

*“Jade Signature is a departure from Miami’s other residential developments. It evokes the relationship to nature and the environment that has long made Miami such a unique destination.”*

Herzog & de Meuron





JADE SIGNATURE: 16901 Collins Avenue  
Sunny Isles Beach, Florida

SALES CENTER: 16901 Collins Avenue, Lobby Level  
Sunny Isles Beach, Florida

305 940 0335 [www.jadesignature.com](http://www.jadesignature.com)

PART ONE

*The Building* ..... 5

*The Amenities* ..... 15

*Beach, Lobby & Spa Level Plans* ..... 40

*The Residences* ..... 45

PART TWO

*The Design* ..... 59

*Sun Study* ..... 60

*Landscape Architecture* ..... 61

*Resort-like Experience & Flow Through* ..... 62

*Framing The View* ..... 63

PART THREE

*The Team* ..... 65

*Herzog & de Meuron* ..... 66

*Pierre-Yves Rochon* ..... 72

*Raymond Jungles* ..... 78

*Fortune International Group* ..... 84

PART FOUR

*Miami* ..... 91

*Miami Architecture* ..... 92

*Miami Art & Design* ..... 94

*Miami Shopping* ..... 96

*Credits* ..... 102



*Jade Signature is much more than a building. It is a deeply felt response to a clearly seen vision led by Fortune International Group, one of Miami's most innovative and experienced residential developers.*

*Fortune's vision has culminated in one of Miami's finest, most prestigious beachside homes. With a hand-picked team of international design superstars – the Pritzker Prize-winning Swiss architects, Herzog & de Meuron; the French masters of luxury interiors, PYR, led by Pierre-Yves Rochon; and the multiple award-winning, landscape virtuoso, Raymond Jungles Inc. – Fortune has delivered a masterpiece perfectly positioned on the pristine sands of Sunny Isles Beach.*

*From the lush garden landscape that greets every arrival; the magical, seamless connection that links the ground floor with the pool, deck, gardens, beach and ocean beyond; and the vast, beautifully sculptured and shaded terraces that dramatically increase the living space of each and every residence; all such features have made inside/outside living a truly wonderful reality.*

*Jade Signature's extraordinary resort-like experience is further enhanced by having three floors entirely dedicated to amenities. The elegantly sculptural, flow-through residences boast breathtaking views both eastward over the ocean and westward over the bay and city. This perfect union of building and stunning oceanfront location, makes Jade Signature not just the latest, most refined addition to Fortune's coveted Jade Building collection, but also a world-leader in the next wave of residential design.*

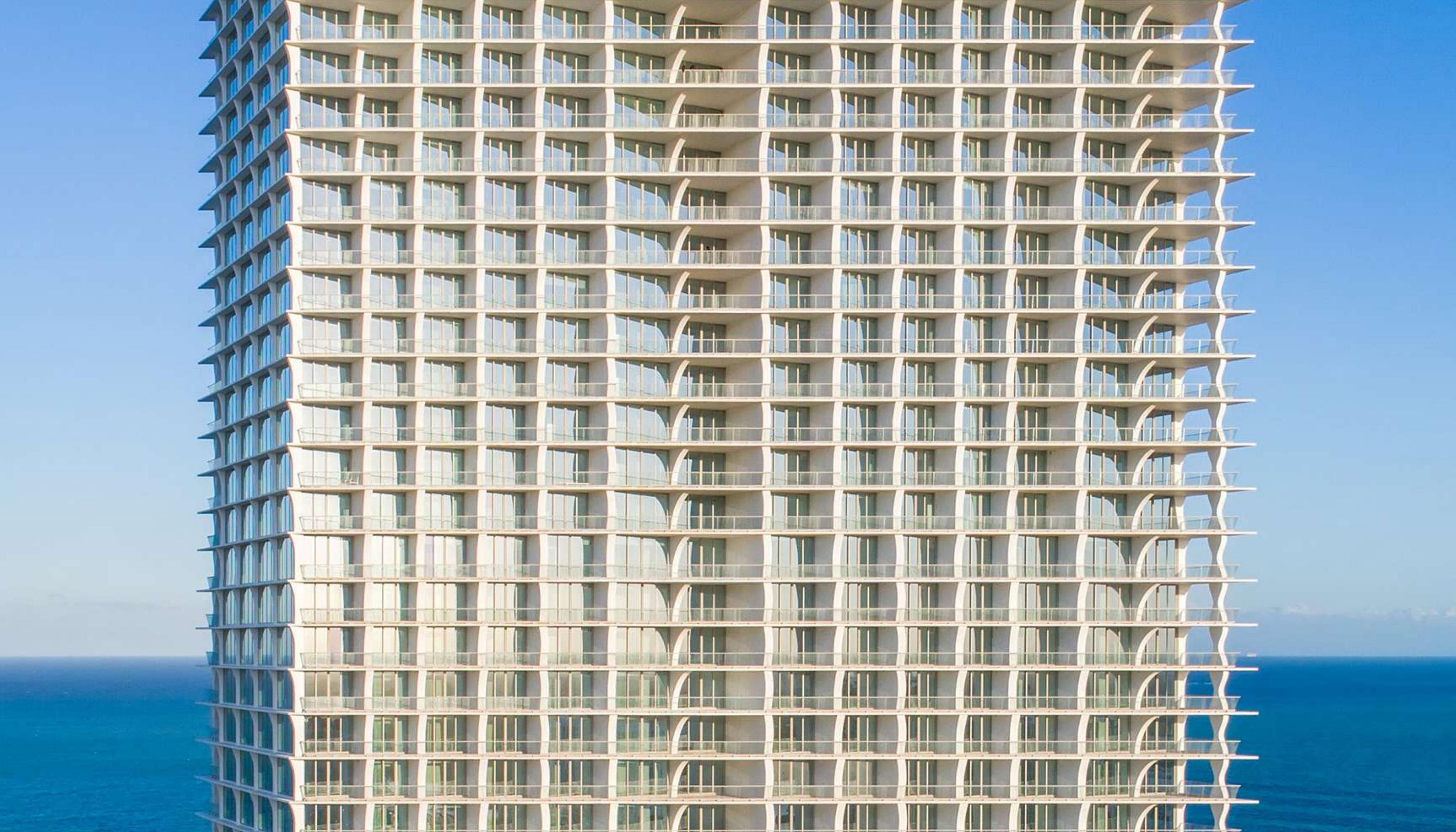
"It is never enough to simply 'build'. We seek to evolve with every new project. With Jade Signature in particular, we looked to show the fullness of what is possible when imagination and intelligence coexist."

EDGARDO DEFORTUNA  
President & CEO, Fortune International Group





















*“The project uses structure in the most basic way and turns it into something sculptural. This sculptural effect is not decorative, it comes from a combination of desired views, and necessary visual protection. It is almost like an alphabet that we developed for the building.”*

HERZOG & DE MEURON

#### PORTE-COCHERE

Whether approaching by car or on foot, the arrival at Jade Signature is special. Beautifully landscaped grounds lead to a large, circular, shaded entrance that welcomes each arrival with a breathtaking vista of the sky, sea and beach. Every day feels like home as soon as you open the door.



*“Interior and exterior are seamlessly bound together. The street connects directly to the lobby, the lobby overlooks the pool, and the pool is on the beach.”*

HERZOG & DE MEURON

16

#### LOBBY

The lobby instantly impresses. Doors open and the double-height entrance leads out over the fluid lines of an internal balcony, into a grand, triple-height atrium which climaxes with a spellbinding, cinema-scope view of the ocean. The stunning sense of light and a captivatingly wide horizon is joined, however, by a deep sense of ease and comfort. Sweeping curves of warm-colored wood paneling combine with beautifully styled contemporary furniture – including pieces by Hermès and exclusive items custom-designed by PYR – and elegant furnishings, set in deep blues, soft grays and delicate whites. All complement the pristine finish of the lobby’s grand, PYR-designed terrazzo flooring and carved solid marble reception desk. This is a palace of comfort and light, with an infinite sense of space.







#### BEACH BAR & GRILL

The beach bar & grill provides the ideal resort-like experience. The extra-spacious, perfectly configured beachfront deck looks out over a gently sloping landscaped garden onto Sunny Isles' famously long stretch of perfect ocean sand. This relaxed and luxurious ambiance is completed by a large, zero-entry, free-form swimming pool and hot tub with surrounding lounge seating, garden hammocks and secluded cabanas. Lunch can be enjoyed at indoor or outdoor cafe tables, or at the pool and beach.





#### BEACH BAR & GRILL INTERIOR

The epitome of inside/outside living, the bar & grill has a curved, full-height glass surround that provides direct access to and panoramic views of the pool, resort deck and beach. Lunch in this bright, marble-lined interior is the perfect way to enjoy the day or indulge in the luxury of delivery to your residence.





#### CHILDREN'S ROOM & TEENS' TECH LOUNGE

This large, open-plan, ground-level space, with its soft furnishings, and impressive range of games and amenities – complete with interactive smart board and movie screen – provides the perfect environment for children of different ages. The mood is safe, relaxed and endlessly fun.



*The rhythmic grace of the lobby, the beach bar and grill, and the spa are defined by a beautifully curved ribbon wall that meanders throughout the building's lower levels, culminating on each side in the grand, circular porte-cochere and beach pavilion. This sinuous form creates a sensuous harmony between the building and the gentle curves of the surrounding deck and landscaping.*

24

#### PAVILION TERRACE

The pavilion terrace is a truly unique space. Its signature oculus punctures a grand, beautifully curved and expertly proportioned domed canopy, which provides both shade and shelter, as well as stunning 270-degree views of the beach and ocean. It is as much a space for private moments of relaxation as it is for entertaining friends or family. With its modern, elegant and intelligent architectural form, the terrace captures the very essence of the Jade Signature building: a unique place that makes you feel the same.







#### TATA HARPER SPA

Located on the third floor [Wellness Center level] is Florida's very first, and very exclusive, Tata Harper Spa. Reserved for residents and their guests only, the spa experience begins at reception with an ocean view, healthy refreshments, and a glittering hand-cut koi mosaic designed by PYR. Specialized all-natural non-toxic facial and body treatments incorporate healing jade roller massages and jade stone placements. Post-treatment amenities include a sauna, steam room, hammam, relaxation zone, water therapy terrace, and a manicure and pedicure room.









#### GYM

With a wide range of the very latest in fitness equipment, including cardiovascular and free weights, the main gym is presented with a mesmerizing, unbroken view of the ocean horizon. To complement this fitness area, Jade Signature also offers two private exercise studios for Pilates and spinning, to ensure a wide range of options.







