

BENTLEY
RESIDENCES



LIFT TO EXTRAORDINARY HEIGHTS.



WELCOME TO BENTLEY RESIDENCES MIAMI.

Bring the innovative luxury of Bentley into your home, and discover a collection of inspiring, connected spaces crafted to complement an extraordinary lifestyle.



Collins Avenue Entrance



Lobby



Cigar Lounge

AMENITIES

Connect to Each Moment.

A collection of enriching environments elevates every experience and welcomes you home. Delight in moments of connection with friends and family or indulge in secluded relaxation at your leisure.

PROPERTY & BUILDING FEATURES

- Bentley Residences is a new 63-story development featuring 216 luxury oceanfront condominium residences
- Tower and gardens will expand over a 2.4-acre oceanfront site
- Situated along 200 feet of sugary sand in Sunny Isles Beach
- Modern 749-foot glass tower designed by Bentley Motors and Sieger Suarez Architects
- Stunning diamond-shaped glass panel facade inspired by the iconic motif and signature of Bentley's design, found throughout all of the brand's products and cars
- Elegant porte-cochère arrival with full-glass car lift observatory
- Four robotic, high-speed, passenger-friendly car lifts (Dezervator™) with direct access to your private sky garage
- High-speed passenger elevator access to all residences
- 10 oceanfront cabanas
- Centrally located between Aventura Mall, Bal Harbour Shops, and Miami and Ft. Lauderdale Airports

Mezzanine Lounge





MEN'S SPA >

Spa Reception

AMENITIES

- Over 20,000 square feet of amenities across three levels, exquisitely designed by Bentley, featuring furnishings from the Bentley Home collection
- Awe-inspiring three-story lobby with ocean views
- Lobby Bar and Restaurant with 33-foot high floor-to-ceiling windows optimizing ocean views
- Restaurant open breakfast, lunch, and dinner with strong emphasis on in-suite dining
- Lounge and Whiskey Bar at mezzanine level inspired by the iconic matrix grille of Bentley's cars
- Private Dining Room for 16 people at mezzanine level
- Movie Theater with plush seating for 14 people designed to mimic a Bentley car interior
- Elegant Cigar Lounge with pool table and large screen TV
- Lushly-landscaped oceanfront deck with resort-style heated swimming pool, spa, and poolside food and beverage service
- Oceanfront Beauty Salon with hair, manicure, and pedicure stations
- Exclusive beach amenities, including food and beverage service, beach attendants, chaise lounges, and umbrellas
- Game Room featuring golf and racing simulators and virtual reality stations
- Kid's Club with children's games and programmed activities
- State-of-the-art indoor Fitness Center, including an outdoor terrace fitted with gym equipment
- Outdoor Yoga Studio with an ocean view
- Men's and Women's dressing rooms with lockers, showers, steam, and sauna
- Transformative wellness Spa featuring outdoor relaxation for before and after treatments
- Expansive revitalization Spa with single and couples treatment rooms
- Dedicated Pet Spa for grooming
- 24-hour valet service
- 24-hour security and multilingual concierge service

