

OVER AND ABOVE THE BENEFITS OF LIVING THE LIFESTYLE OF THE INTERNATIONALLY RENOWN ACQUALINA,

you'll enjoy exclusive amenities including two oceanfront pools, cascading waterfalls, poolside cabanas and lounges, lush landscaping, the Grand Salon, private cinema, children's center, state-of-the-art fitness center and an indulgent Hammam Spa, all attended to by Acqualina's 5-star-trained, professional staff.

FEATURES & AMENITIES THROUGHOUT:

- 24-hour valet service attendants who swiftly park cars and take care of packages and deliveries
- 24-hour doorman and security services by individuals trained to discreetly observe passing visitors with security and safety in mind
- A resident concierge to assist in coordinating worldwide travel plans, making reservations for a favorite event, or booking a last minute table at a favorite restaurant, all with a goal of providing personal service tailored exactly to each resident's needs
- Direct access to Acqualina Spa by ESPA and Il Mulino New York, Costa Grill and Piazzetta restaurants
- Exquisite main entrance and lobby
- Direct oceanfront location encompassing 200 feet of pristine white sand beach
- Rolls Royce "house car" shared by all residents offering convenient transportation to surrounding destinations

MANSIONS LIFESTYLE & ENTERTAINMENT:

- The "Grand Salon," stunning and innovative space which will include a catering kitchen and bar for residents' use to host exclusive events or to just relax
- Virtual game room for adults, including a golf simulator
- Children's multi-purpose playroom
- Private cinema with stadium terraced, luxury reclining seats
- Cigar lounge with private humidors
- Wine cellar and tasting lounge with private wine lockers for owners to store wine for private entertainment
- Breakfast bar for residents' daily pleasure
- Spa facilities containing a steam room, hydro therapy showers, yoga/aerobics area, locker and towel service, juice bar and a treatment room with service by Acqualina Spa by EPSA, State of the Art Fitness Center
- Hammam – a unique space that will be a modern homage to a sensual, centuries old practice of purification – a study in heat and renewal

OUTDOORS

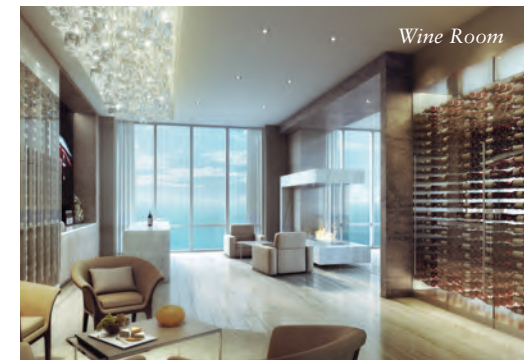
- Infinity edge pool overlooking the ocean
- Lush landscaping
- Oceanfront dining on the terrace on Saturdays and Sundays
- Spas
- Cabanas
- Sunset Pool
- Dune terrace
- Dog walk
- Pool attendants offering towel and chair service
- Walkway connecting The Mansions to Acqualina Ocean Resort

SELECT SERVICES FOR RESIDENTS
(Available at additional cost)

- Housekeeping services
- 24-hour, in-room dining service
- Children's program
- Nanny and child care services
- Personalized service for pets
- Dry cleaning and laundry service
- Personal chauffeur/limousine service
- Acqualina Spa by ESPA



The Mansion at Acqualina Game Room



Wine Room



Cigar Room



Hammam & Spa



THE MANSIONS AT ACQUALINA
The World's Finest Residences

PENTHOUSE COLLECTION
FURNITURE BY FENDI CASA

CURRENTLY UNDER CONSTRUCTION | OCCUPANCY 2014-15



PENTHOUSE COLLECTION | 8,000 - 20,000 SQ FT | \$24 TO \$55 MILLION
FURNITURE BY FENDI CASA

RESIDENCES | 4,609 SQ FT | \$7.5 MILLION

SALES OFFICE LOCATED AT
THE ACQUALINA OCEAN RESIDENCES AND RESORT

17875 COLLINS AVENUE, SUITE 504, SUNNY ISLES BEACH, MIAMI | 305.933.6666

MansionsAtAcqualina.com

PALAZZO DI SPIAGGIA

FURNISHED BY FENDI CASA

5 BEDROOMS | 7.5 BATHS | GRAND SALON
PRIVATE INDOOR POOL/SPA | FAMILY ROOM
DINING ROOM | EAT-IN KITCHEN
SUMMER KITCHEN UTILITY ROOM
PANTRY/STORAGE ROOM