**BUSINESS CENTER & LIBRARY**

This incredibly spacious and luxurious business center enjoys fabulous, elevated views over the palm-tree lined lap pool and the ocean, both of which can also be viewed from an extensive balcony. There is an art to mixing business and pleasure, and here, the mix of private meeting rooms and large, comfortable library, both flooded with natural light through a double-height ceiling, makes this art possible.





**CLUB ROOM**

Stretching the entire length of the north side of the building, this fabulous space is ideal for intimate private events or the largest of celebrations. It is served by its own kitchen/bar and dining area, and connects directly with an enormous landscaped balcony that wraps around to the pavilion terrace.



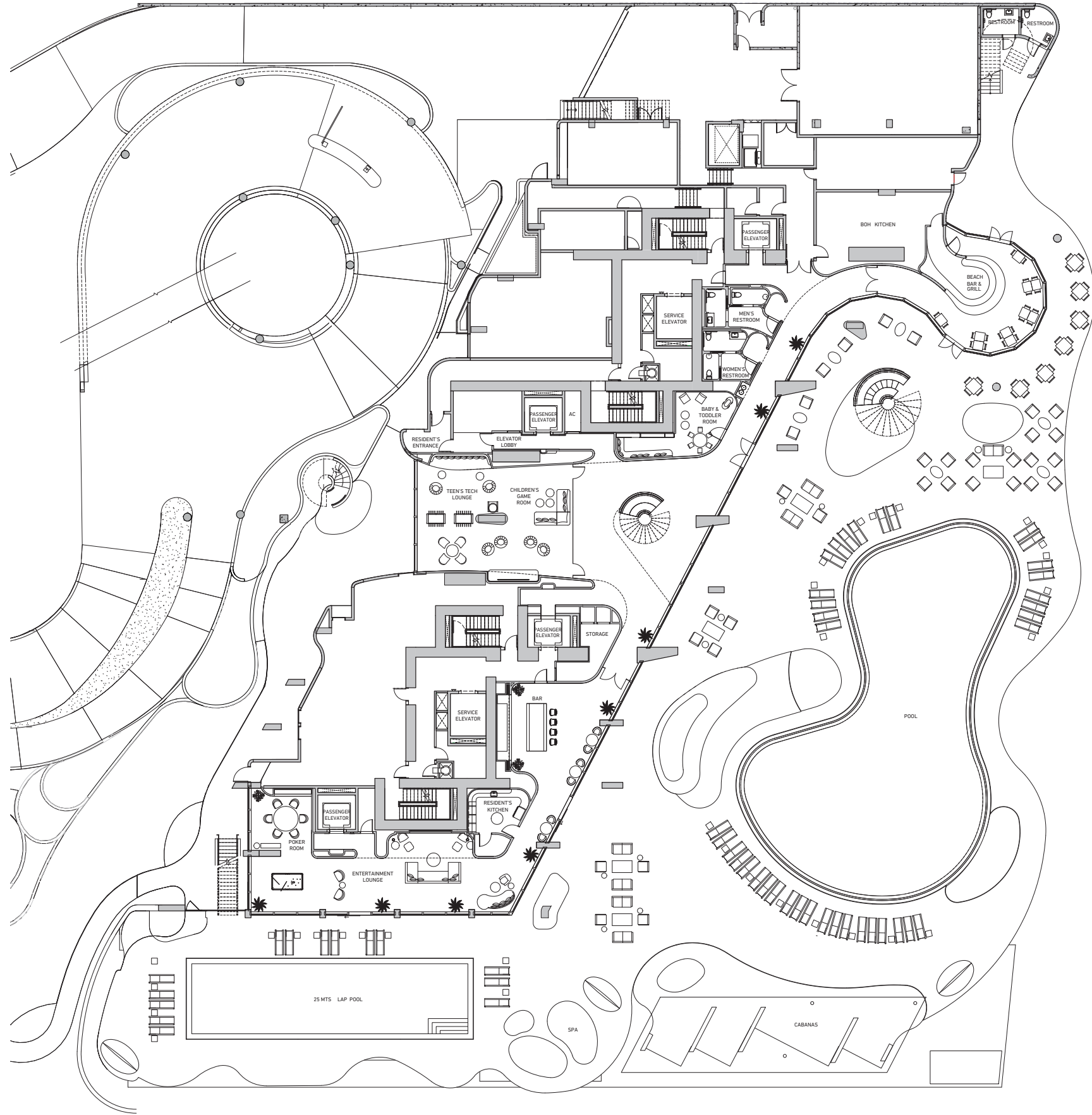


#### WATER THERAPY TERRACE

The water therapy terrace sits elegantly on top of the pavilion terrace. Its elevated position and three Jacuzzi pools, which are set at different temperatures, give it a unique, magical atmosphere, both during the day while looking out over the vast, sparkling vista of the ocean, or in the evening with a warm summer breeze.

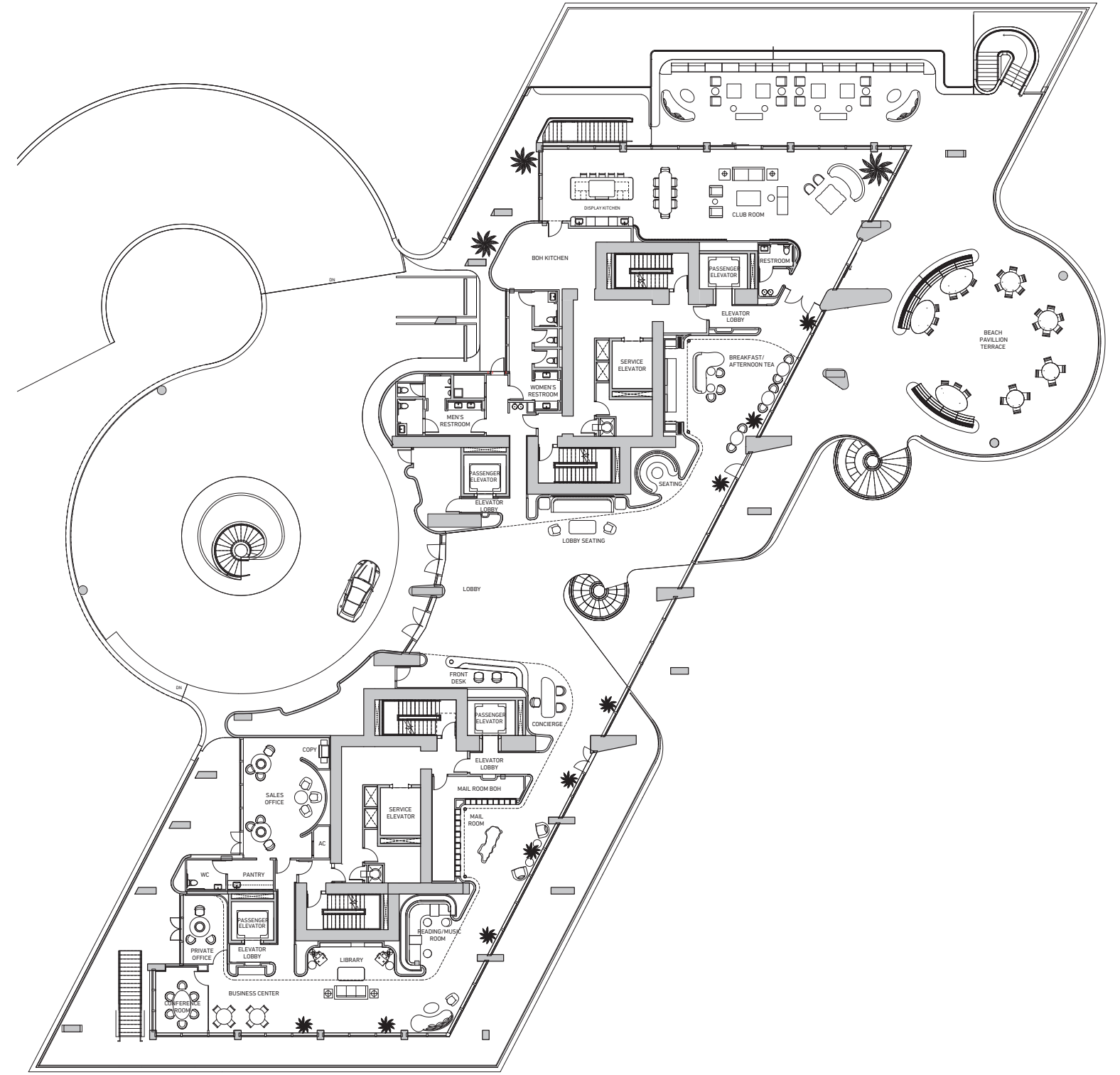






**BEACH LEVEL**

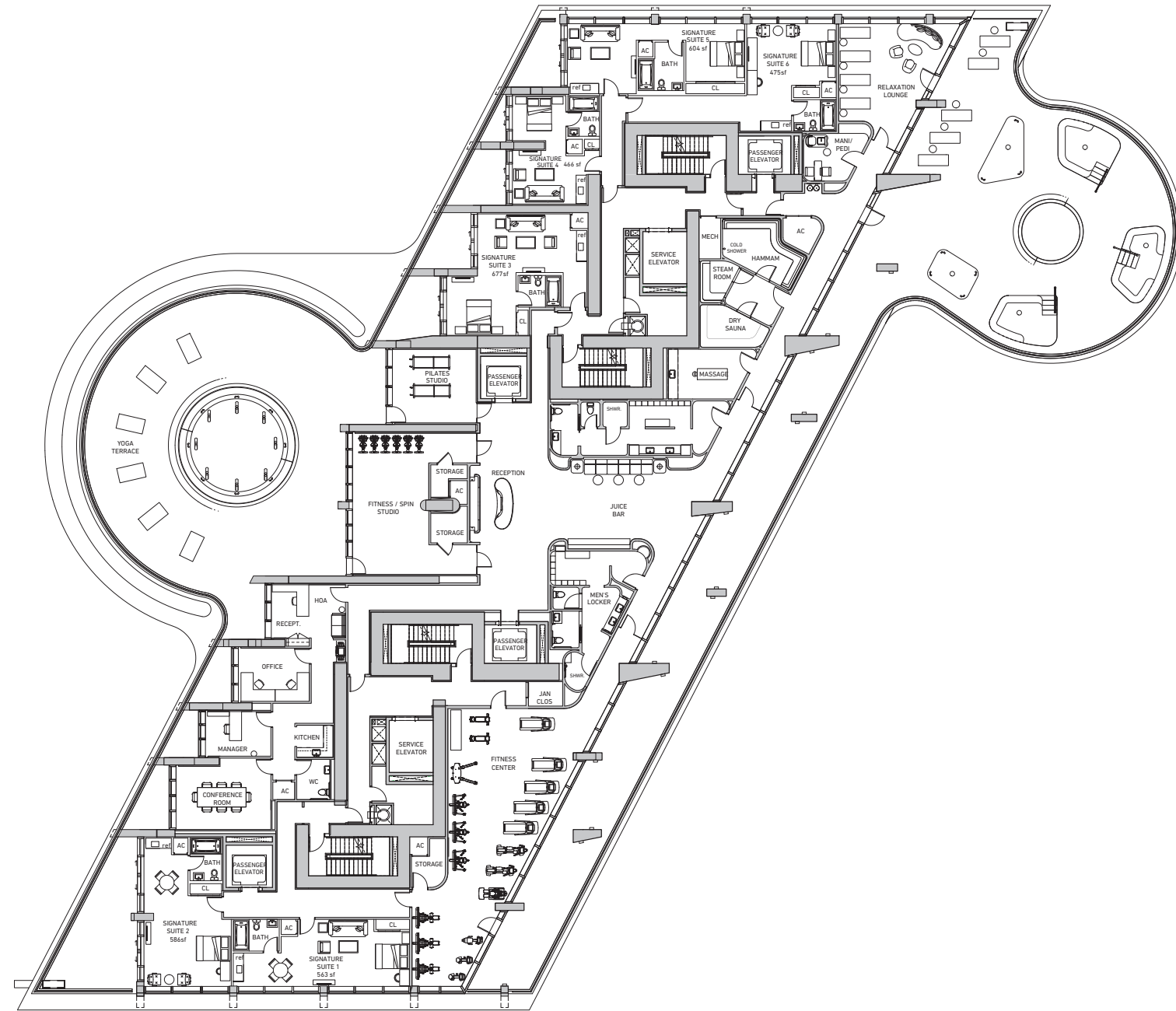
Defined by a seamless flow from street to shore, Jade Signature connects you to thoughtfully placed amenities from the very first moment you set foot on the property.