LIFESTYLE & HEALTH CONCIERGE SERVICES

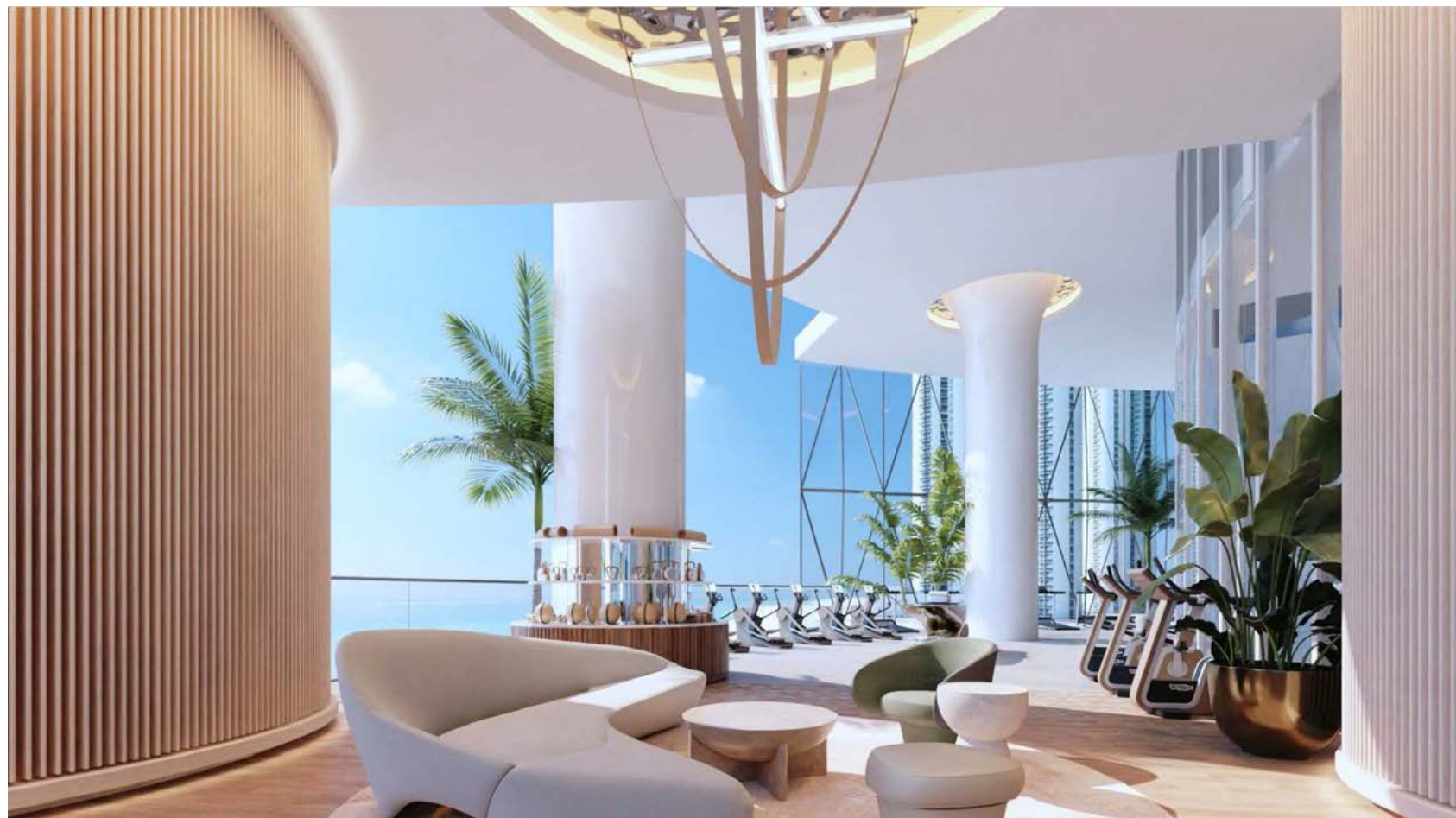
On Demand Services

- Restaurant reservations
- Hotel reservations
- Limousine & car service reservation
- Travel arrangements & reservation
- Golf, tennis, padel times reservation
- Sports & entertainment information and reservations
- Car concierge services
- Laundry & dry-cleaning coordination
- Yacht reservations
- Amazon Delivery coordination
- Spa & personal care reservations
- Packing & shipping coordination

A la carte Services*

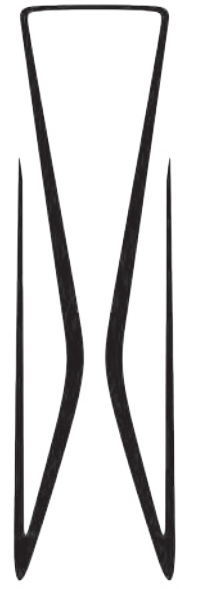
- Housekeeping services
- Handyman services
- Grocery shopping
- Plant care maintenance
- In-residence private catering
- Personal chef
- Dog walking & pet grooming
- Spa treatments, manicure, pedicure & wellness services
- Nanny & childcare services
- Alterations services
- Car wash & detailing
- Personal chef
- Personal trainer

*A La Carte Services are arranged by the lifestyle concierge and are paid directly by residents.