ENCLOSED AREA: 7,980 SQ. FT. | 0.741.4 SQ. METERS
TERRACE AREA: 3,089 SQ. FT. | 0.286.9 SQ. METERS
TOTAL AREA: 11,069 SQ. FT. | 1,028.3 SQ. METERS

PAINT TO PAINT
RESIDENCE: 7,022 SQ. FT. | 0.652.3 SQ. METERS

FURNISHED IMPECCABLY
AND ENTIRELY BY **FENDI
CASA**, THE PENTHOUSE
COLLECTION RESIDENCES
SAVE OWNERS TIME AND
EFFORT BY ELIMINATING
THE LENGTHY PROCESS OF
CUSTOM INTERIOR DESIGN.

Renowned for an uncompromising attention to detail, STA Architectural Group has carefully curated an exquisite collection of stone, marbles, wood and tile finishes exclusively for the Residences of the Penthouse Collection. The unique palettes feature exotic semi-precious stones like white onyx, sourced from some of the finest and most remote quarries in the world.

Included in each Penthouse Residence, owners will receive premium flooring finishes in living and bath areas as well as premium vanity tops. Each very special residence has been designed to an exacting set of standards, further enhanced with a complete collection of fine furnishings by Fendi Casa.

RESIDENCE FEATURES INCLUDE:

- Flooring throughout including terraces
- Smart building technology linking residences to building amenities, as well as internal pre-wiring for audio speakers and motorized drapes (in selected locations) and programmed lighting controls in select locations
- Intrusion monitoring system
- Intelligent climate controls with digital thermostats
- Ventless fireplace in the family room
- Recessed lighting in select corridors and bathrooms
- Finished 15'6" ceilings (slab to ceiling, except where required to accommodate mechanical equipment)
- Floor-to-ceiling, bronze tinted, impact resistant glass windows and sliding exterior doors
- An entryway through 8' high double doors leading to a spacious foyer
- White painted walls throughout
- All doors with soss hinges
- 6' linear diffusers
- All door casings and baseboards are paint-grade finish
- Private pool and spa

KITCHEN

- Custom-designed cabinetry bath and kitchen
- Miele 36" fully integrated refrigerator
- Miele 36" fully integrated freezer
- Miele 30" refrigerator 18" freezer in pantry
- Miele 30" steam oven microwave
- Miele coffee system (whole bean/ground)
- 2 fully integrated dishwashers
- Miele 102-bottle wine storage unit
- 60" Wolf gas range
- Custom 60" range hood
- Garbage disposal
- Center island with Franke sink and Dornbracht fixtures
- Breakfast bar with Franke sink
- Imported stone countertops and backsplashes

MASTER SUITE

- His and hers bathrooms with imported onyx countertops, onyx walls and stone floors
- Onyx steam shower enclosure featuring Dornbracht showering experience with ambiance turning technique
- Glass sinks with Dornbracht plumbing fixtures upgraded
- Free standing, custom tub with Dornbracht plumbing fixtures
- His-and-hers bath with Neorest 600 toilet/bidet
- Wood floors
- Linear drains in shower with no curb

HIS-AND-HERS DRESSING ROOMS

- Custom-designed leather clad cabinetry, including closet systems with pull-out drawers and shelves, for his-and-hers wardrobes
- Free standing vanity dresser in "her" closet

GUEST BATHROOMS

- Custom-designed cabinetry
- Marble vanity countertops
- Kohler one-piece toilet
- Dornbracht plumbing fixtures
- Marble floors
- One guest bath to include steam