**LOBBY LEVEL**

Though the beauty of the three-story glass lobby structure is undeniable, it is the myriad of thoughtful amenities, linked by an enormous wraparound terrace, that makes Jade Signature unforgettable.





SPA & FITNESS LEVEL

As much as Jade Signature epitomizes connection, it equally succeeds in achieving balance through disconnection – with a spa level dedicated to the art of relaxation and fitness.

Building

- Created by Pritzker Prize-winning architects 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
- Private pedestrian path from Collins Avenue directly connecting to ground level amenities including pool and beach
- Strategic positioning of the building maximizing sun exposure to the pool and beach
- Free-flowing amenity areas seamlessly connecting ocean and beach to lobby and interior spaces
- High-speed Internet and wi-fi
- High speed elevators with state-of-the-art LCD touch screens
- Shabbat elevator
- 24-hour security
- Underground parking garage with security surveillance
- Doorman and valet, at your service
- Car-wash area
- Electric-car charging service

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
- Beach Pavilion Terrace
- Breakfast area with indoor / outdoor seating on beach pavilion terrace
- Business center with conference room and private office
- Beachfront mail room experience
- 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
- Beach bar and grill offering pool and beach service, as well as to residences
- Private beach amenities including chaise lounges, umbrellas and a children's sandbox at the shoreline
- Teens' tech lounge
- Children's 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 backgammon
- Residents' kitchen, adjacent to the main pool and entertainment lounge, perfect for self-service snacks and refreshments or hosting casual parties at the beach level
- Landscaped journey along beachfront path to the beach
- Landscaped beachfront gardens with hammocks and lounge seating

Spa & Fitness Level

- Health and wellness center with sauna and steam room
- Coed hammam / Turkish bath
- Invigorating cold rain shower
- Relaxing water terrace with massage cabanas and Jacuzzis overlooking the ocean
- Full menu of spa services
- Manicure / Pedicure lounge
- Massage and facial treatment room
- Cold-press juice bar
- Outdoor sunset yoga deck surrounded by zen garden
- Relaxation zone
- Beachfront state-of-the-art fitness center featuring free weights and cardio equipment with fully appointed training areas
- Exercise and spin studio
- Private Pilates studio
- Women's and men's locker rooms



*Jade Signature is founded on the firm conviction that the space we occupy should be molded around us, not the other way around. Unlike the standard approach of creating a seductive exterior and then filling in the interior, Jade Signature has been designed from the inside out.*

*By assembling the most talented team of international architects and designers, and by having a clear understanding of how people really want to live within such a unique beachside location, Fortune International Group has been able to create a place that people will love to live in.*

*The design of each residence is devoted to the magic of inside/outside living. Every level of this elegantly tapering tower has lofty floor-to-ceiling windows that frame the Atlantic and Intracoastal horizons. This inspiring connection with sea and sky is enhanced by large open interiors, uninterrupted by internal columns, and special non-reflective, visually unobtrusive glass walls.*

*The residences' extra large, sun-shaded terraces can be accessed via sliding windows, which make every room a dynamic, highly adaptable space. The quality of thought in the design is matched by the quality of the interior finishes. All of these special features make each contemporary house in the sky a grand statement in luxury beachfront living.*





#### TERRACE

The terraces of these residences distinguish Jade Signature from all other beachside Miami towers. Being more than balconies, they dramatically extend the amount of living space by an incredible 30%, making the dream of inside/outside living a reality for all. The wall orientation and natural cross-ventilation offer an environmentally conscious approach to keeping the rooms cool and delightful. This is life lived without boundaries.



**RESIDENCE**

Each Jade Signature residence is perfectly attuned to its natural surroundings and magical, flow-through views. The gently curved columns, the spacious open-plans, and their ideally configured layouts, all create an abiding feeling of harmony, peace and pleasure. The range and quality of the residences make them places that families, couples or singles will want to call "home".







#### MASTER BATHROOM

This perfectly proportioned space turns a daily chore into a treasured ritual. The light-filled place is made for pampering and unwinding with its bathroom, shower and marble-lined tub encased with silver-leafed mosaic. Accompanied by exquisite PYR custom-designed cabinetry and elegant twin basins, the area is dramatically extended by a private terrace.



**KITCHEN**

In addition to its stunning, boundless backdrop, the sense of space and light makes the kitchen truly unique. Handcrafted Snaidero cabinetry and island base, designed by Pininfarina, sit alongside top-of-the-line Gaggenau and Sub-Zero kitchen appliances. The quality of the design, the materials and the layout turn the kitchen from being a functional area into a place of beauty and repose, and one that is integrated with the living spaces to enhance modern living.







#### UPPER PENTHOUSE

The penthouse is palatial both in its size and its range of rooms and amenities. Set within vast 12-foot-high ceilings, are five bedrooms (convertible to seven), a double-sized master sitting room and living room, three family rooms, a breakfast area, a library and much more. The amenities are just heavenly: a gym, a bar, a private elevator and service quarters, all surrounded by a 360-degree wraparound balcony and oceanfront terrace with its own large, private pool. Encompassing the entire 56th floor and partial 57th, this is an extremely grand, very luxurious and utterly remarkable residence.







*Jade Signature's slender façade distinguishes it from all other buildings on the Miami skyline. The ever-changing play of light and shadow on its finely textured exterior makes it look different from every angle and at every moment of the day. Jade Signature is as lovely to look at as it is to live in.*

*The entire building is an intelligent and seductive expression of its inner structure. Its architectural language tells a unique story, one which gains in depth, complexity and satisfaction as it is approached, experienced and inhabited.*

*Dividing walls, spanning the whole width of the building, are carefully shaped at the ends, forming gorgeously soft and fluid arches or curved supports. Each cohere with the sculptural, hour-glass shaped pillars that pierce the floor plates at the corners of the building, making the most elegant framing for views eastward over the ocean and westward over the Intracoastal Waterway and city.*

*Each of the slender horizontal slabs that climb up through the tower extends outwards into massive terraces which, at their greatest extent, increase the total livable space by an incredible 30%.*

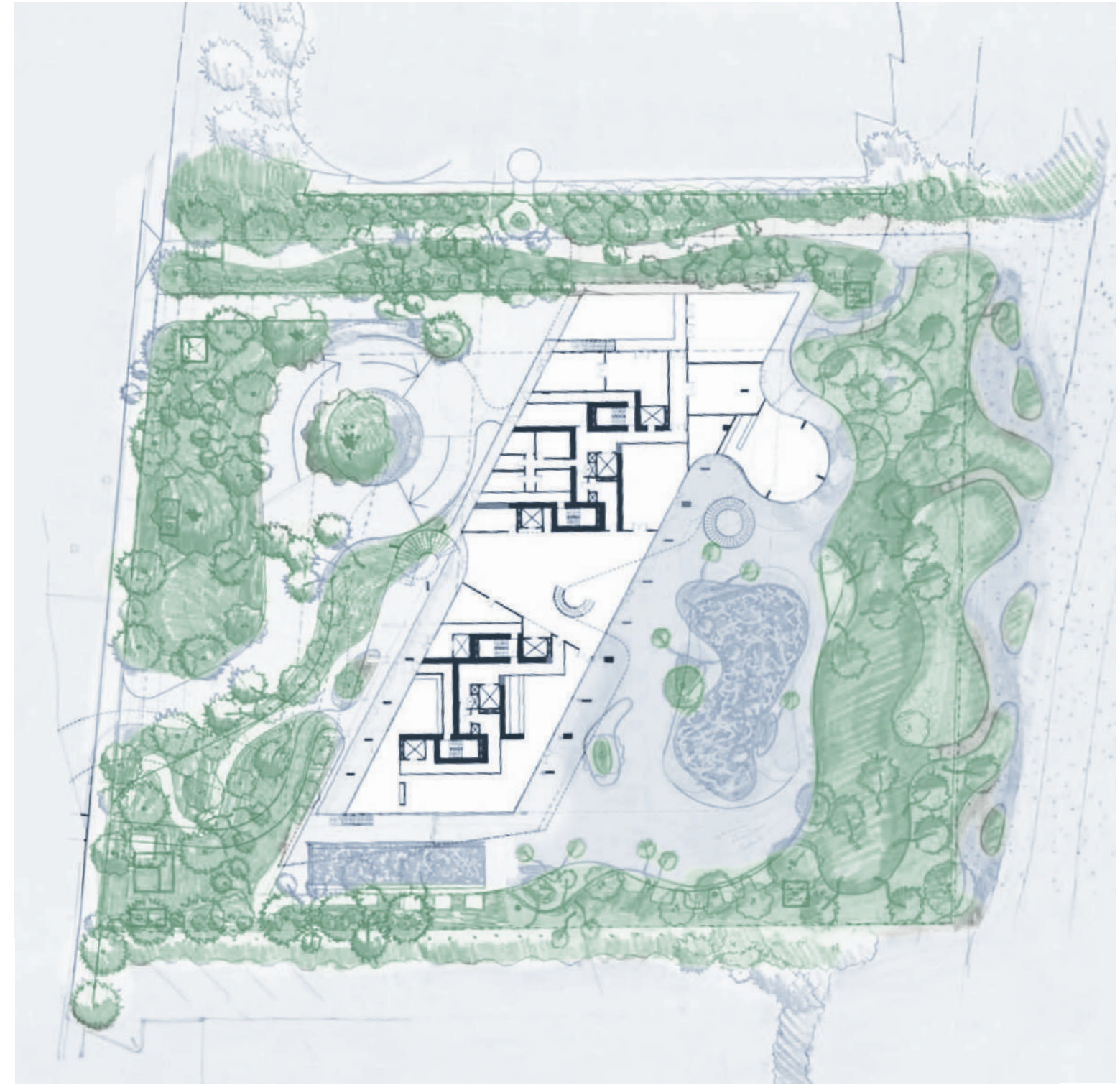
*The façade's clear lines and undulations are picked up by curved ribbon walls that weave throughout the amenity floors, creating intimate, shared spaces for residents and waiting guests, and beautifully connect the tower to the flowing geometries of the surrounding landscape architecture. This is a design made not just for living, but for life.*