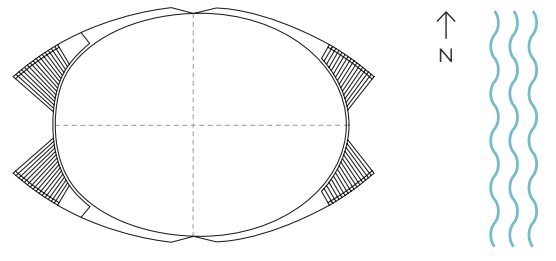
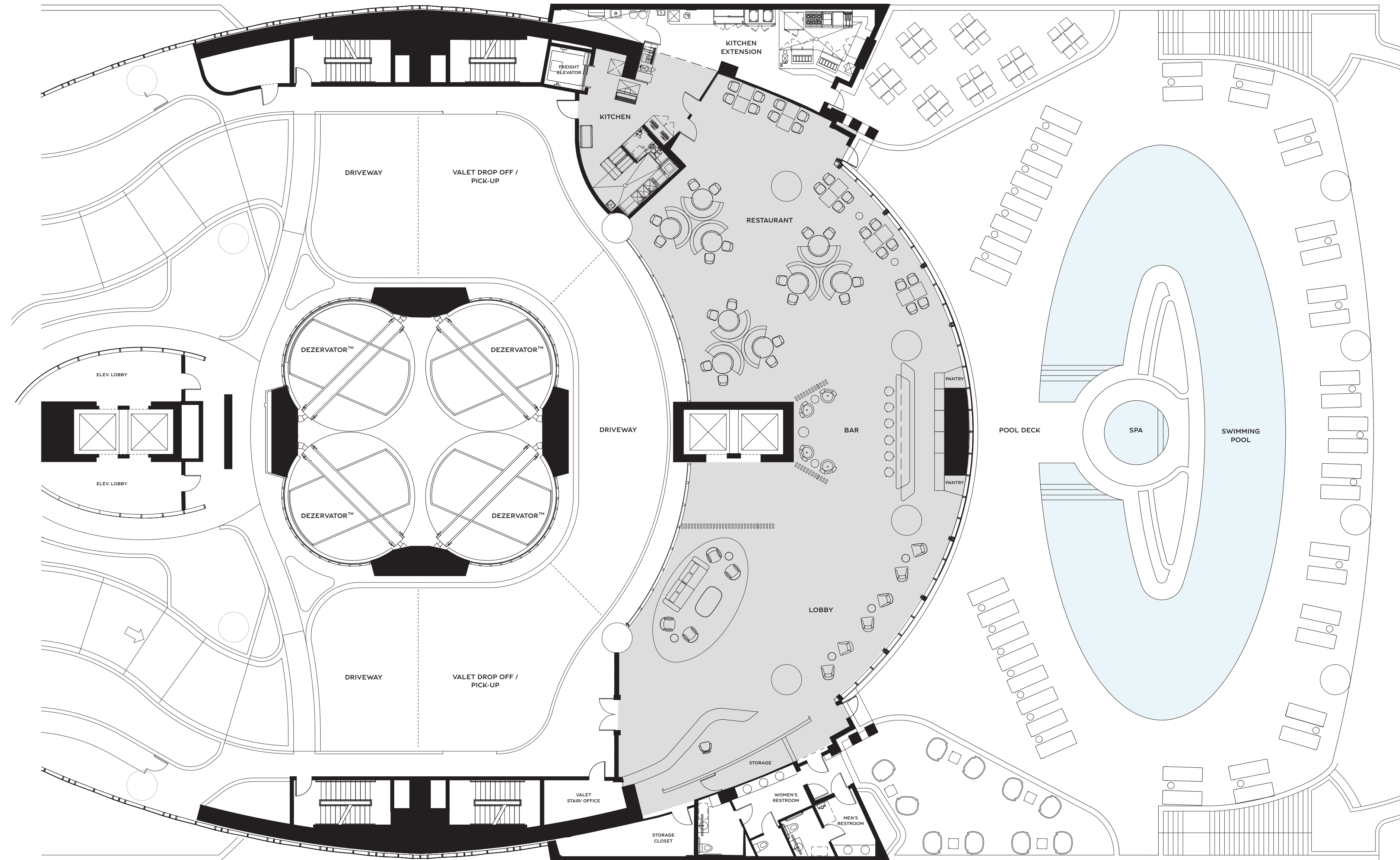
Fitness Terrace





