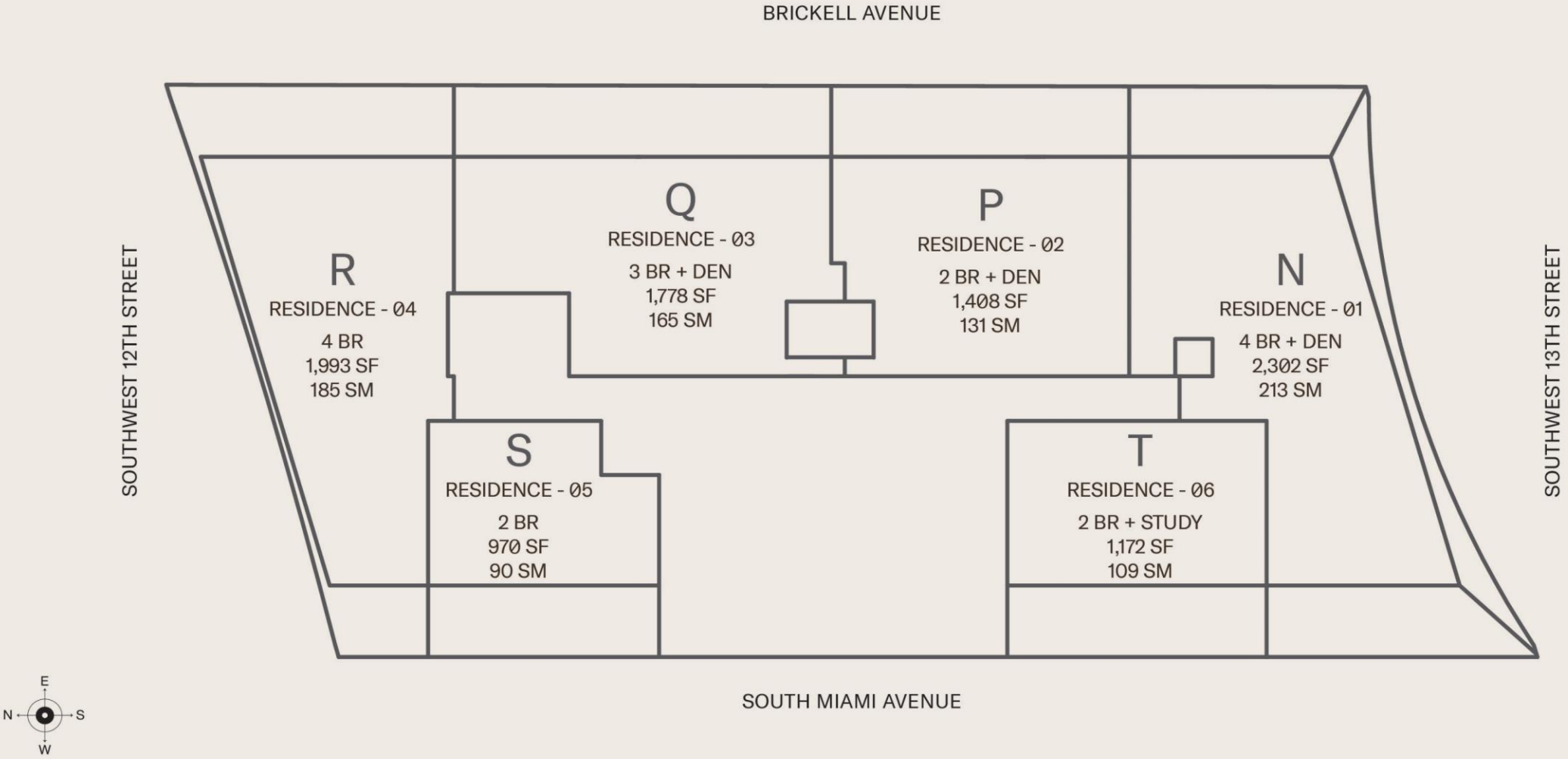
- Studio to four-bedroom residences
- Panoramic views overlooking Miami's Brickell, Biscayne Bay, and Coconut Grove
- Fully furnished and impeccably finished — including flooring, lighting, kitchen, and bath — by the revered Italian design team at m2atelier
- Italian-designed baths with imported fixtures
- Smart home technology allows global control
- Pre-wired for high-speed internet and Wi-Fi
- Ample closet space throughout residence
- Ten-foot ceilings with floor-to-ceiling windows
- Expansive terraces with sleek glass railings
- Washer and dryer in every residence

RESIDENCES BELOW BOSCO

LEVELS 12-42



LEVELS 45-74



THIS PROJECT IS NOT OWNED, DESIGNED, DEVELOPED, OFFERED OR SOLD BY ORA BY CASA TUA LLC OR ITS AFFILIATES (COLLECTIVELY, "BRAND"). 1210 BRICKELL OWNER, LLC, THE DEVELOPER OF THE PROJECT OR ITS AFFILIATES (COLLECTIVELY, "DEVELOPER") USES THE BRAND'S TRADEMARKS PURSUANT TO A LICENSE AGREEMENT WITH THE BRAND, WHICH MAY BE TERMINATED OR REVOKED ACCORDING TO ITS TERMS. THE BRAND HAS NOT CONFIRMED THE ACCURACY OF, AND IS NOT RESPONSIBLE FOR, ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS 1210 BRICKELL, LLC. WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. All depictions of appliances, counters, soffits, floor coverings, accessories, furniture, fixtures, and all other items of decoration are strictly for illustrative and display purposes only and is intended to act as an example to assist purchasers in visualizing a fully furnished unit. Such depictions should not be relied upon as a representation of the final product. All such items will not be included with the unit unless otherwise provided for in the purchase and sale documents and are subject to changes or substitution without notice. 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 square footage and 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. 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 subject to change and will not necessarily accurately reflect the final plans and specifications for the development.



THE FREEDOM OF FLEXIBLE OWNERSHIP AT ORA

The independence of ownership, minimal rental restrictions, and exceptional services without leaving home.

- Short-term, seasonal, and long-term rental flexibility
- Dedicated on-site professional management to ensure smooth arrival and departure for residents and guests
- On-site concierge to address residents' and guests' needs
- Dedicated flexible-stay check-in lobby
- Integrated digital concierge featuring residential booking management, housekeeping service scheduling, and guest communication

The background of the slide features a photograph of a building with a white railing, partially obscured by lush green foliage and clusters of bright pink flowers. A large, dark green rectangular overlay is centered on the image, containing white text.

DEPOSIT STRUCTURE

10% at Reservation

10% at Contract

20% at Groundbreaking

10% at Top-Off

50% at Closing



SITE ADDRESS

1210 Brickell Ave. Miami, FL 33131