SUN STUDY

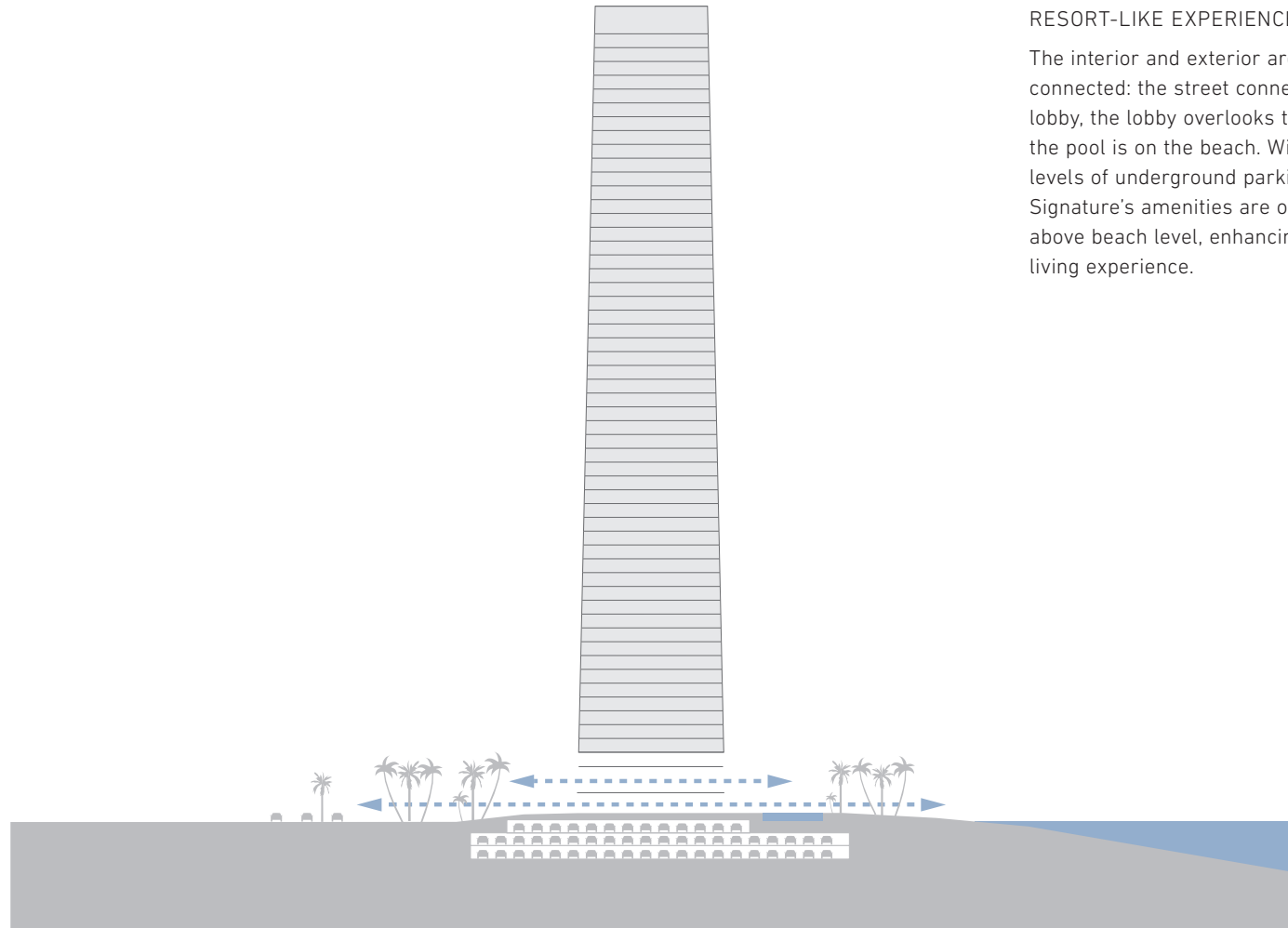
Jade Signature's parallelogram footprint was derived from an extensive study of the sun's movement throughout the day. Strategically positioning the building at an oblique angle to the ocean maximizes the pool and the beach's exposure to the sun. It allows the southern sun to have an extended presence on the beachside landscape and residences.



LANDSCAPE ARCHITECTURE

Having moved all parking underground, the tower is able to be surrounded by a large expanse of landscaping – no other local development has this proportion of greenery. Gently sloping beachside landscaping provides unbroken access between the building, resort deck and beach.

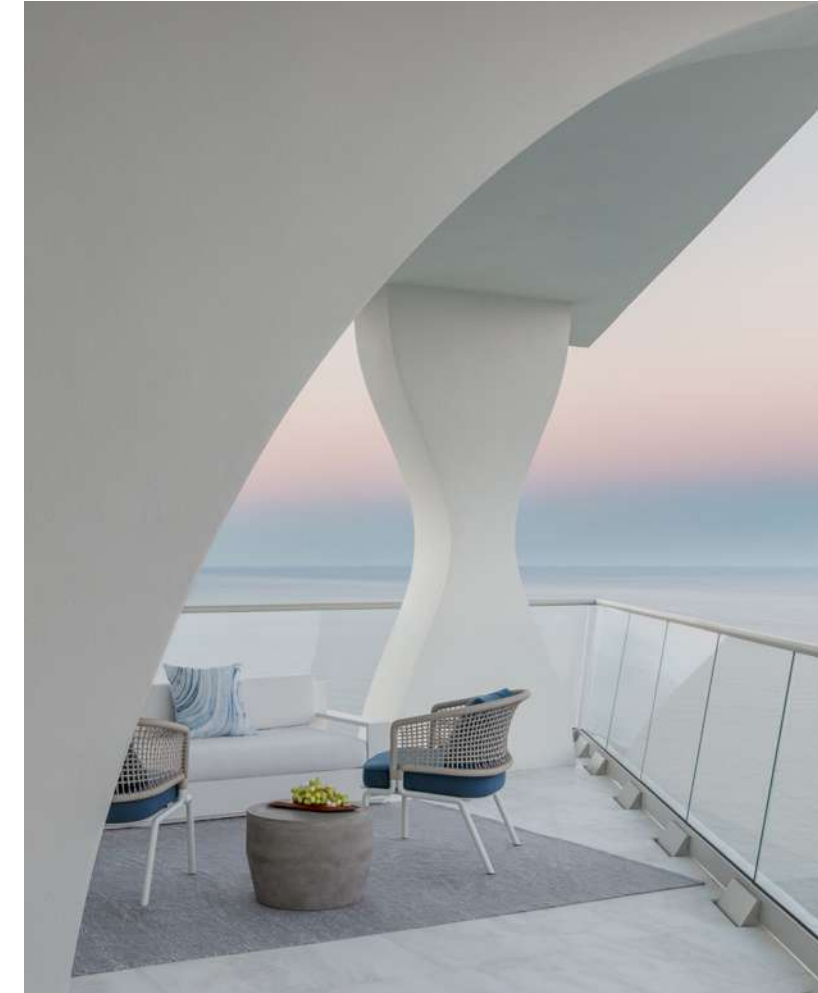




Seamless connection between street, pool and beach; garage below ground

RESORT-LIKE EXPERIENCE

The interior and exterior are seamlessly connected: the street connects to the lobby, the lobby overlooks the pool, and the pool is on the beach. With its three levels of underground parking, Jade Signature's amenities are on or just above beach level, enhancing the resort-living experience.

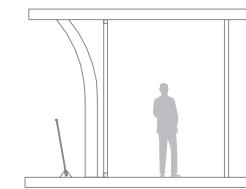
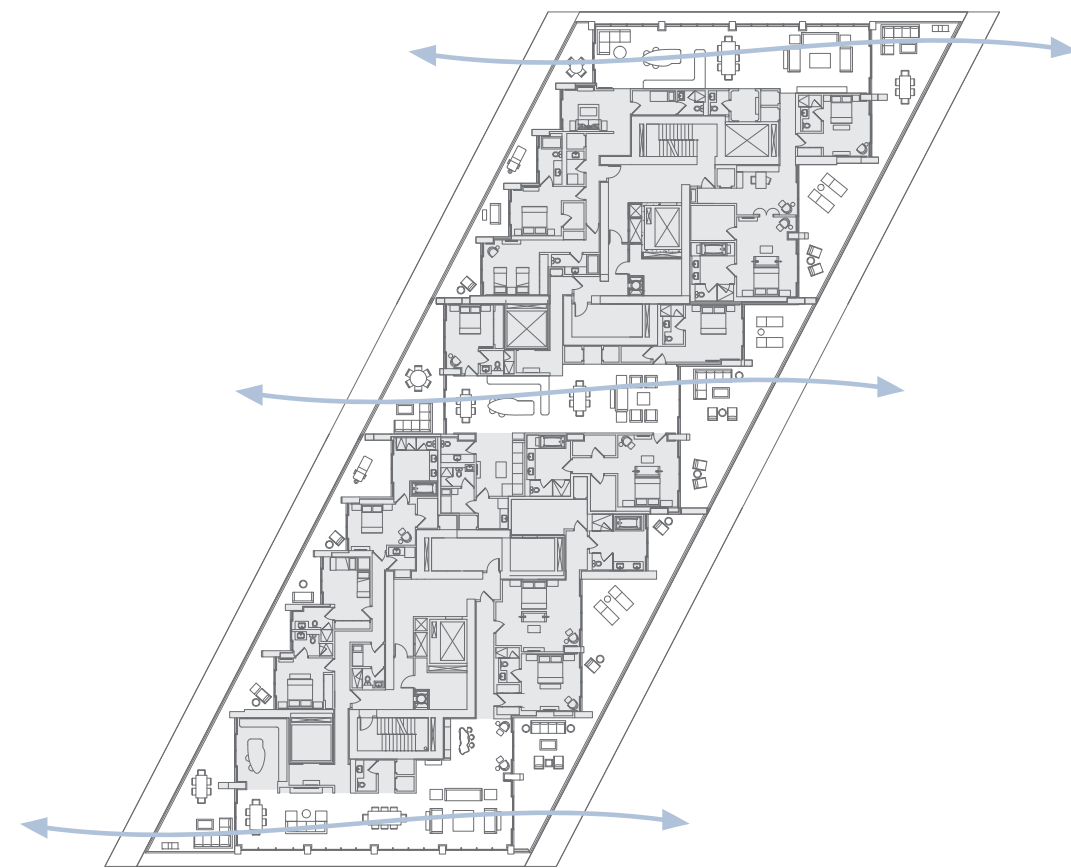