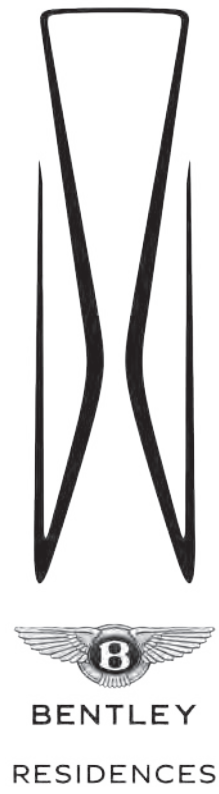
B
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AMENITY FLOORS
LOBBY

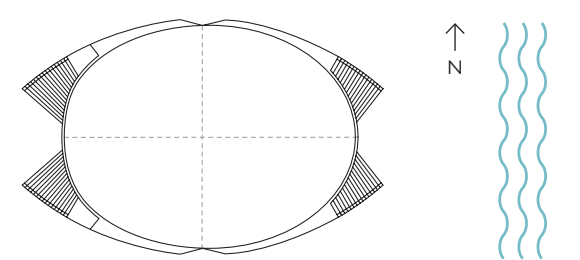
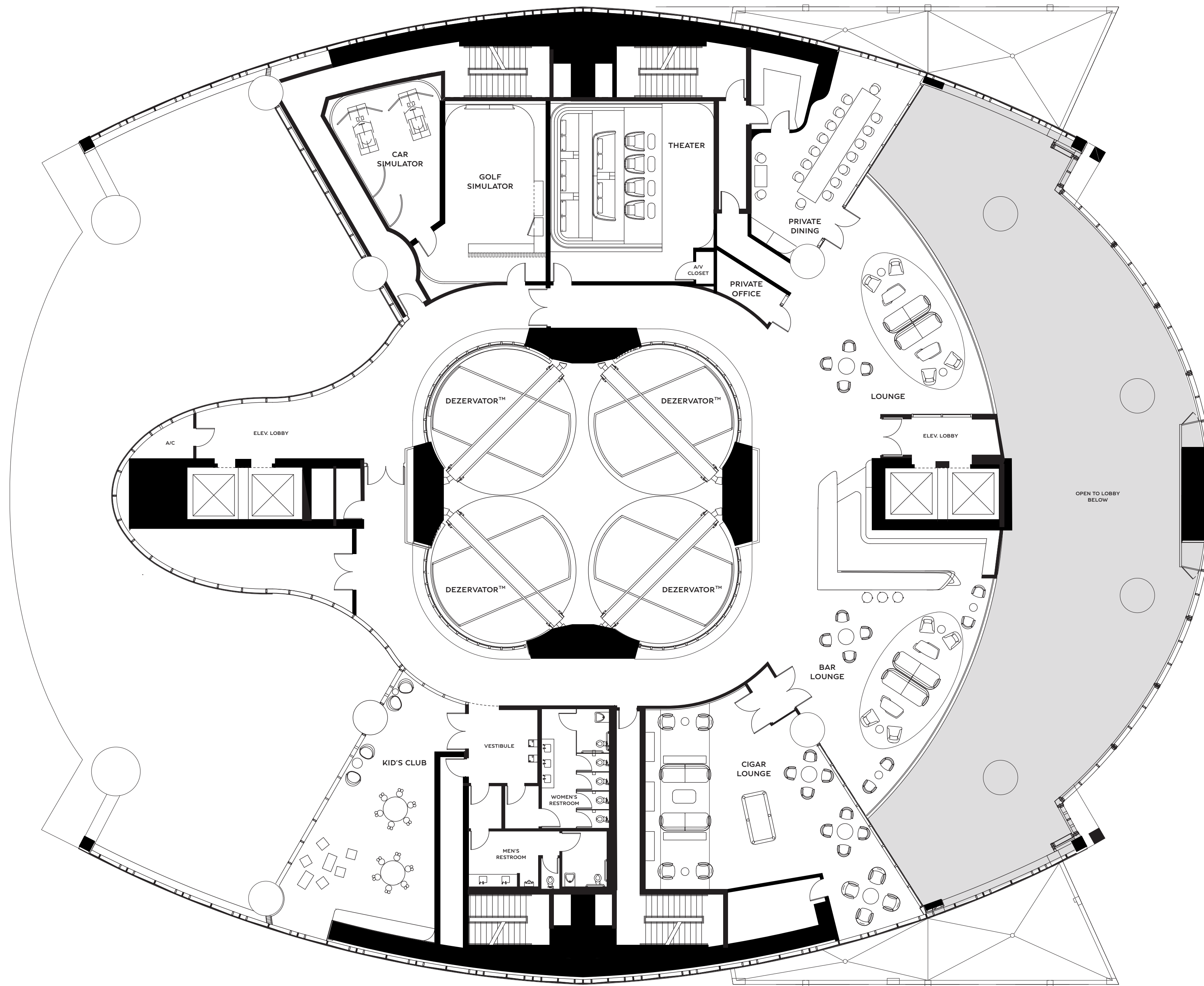


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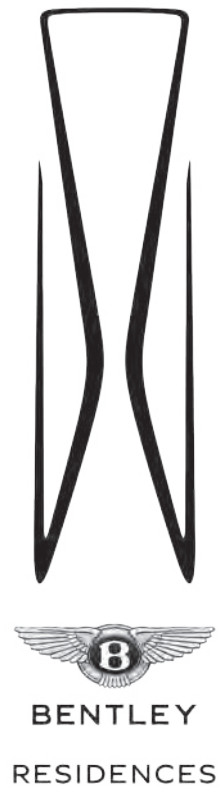