POWDER ROOM

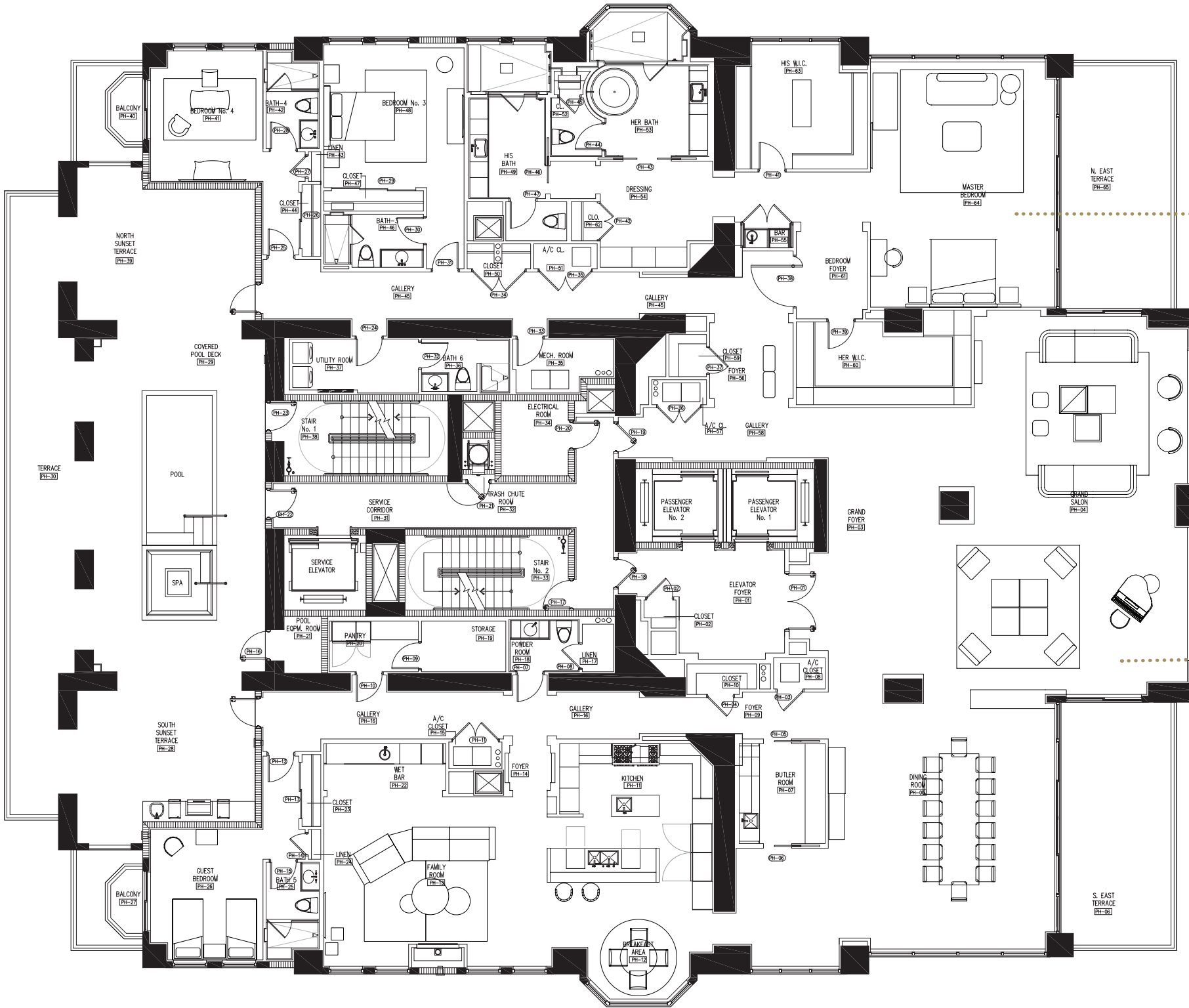
- Custom designed cabinetry
- Marble vanity countertops
- Dornbracht plumbing fixtures
- Marble floor
- Marble walls

LAUNDRY

- (2) energy efficient large capacity full-size washers with (2) dryers

OCEAN & BAY-VIEW TERRACES

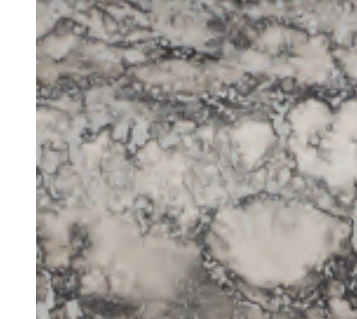
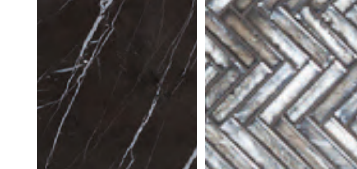
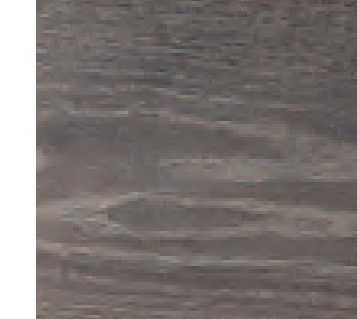
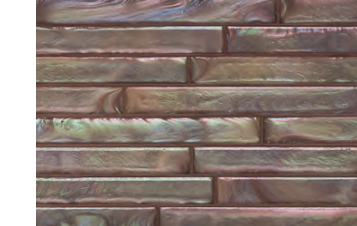
- Private balconies with champagne glass railing and large outdoor living area
- Private hot tub with massaging jets and waterfall
- Outdoor kitchen featuring stone countertop, electric gourmet grill and under counter refrigerator
- Hose BIB
- Pre-wiring for TV and phone