FRAMING THE VIEW

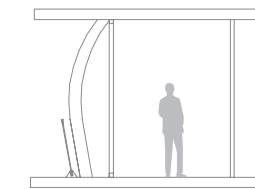
Slabs articulate the individual floors and extend each living area out onto massive terraces, making unrivaled indoor and outdoor living spaces. Dividing walls, spanning the whole width of the building, are carefully shaped at the ends, forming curved supports that cohere with the sculptural, hour-glass shaped pillars at the corners of the tower. These elegantly frame the stunning views eastward over the ocean and westward over the Intracoastal Waterway and city.

FLOW THROUGH

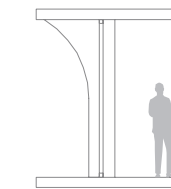
Walls spanning from east to west provide living spaces that offer simultaneous views of both spectacular horizons. From ocean to Intracoastal Waterway, residences take in a boundless backdrop. Optimal natural ventilation is provided by true flow-through layouts for all residences with three or more bedrooms.



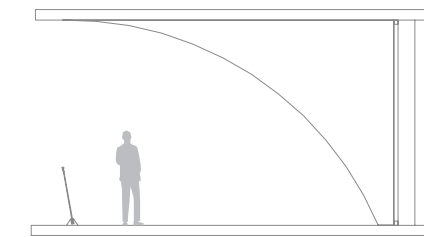
Column-wall condition: Bedroom / bedroom



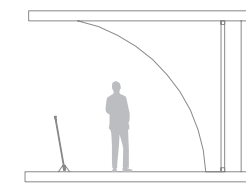
Column-wall condition: Residence / residence



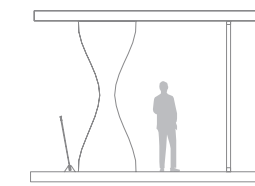
Column-wall condition: South column



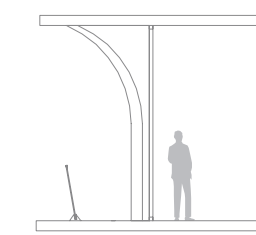
Column-wall condition: Penthouse living room / bedroom



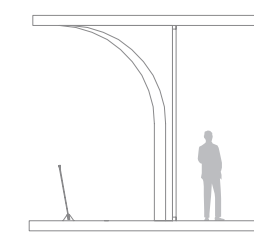
Column-wall condition: Living room / bedroom



Column-wall condition: Sculptural column



Column-wall condition: Penthouse bedroom / bedroom west



Column-wall condition: Penthouse bedroom / bedroom east



*The aim for Jade Signature was simple: to create something the residential market had never seen before. An intensive, global search for the most talented people in the world of architecture and design led to the appointment of Herzog & de Meuron, one of the world's leading architects, justly celebrated for their wide array of highly innovative, landmark buildings, such as the 'Bird's Nest' National Stadium for the Beijing Olympics, as well as the world's most popular modern art gallery, Tate Modern, in London.*

*The pedigree of Jade Signature's interior designers is no less illustrious. The Paris-based firm, PYR, led by Pierre-Yves Rochon, are the leading designers of premium luxury hotels and residential interiors. Completing this synergy of brilliant minds is the multiple award-winning, master of landscape design Raymond Jungles.*

*The caliber of this truly international collaboration rivals any real estate project not just in Florida, but anywhere in the world. The result is greater even than its very considerable parts.*





National Olympic Stadium, Beijing, China

Herzog & de Meuron: leading Miami's architectural transformation.

*Based in Basel, Switzerland, Herzog & de Meuron have been leading the recent wave of cutting-edge architecture in Miami. 1111 Lincoln Road, in Miami Beach, and the new Pérez Art Museum Miami (PAMM), in the heart of downtown Miami, are counted alongside the company's wide array of illustrious buildings, which include the National Stadium Beijing, the main stadium for the 2008 Olympic Games, and Tate Modern in London, the world's most popular modern art gallery.*

*By creating designs that are highly inventive, yet sensitive to the site, geography and local culture, Herzog & de Meuron have established themselves as one of the world's leading practices. In 2001 they received the coveted Pritzker Architecture Prize, and since then have been honored with other major architectural awards.*

*While many of their projects are highly recognized public facilities, such as stadiums and museums, they have also completed several distinguished private projects including offices, factories and luxury condominiums. Jade Signature is their first beachside residence.*

NOTABLE PROJECTS

- 56 Leonard Street, New York, USA (2016)
- Messe Basel, Switzerland (2013)
- Pérez Art Museum Miami, Miami, USA (2013)
- Parrish Art Museum, Water Mill, New York, USA (2012)
- 1111 Lincoln Road, Miami Beach, USA (2010)
- VitraHaus, Weil am Rhein, Germany (2009)
- CaixaForum Madrid, Madrid, Spain (2008)
- National Olympic Stadium, Beijing, China (2008)
- 40 Bond, New York, USA (2007)
- Allianz Arena Football Stadium, Munich, Germany (2005)
- Tate Modern, London, United Kingdom (2000)
- Dominus Winery, Napa Valley, California, USA (1998)

NATIONAL OLYMPIC STADIUM, BEIJING, CHINA (2008)

The centerpiece of the 2008 Beijing Olympics was made instantly recognizable by its gently undulating rim and twig-like superstructure, which both encased the building and appeared to penetrate it. The iconic 'Bird's Nest' Stadium not only redefined what a modern stadium could look like, but also created a new kind of public space within Beijing.

56 LEONARD STREET, NEW YORK, USA (2016)

Herzog & de Meuron's very first residential tower is radically unconventional. With its strikingly arranged stack of individual houses, each offer private outdoor spaces with spectacular views over the city. Completing the sculptural quality of the scheme is a specially commissioned public sculpture by the British artist, Anish Kapoor, which sits under one corner of the building, at ground level.



56 Leonard Street, New York, USA





Interior, VitraHaus, Weil am Rhein, Germany



Exterior, VitraHaus, Weil am Rhein, Germany

VITRAHAUS, WEIL AM RHEIN,  
GERMANY (2009)

Over the past few years Vitra has amassed a wide-ranging collection of furniture, furnishings and utensils designed for the home. The quantity and variety of objects led to the idea of building a showroom to present these items to the public, though rather than presenting them in the neutral atmosphere of the conventional hall or museum, an environment suited to their character and use was created.

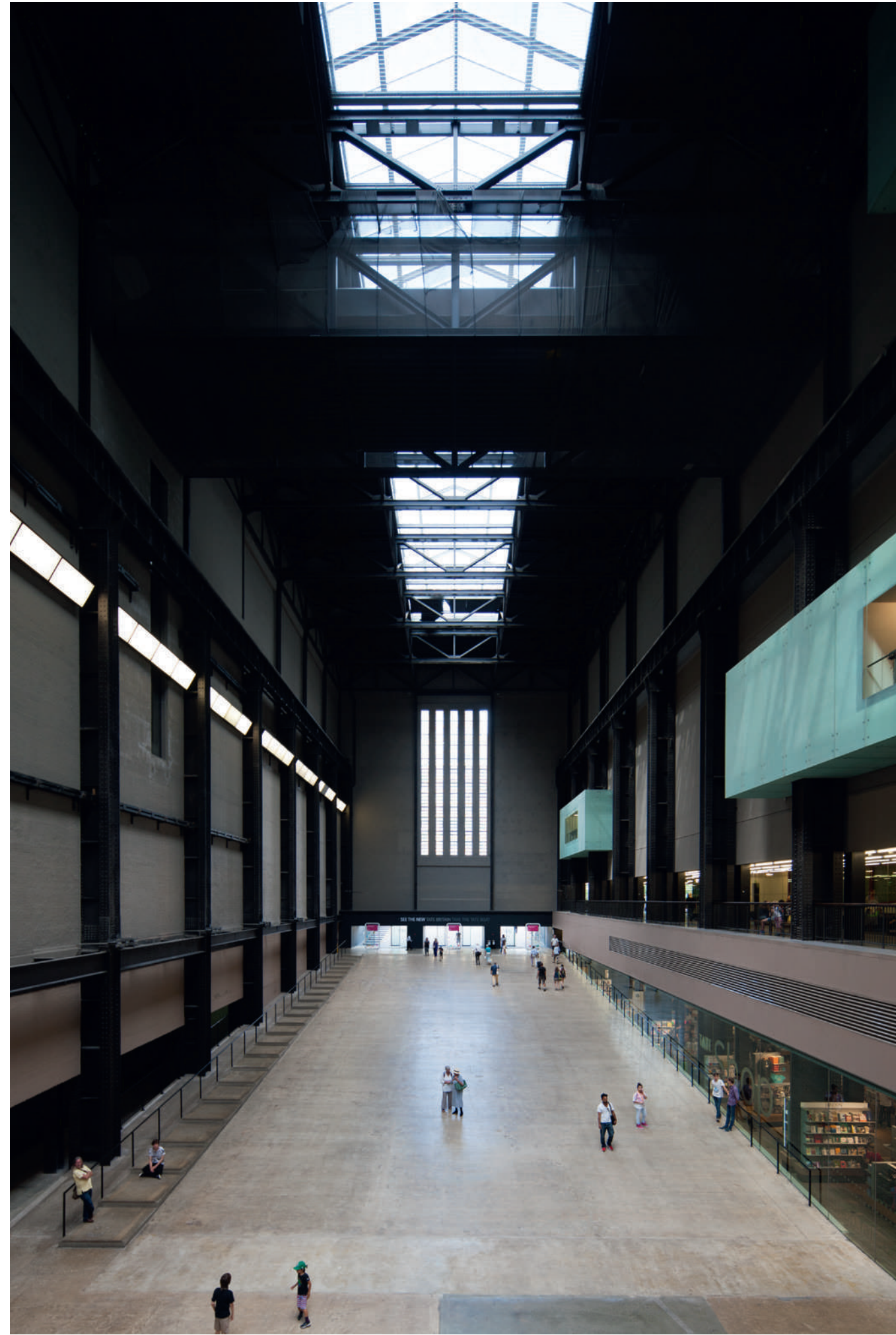
1111 LINCOLN ROAD, MIAMI BEACH,  
USA (2010)

Completed in 2010, the unique appearance and lighting of this parking garage and office/retail/dining space has already made it one of Miami's leading landmarks. The building is as good to look out from as to look at, with each parking level offering striking city-wide vistas.



1111 Lincoln Road, Miami Beach, USA





Turbine Hall, Tate Modern, London, United Kingdom



Tate Modern, London, United Kingdom

TATE MODERN, LONDON, UNITED KINGDOM (2000)

Since its opening in 2000, Tate Modern has become the most visited modern art gallery in the world. While the façade of this former power station, built in the middle of the 20th-century, has been retained, the interior has been transformed into spaces suitable for displaying world-class art, the most well-known of which is the vast 115-foot high, 500-foot long Turbine Hall.

PÉREZ ART MUSEUM MIAMI, MIAMI, USA (2013)

Rising over the blue waters of Biscayne Bay and located within Miami's new 20-acre Museum Park, Herzog & de Meuron's contemporary arts space has set record attendance levels since opening in 2013.



Pérez Art Museum Miami, Miami, USA





Contour High-back Lounge Chair 2013, Vladimir Kagan



Chair, originally manufactured 1966, Warren Platner



Artichoke Light, originally manufactured 1958, Poul Henningsen



Table, custom-designed for Jade Signature 2013, PYR

NOTABLE PROJECTS

- Four Seasons Park Lane, London, United Kingdom (2011)
- Shangri-La Hotel, Paris, France (2011)
- The Peninsula, Shanghai, China (2010)
- The Savoy Hotel, London, United Kingdom (2010)
- Four Seasons Firenze, Florence, Italy (2008)
- Hotel Sacher, Vienna, Austria (2006)
- Four Seasons Hotel des Bergues, Geneva, Switzerland (2005)
- Monte-Carlo Bay Hotel & Resort, Monte-Carlo, Monaco (2004)
- Sofitel Chicago Water Tower, Chicago, USA (2002)
- Four Seasons Hotel George V, Paris, France (2000)

JADE SIGNATURE INTERIOR DESIGN

A deep awareness of, and respect for, classic design, as well as the finest contemporary pieces, has guided PYR in their choice of Jade Signature's furniture and furnishings. Both styles are artfully combined however, so that Warren Platner's iconic 1960s wire-frame seat somehow looks perfectly placed alongside a contemporary Hermès armchair, with its molded frame and soft, blue fabric.

PYR: classic modern interiors for Jade Signature.

*From its offices in Paris, Chicago or Shanghai, PYR is led by the French 'master of grande luxe', Pierre-Yves Rochon. For over 30 years, this esteemed interior design company has created award-winning interiors for private houses, offices, restaurants and renowned hospitality brands such as Four Seasons Hotels & Resorts, Ritz-Carlton Hotels & Resorts and Peninsula Hotels.*

*PYR's reputation for designing the highest quality luxury interiors is founded on a detailed knowledge of historical classics as well as an awareness of contemporary styles.*

*The spaces they create are always deeply considered, simultaneously inviting interaction and a contemplative admiration.*

*PYR's work has been the subject of a large-format monograph and has been featured in publications around the world, including Travel + Leisure, Maison Française and Wallpaper.*



Armchair and Divan 2013, Hermès





Eiffel Duplex Terrace Suite, Shangri-La Hotel, Paris, France



Entrance, Four Seasons Hotel George V, Paris, France

SHANGRI-LA HOTEL, PARIS, FRANCE (2011)

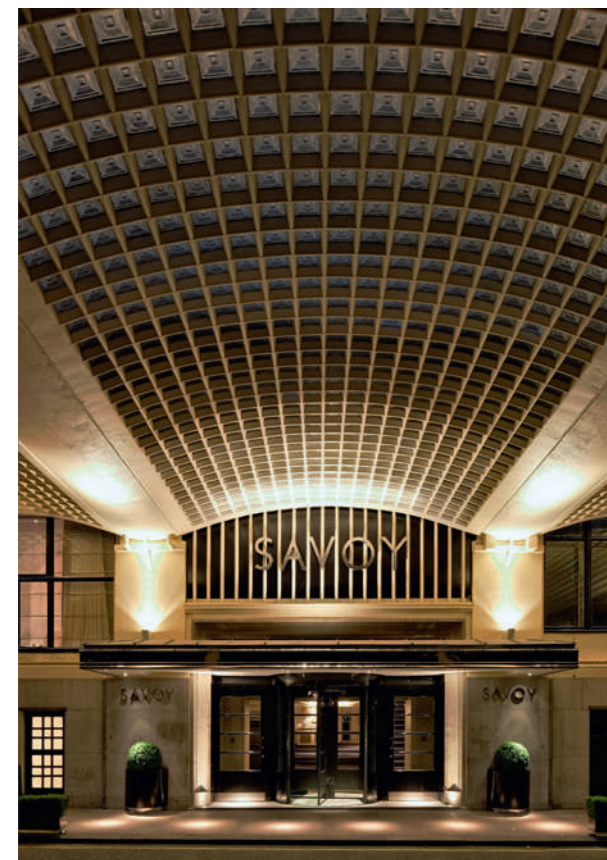
The interiors for this former home of Prince Roland Bonaparte and the first Shangri-La Hotel in Europe draw on both kinds of stylistically diverse influences. French imperial grandeur has been lightened with Asian touches to create a suite of elegant yet domestic interiors.

THE SAVOY HOTEL, LONDON, UNITED KINGDOM (2010)

The recent restoration of this legendary London hotel, with its famous views of the River Thames, reintroduces the original, English Art Deco and Edwardian styles of decoration into the interiors. Each of the 268 guest rooms is given a unique appearance. Elegant color harmonies of cream and light green unite the common areas with the hotel's historic spaces.

FOUR SEASONS HOTEL GEORGE V, PARIS, FRANCE (2000)

The height of 18th-century French decor has been reinstated into Paris's most famous hotel, in part, by drawing on the hotel's grand heritage – its finest tapestries and objets d'art – but merged with the latest technology to define the modern yet historic, luxury hotel.



Riverside Entrance, Savoy Hotel, London, United Kingdom



Penthouse, Four Seasons Hotel George V, Paris, France





Monte-Carlo Bay Hotel & Resort, Monte-Carlo, Monaco



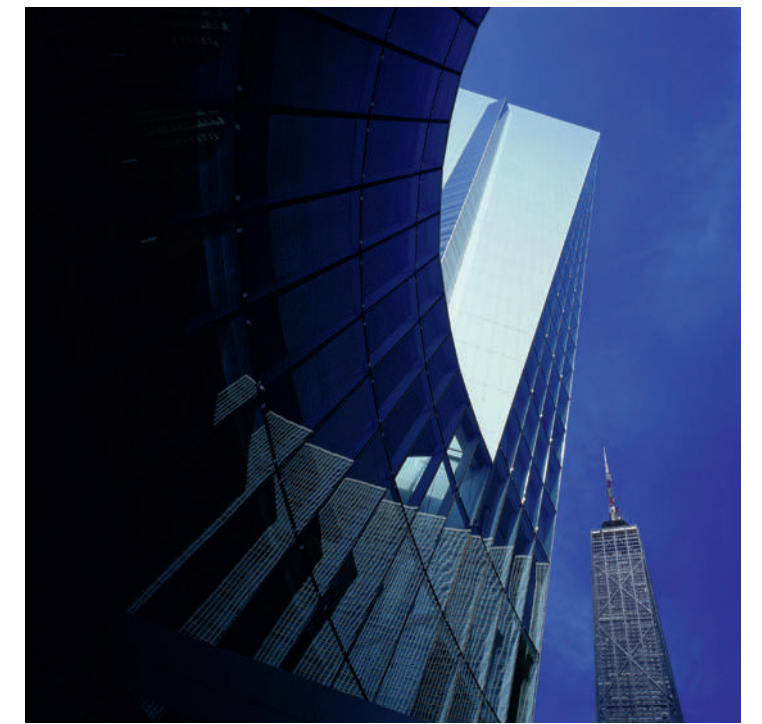
Interior, Sofitel Chicago Water Tower, Chicago, USA

MONTE CARLO BAY HOTEL & RESORT,  
MONTE CARLO, MONACO (2004)

Located on a lush peninsula along the French Riviera, the hotel's neoclassical façade and sandy-bottomed lagoon, complete with sparkling cascades and private Jacuzzis, presents itself more as a sumptuous private residence than an international luxury hotel. A minimal yet warm identity was created by a sophisticated use of Mediterranean color harmonies offset by clean geometric furniture and abstract art. White or dark finishes, soft beige sandstone flooring and deep ochre-colored furnishings create an atmosphere of ease, repose and elegance.

SOFITEL CHICAGO WATER TOWER,  
CHICAGO, USA (2002)

Sofitel Chicago's spectacular black granite lobby and vibrantly colored lounge complement the celebrated, angular architecture of the exterior. The hotel's restaurant, famed for its modern twist on traditional French cuisine, shares the same design aesthetic as the lobby. The Presidential Suite, by contrast, speaks a more quietly authoritative-style language, though with a definite European accent in its range of Modernist furniture and bold, color harmonies of cobalt blue and blacks.



Exterior, Sofitel Chicago Water Tower, Chicago, USA





Giant Dioon (Dioon spinulosum), Palm Tree



Encephalartos Ferox, Tree Shrub

NOTABLE PROJECTS

- Ventana de la Montaña Garden, Monterrey, Mexico (2014)
- Miami Beach Botanical Garden, Miami Beach, USA (2011)
- Golden Rock Inn, Nevis, West Indies (2010)
- 1111 Lincoln, Miami Beach, USA (2010)
- Soho Beach House, Miami Beach, USA (2010)
- Brazilian Garden at Naples Botanical Garden, Naples, USA (2009)
- Bahamas Garden, Treasure Cay, Bahamas (2009)

JADE SIGNATURE LANDSCAPE ARCHITECTURE

A colorful range of botanically rich, native coastal vegetation will give Jade Signature's gardens a relaxed, distinctly Floridian character. Sea Grape, sculptural Buttonwood and Seven Year Apple, along with swaying Coconut and Cabbage palms, will create pleasant pockets of shade, while natural grasses and carpets of indigenous wildflowers will encircle the garden's many pocket beaches. Canopies of mature trees will provide opportunities for quiet moments of relaxation and, on the leeward side, shelter for residents and passersby equally.