SELECTED FENDI CASA FURNISHINGS
MASTER BEDROOM, GUEST BEDROOM & OFFICE



SELECTED FENDI CASA FURNISHINGS
GRAND SALON & DINING ROOM



SELECTED MARBLE, STONE AND
WOOD FINISHES
STA ARCHITECTURAL

ITEMS DEPICTED ON THIS FLOOR PLAN ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAILS OF THE UNIT. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT OR, IF INCLUDED, ARE NOT NECESSARILY INTENDED TO BE OF THE SIZE, SHAPE OR LOCATION INDICATED. CONSULT YOUR PURCHASE AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE, ARE SUBJECT TO CHANGE IN ACCORDANCE WITH YOUR PURCHASE AGREEMENT, AND MAY VARY WITH ACTUAL CONSTRUCTION. GIVEN THE NATURE OF CONDOMINIUM OWNERSHIP, THE UNIT BOUNDARIES ARE PRECISELY DEFINED IN SUCH A MANNER SO THAT ALL COMPONENTS OF THE BUILDING WHICH ARE OR ARE POTENTIALLY UTILIZED EITHER BY OTHER UNITS OR THE COMMON ELEMENTS ARE EXCLUDED FROM THE UNIT. THIS WOULD INCLUDE, FOR INSTANCE, ALL STRUCTURAL WALLS, CORNICES, ETC. AND ESSENTIALLY LIMITS THE UNIT BOUNDARIES TO THE INTERIOR SURFACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS. FOR THE PURPOSE OF UNIT BOUNDARIES, SEE SECTION 2.2 OF THE DECLARATION. FOR YOUR REFERENCE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH HEREIN (AND LABELED AS "UNIT AREA"). PLEASE NOTE THAT THE LINESHAWY OF DEFINING THE BOUNDARIES ACTUALLY MAKES THE UNIT APPEAR TO BE SMALLER THAN IT ACTUALLY WOULD BE IF STANDARD ARCHITECTURAL MEASURING TECHNIQUES WERE USED. TYPICALLY, APARTMENTS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR PARTITION WALLS, WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THE AREA IS CALCULATED BASED UPON STANDARD ARCHITECTURAL MEASURING TECHNIQUES. IT IS ALSO SET FORTH HEREIN (AND LABELED AS "TYPICAL AREA"). THE TYPICAL AREA IS PROVIDED SOLELY TO ESTABLISH A FRAME OF REFERENCE AND IS NOT INTENDING TO SUGGEST THAT THE ACTUAL UNIT IS THAT SIZE. IN FACT, AS SET FORTH ABOVE, MANY OF THE COMPONENTS INCLUDED IN DETERMINING THE TYPICAL AREA ARE COMMON ELEMENTS THAT ARE NOT EXCLUSIVELY OWNED. THE PLATINGS DESCRIBED HEREIN ARE PROPOSED ONLY; THE DEVELOPER RESERVES THE RIGHT TO MODIFY OR REPLACE ANY OR ALL OF THE SAME IN ITS SOLE DISCRETION AND WITHOUT FURTHER NOTICE. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE ANY OF THE FOREGOING WITH FEASIBLE OR BETTER STEELS OR OTHER MATERIALS, IN THE DEVELOPER'S OPINION. ALL MILLWORK PANELING, THE FLOOR TO CEILING MARBLE IS ALBYN THE KITCHEN, AND RECESSED LIGHTING FIXTURES ARE DESIGNER UPGRADS AND ARE NOT STANDARD. CERTAIN ITEMS IF INCLUDED WITH THE RESIDENCE, SUCH AS MARBLE, STONE, GRANITE, TILE, WOOD AND OTHER NATURAL MATERIALS ARE UNLIKELY, BECAUSE OF THE CHARACTERISTICS OF THE PRODUCTS, TO BE DUPLICATED AS SHOWN IN ANY MODEL RESIDENCE. PURCHASER SHOULD EXPECT SIZE, COLOR, GRAIN AND QUALITY VARIATIONS, INCLUDING, WITHOUT LIMITATION, CHANGES AND VARIANCES IN THE SIZE OF SLAB, THE ANJOUR OTHER MATERIALS UTILIZED IN THE RESIDENCE.