Blanket Flower (Gaillardia pulchella), Groundcover



Water Chestnut (Pachira Aquatica), Canopy Tree



Seaside Goldenrod (Solidago Sempervirens), Shrub

Raymond Jungles: Miami's undisputed master of landscape design.

*Raymond Jungles, Inc. (RJI) is an inspiring, creative and ecologically aware landscape architecture firm that practices from its studio on the banks of the Miami River. The firm has maintained both a South Florida and international presence since 1981, completing a diversity of residential and commercial projects. Led by Raymond Jungles, RJI has created gardens in 11 countries including Antigua, Anguilla, the Bahamas, the British Virgin Islands, Costa Rica, China and Mexico.*

*The firm has won an array of industry awards, most notably the 2012 Award of Excellence in Landscape Architecture, from the American Institute of Architects, Miami Chapter. Their lush masterpieces have been profiled in such prestigious publications as The New York Times, Vanity Fair and Vogue.*





Ventana de la Montaña Garden, Monterrey, Mexico – photograph by Stephen Dunn



1111 Lincoln Road, Miami Beach, USA – photograph by Steven Brooke Studios

VENTANA DE LA MONTAÑA GARDEN,  
MONTERREY, MEXICO (2014)

Located 100 miles from the US border, the Ventana de la Montaña Garden started as a leveled clearing on a mountainside overlooking the Sierra Madre Oriental Mountain Range. From the cantilevered terrace gardens to the infinity-edge pool garden, all the exterior spaces have been arranged and cultivated to take advantage of the spectacular views.

LINCOLN ROAD PEDESTRIAN MALL,  
MIAMI, USA (2010)

One of first pedestrian malls in the US, it now boasts a garden oasis with an array of expertly landscaped native flora set within a central water feature. This has helped it become one of Miami's most popular shopping and urban lifestyle destinations.

BRAZILIAN GARDEN AT NAPLES  
BOTANICAL GARDEN, NAPLES,  
USA (2009)

The Brazilian Garden was inspired by the internationally famous garden-making style of Roberto Burle Marx. With its display of murals and sculpture, it follows the Brazilian passion for art in the landscape. Each of Brazil's seven terrestrial ecosystems are represented within the garden's restored natural wetlands.



Brazilian Garden at Naples Botanical Garden, Naples, USA – photograph by Steven Brooke Studios





The Bahamas Garden, Treasure Cay, Bahamas – photograph by Stephen Dunn



Soho Beach House, Miami Beach, USA – photograph by Steven Brooke Studios

THE BAHAMAS GARDEN, TREASURE CAY, BAHAMAS (2009)

Bahamas Garden is much more than a practical solution to what can be planted in the toughest of beachfront elements. Water creates beautiful links within the landscape as it laps the sea lavender-draped shoreline, spills from the infinity-edge pool and offers stunning reflects of the sculpted overhanging rock formations within each of the garden streams.

SOHO BEACH HOUSE, MIAMI BEACH, USA (2010)

Palm-lined jungled walkways and open-air garden spaces completed the restoration of this Art Deco building by the Soho House group of private members' clubs. The garden's sights, sounds and aromas have made the club's outdoor spaces as popular as its designed interior.

MIAMI BEACH BOTANICAL GARDEN, MIAMI, USA (2011)

Featuring a Japanese garden, pagodas and lush landscape design, this 2.6-acre urban greenscape has become a popular public destination since its recent renovation.



Miami Beach Botanical Garden, Miami, USA – photograph by Steven Brooke Studios





Edgardo Defortuna, President and CEO, Fortune International Group

Fortune International Group: leading Miami's transformation.

*Known in the real estate development industry for its unwavering commitment to quality and luxury, Fortune International Group has set new standards with every building it has delivered. Fueled by insightful leadership, a seasoned and savvy in-house team, and 30 years' experience in South Florida real estate, Fortune is both a recognized authority and pioneer in the city. Visionary founder Edgardo Defortuna strives to bring the very best talent and ideas together with each new development. This approach has culminated in a number of high-profile buildings that have helped to change the Miami skyline.*

*With a focus on exceptional waterfront properties, Fortune International Group's development portfolio includes Jade Residences at Brickell Bay, Jade Beach, Jade Ocean, Artech, Auberge Beach Residences and Spa Fort Lauderdale, 1200 Brickell, Le Meridien Sunny Isles Beach, and others. Fortune continues to be one of the driving forces behind Miami's exciting real-estate story, bringing dynamic, innovative and luxurious buildings that offer highly desirable lifestyles to buyers from around the world.*

## NOTABLE DEVELOPMENTS

*Jade Signature, Sunny Isles Beach*  
*Hyde Resort and Residences, Hollywood Beach*  
*Auberge Beach Residences and Spa Fort Lauderdale*  
*Oceana Key Biscayne, Key Biscayne*  
*Sunny Isles Beach Luxury Residences, Sunny Isles Beach*  
*Old Cutler, Cutler Bay*  
*Jade Ocean, Sunny Isles Beach*  
*Jade Residences at Brickell Bay, Brickell*  
*Jade Beach, Sunny Isles Beach*  
*Artech, Aventura*  
*Le Meridien Sunny Isles Beach, Sunny Isles Beach*  
*The Grandview, Miami Beach*  
*The Bridgewater, Miami Beach*  
*OceanBlue, Miami Beach*  
*1110 Brickell, Brickell*  
*1200 Brickell, Brickell*  
*Grand Bay Villas, Key Biscayne*  
*Villas of Vizcaya, Vizcaya*  
*Residencias del Lago, Carlos Paz Cordoba, Argentina*  
*Chateau Village, Cordoba, Argentina*  
*Village Plaza, Cordoba, Argentina*  
*1 Hotel & Homes South Beach, Miami Beach*  
*1060 Brickell, Brickell*  
*1390 Brickell, Brickell*  
*2 Midtown, Midtown*  
*4 Midtown, Midtown*  
*Atlantic Springs, Coral Springs, Broward*  
*Axis, Brickell*  
*Baltus House, Design District*  
*Bayview Lofts, Miami Beach*  
*Beachwalk, Hallandale Beach*  
*Bel Air on The Bay, Miami Beach*  
*Brickell Heights East Tower, Brickell*  
*Brickell Heights, Brickell*  
*Brickell on The River, Miami River*  
*Casablanca Villas, Miami Beach*  
*Cassia, Ocean Reef, Key Largo*  
*Chase Bank Building, Downtown Miami*  
*Flamingo South Beach, Miami Beach*

*Gallery One, Fort Lauderdale*  
*Grand Bay Condominium, Key Biscayne*  
*Grand Venetian, Miami Beach*  
*Iconbay, Edgewater*  
*Icon Brickell, Brickell*  
*Icon Vallarta, Puerto Vallarta, Mexico*  
*Isles at Lago Mar, Fort Lauderdale*  
*Marea, Miami Beach*  
*Midblock, Midtown*  
*Millecento, Brickell*  
*Mint, Miami River*  
*Mutiny Park, Coconut Grove*  
*NINE at Mary Brickell Village, Brickell*  
*One Ocean, Miami Beach*  
*Onyx, Biscayne Bay*  
*Opera Tower, Edgewater*  
*Paraiso Bay, Edgewater*  
*One Paraiso, Edgewater*  
*Paramount Bay, Edgewater*  
*Ritz Carlton Residences South Beach, Miami Beach*  
*San Marco Resort, Lake Buena Vista, Orlando*  
*Satori of Sian, Hollywood Beach*  
*Sian Ocean Residences, Hollywood Beach*  
*Sian Resort Residences, Hollywood Beach*  
*SLS Hotel & Residences Brickell, Brickell*  
*SLS LUX Brickell, Brickell*  
*The 1800 Club, Biscayne Bay*  
*The Blue Hyatt Residences, Doral*  
*The Collins, Miami Beach*  
*The Element at Metrowest, Metrowest, Orlando*  
*The Ivy, Miami River*  
*The Mutiny Sonesta, Coconut Grove*  
*Trump Hollywood, Hollywood Beach*  
*Uptown Marina Lofts, Aventura*  
*Villa Mare, Boca Raton*  
*Vista Club, Lake Buena Vista, Orlando*  
*Wind, Miami River*  
*Wyndham Residences, Weston*





Jade Ocean (Left) & Jade Beach (Right), Sunny Isles Beach, Florida



Artech, Aventura, Florida



Jade Residences At Brickell Bay, Brickell, Florida



Hyde Resort & Residences Hollywood Florida, Hollywood Beach, Florida





Auberge Beach Residences and Spa Fort Lauderdale, Fort Lauderdale, Florida



Le Meridien Sunny Isles Beach, Sunny Isles Beach, Florida



1110 Brickell, Brickell, Florida



1200 Brickell, Brickell, Florida



*'America's most exciting city' is undergoing an incredible cultural transformation. You know a city is taking culture seriously when it renames a whole, 18-block area the 'Design District'. This though is just one example of art and design's growing importance within the city. Pride is taken too in Miami's design heritage – its classic Art Deco architecture in particular – which is revered as much as the profusion of new galleries, cutting-edge creative agencies and international art fairs.*

*Be it architecture, art, design, fashion, hospitality, retail, commerce; no sphere is untouched by a wave of confidence, ambition and sophistication that is sweeping over the city. Seemingly, the world's 'starchitects' want to be part of making their mark on the city. From Zaha Hadid and Richard Meier to Foster + Partners and Jade Signature's own, Herzog & de Meuron, the whole shape and texture of the city is being altered.*

*The city's sun, sand and sea lifestyle has always delighted, but Miami's paradisiacal charm now radiates outwards from its vibrant urban center as well as inwards from its stunning beaches and turquoise waters.*





Adrienne Arsht Center, Downtown Miami, César Pelli



Bacardi Building, Edgewater, Enrique Gutierrez

**ADRIENNE ARSHT CENTER**

(1300 Biscayne Boulevard, Downtown Miami) – Since its opening in 2006, the César Pelli-designed Arsht Center has established itself as a performing arts space of international renown, attracting the world's best musicians, orchestras, theatre, ballet, opera and dance companies.

**FIU CHAPMAN SCHOOL OF BUSINESS**

(CBC 200, 11200 SW 117th Avenue, University Park) – The design of the campus, with its open, public courtyards, has created an informal, social learning environment for staff and students.

**BACARDI BUILDING**

(2100 Biscayne Boulevard, Edgewater) – Bacardi USA's HQ until 2009, this Modernist icon is now home to the National Young Arts Foundation, which helps develop talent among aspiring creatives.

**NEW WORLD CENTER**

(500 17th Street, Miami Beach) – Though home to the New World Symphony, the only full-time orchestral academy in the US, the Center has become known as much more than a world-class music venue. Its eclectic mix of events, has led it to be described as a Gehry-designed building turned inside out.



FIU Chapman Graduate School of Business, University Park, Kohn Pedersen Fox



New World Center, Miami Beach, Frank Gehry





Performance by the Cleveland Orchestra 2012, Adrienne Arsht Center, Downtown Miami



Public Opening Night, Art Basel in Miami Beach 2013, fountain installation by Jeppe Hein

**ADRIENNE ARSHT CENTER**  
(1300 Biscayne Boulevard, Downtown Miami) – Since its opening in 2008, the César Pelli-designed arts center has been chosen by the Miami City Ballet and the Florida Grand Opera as their home.

**ART BASEL/MIAMI**  
Art Basel Miami Beach brings together leading collectors, gallerists, artists, designers, curators and critics from around the world. With museum-quality exhibitions of 20th- and 21st-century painting, sculpture and installations, the fair has helped turn Miami into a globally important art and design city.

**DESIGN DISTRICT**  
A once overlooked part of town, the Design District has matured into a singular, vibrant area dedicated to experiences of design, fashion, art and architecture.



'Elastika', site-specific installation 2013, Moore Building, Design District, Zaha Hadid





Prada, Bal Harbour Shops, Bal Harbour



Louis Vuitton, Aventura Mall, Aventura

BAL HARBOUR SHOPS

(9700 Collins Avenue, Bal Harbour) – Bal Harbour Shops is a perfectly manicured shopping paradise complete with koi ponds, palms and beautiful bromeliads. Its exclusive designer storefronts and luxury boutiques – which include Saks Fifth Avenue, Neiman Marcus, Gucci, Prada, Graff, Bulgari, Valentino – make it one of the world's most prized top-tier shopping destinations.

AVENTURA MALL

(19501 Biscayne Boulevard, Aventura) – The third largest shopping center in the US and yet the quality of its specialty stores puts it among the nation's top five highest-grossing malls for sales/sq.ft.

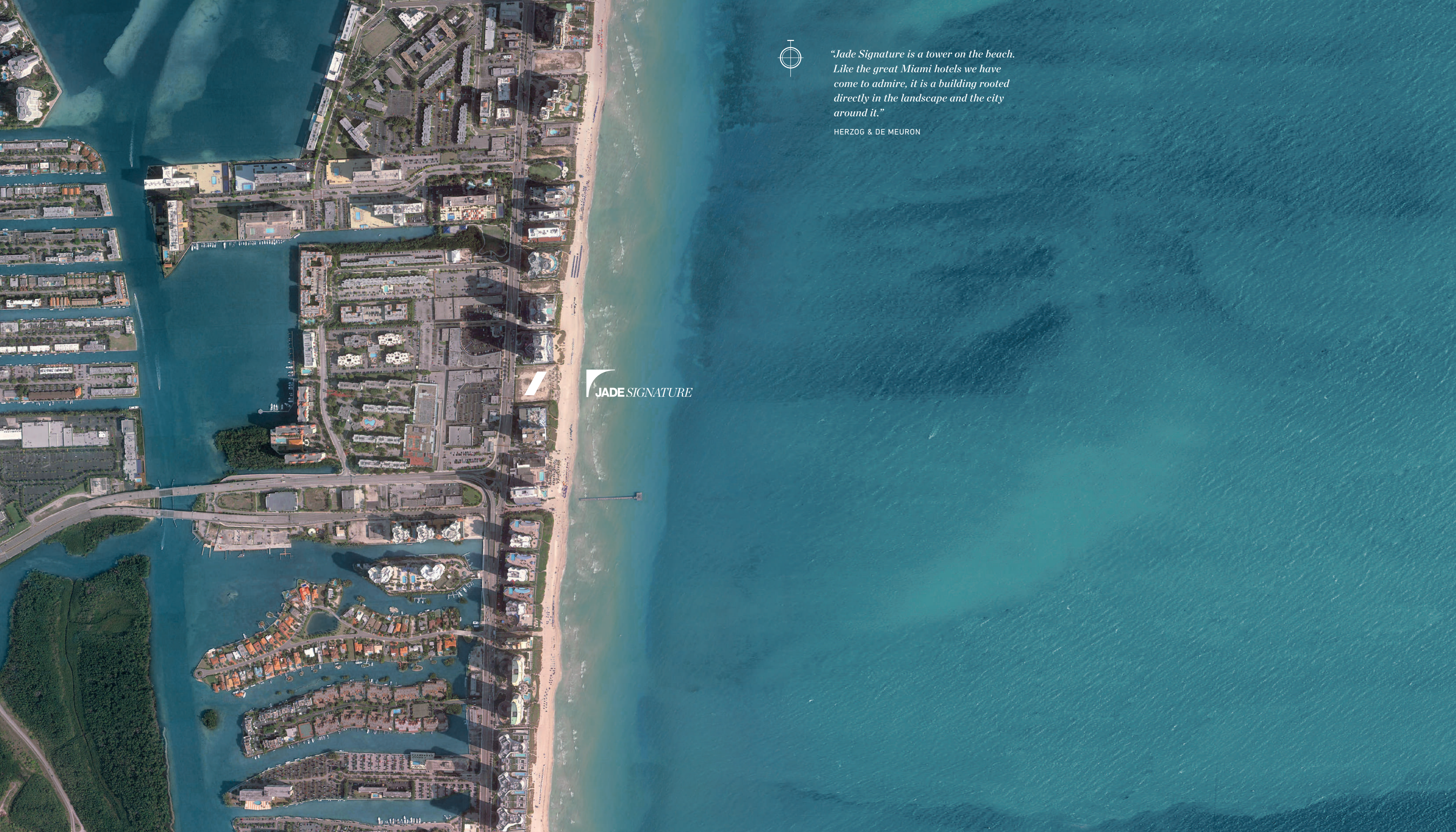
DESIGN DISTRICT

As well as a home for artists and designers, the Design District has become a prime shopping destination for luxury retail. The move by Christian Louboutin to open a store there in 2009 has been followed by many other major luxury brands, including Prada, Marni, Martin Margiela & Cartier.



Christian Louboutin, Design District





*“Jade Signature is a tower on the beach. Like the great Miami hotels we have come to admire, it is a building rooted directly in the landscape and the city around it.”*

HERZOG & DE MEURON

 **JADE SIGNATURE**







DEVELOPED BY

**FORTUNE**  
INTERNATIONAL  
GROUP

SI Beach Holdings LLC

CREATIVE AGENCY

DBOX for Jade Signature.

All DBOX images of Jade Signature are a combination of photography and artist renderings.

CREDITS

All images © DBOX, except pp.48-49:  
Jade Signature Kitchen, Courtesy of Fortune International Group; – p.55: Landscape Architecture, Courtesy of Raymond Jungles, Inc.; – p.60: National Olympic Stadium, Iwan Baan; – p.61: 56 Leonard Street, Alexico Group; – p.62-63: Exterior & Interior, VitraHaus, Iwan Baan; – p.68: Eiffel Duplex Terrace Suite, Shangri-La Hotel, Courtesy of Shangri-La Hotel; – p.68: Riverside Entrance, Savoy Hotel, Anthony Weller; – p.69: Entrance & Penthouse, Four Seasons Hotel George V, Courtesy of Four Seasons; – p.70: Monte-Carlo Bay Hotel & Resort, Monte-Carlo SBM / Ralph Hutchings; – p.71: Interior & Exterior, Sofitel Chicago Water Tower, Fabrice Ramber; – pp.72-73: Various, Courtesy of Raymond Jungles, Inc.; – pp.78-83: Various, Courtesy of Fortune International Group; – p.86: Adrienne Arsht Center, Robin Hill; – p.88: Adrienne Arsht Center, Sonja Garnitschnig; – p.89: Art Basel in Miami Beach 2013, Courtesy of Art Basel; – p.89: Moore Building, Frédéric Lagrange; – p.91: Aventura Mall, Seth Browarnik; – p.91: Christian Louboutin, Studio Madeleine Berkhemer.

All efforts were made to trace the rights holders of all non-DBOX images. Where the rights holders could not be contacted, copyright resides with the holders, where such copyright exists.

This is not intended to be an offer to sell, or solicitation to buy, condominium units in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Fortune International Group is not the project developer. This condominium is being developed by Sunny Isles Beach Associates LLC, a Delaware limited liability company ("developer"), which has a limited right to use the trademark name and logo of Fortune International Group. Any and all statements, disclosures and/or representations shall be deemed made by developer and not by Fortune International Group and you agree to look solely to developer (and not to Fortune International Group and/or any of its representatives and affiliates) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. The entities or persons collaborating with developer are subject to change. The architect of record for the condominium is ADD, inc. Drawings, designs and depictions are conceptual only and for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the condominium. All areas and dimensions are approximate measurements subject to final survey and construction variances. Visual representations, models, art renderings and other graphic representations are intended to portray only artist's impressions of the development and cannot be regarded as representations of fact. The development is subject to change as may be required by developer or as directed by the building authorities. Designs, improvements, and construction are subject to first obtaining appropriate federal, state and local permits and approvals for same. Amenity level floor plans and design and development drawings are preliminary and subject to change. All drawings, designs, sketches, renderings, graphic materials, plans, specifications, building and residence design, features and amenities, dimensions, specifications, terms, conditions and statements contained in this brochure are proposed only, and developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Attractions and area activities referenced and/or identified herein are off-site and not controlled by developer. They are accurate as of the date hereof, however there is no guarantee that they will continue to exist or that there won't be changes and/or substitutions of same. Photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Project graphics, renderings and text herein are copyrighted works owned by developer. (C) 2014, Sunny Isles Beach Associates, LLC. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. NO REPRESENTATIONS BY, OR AGREEMENTS WITH REAL ESTATE BROKERS OR DEPOSITS PAID TO, OR ANY OTHER ARRANGEMENTS MADE WITH REAL ESTATE BROKERS ARE OR SHALL BE BINDING ON THE DEVELOPER. FOR CORRECT REPRESENTATIONS, CONSULT YOUR AGREEMENT AND MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, AND THE PROSPECTUS.