AMENITY FLOORS
MEZZANINE

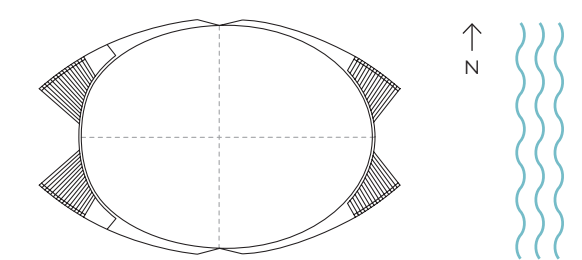
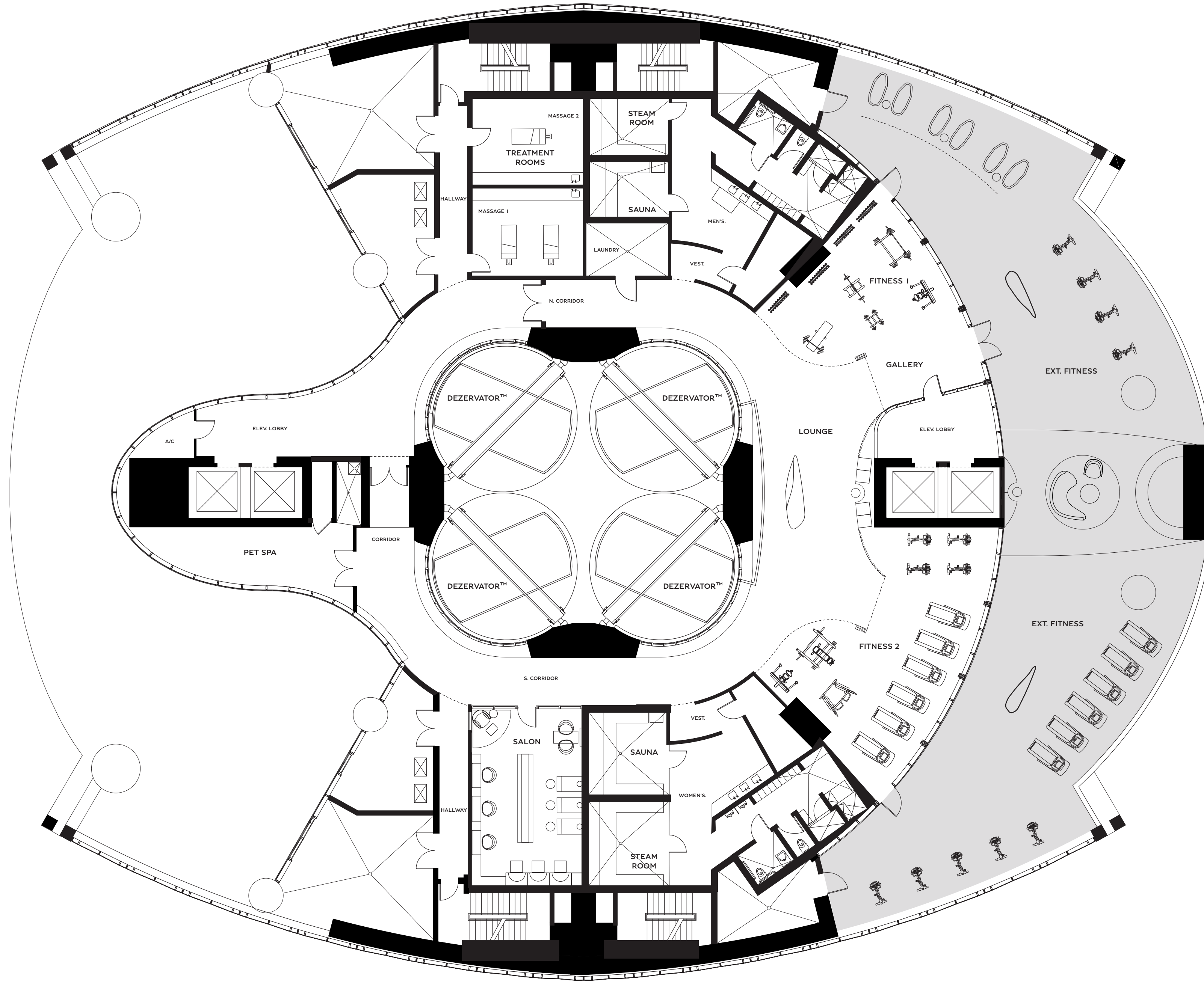


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AMENITY FLOORS
WELLNESS



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View from Sky Garage

RESIDENCES

Space You Can Embrace.

From the moment you glide into the Dezervator™, you'll experience spectacular space designed to transform the everyday into the extraordinary. With waterfront views engulfing the entire residence, you can immerse yourself in spectacular vistas that promise to take your breath away every day.



Residence Azure
Foyer



Residence Azure
Kitchen



Residence Azure
Great Room & Florida Room



Residence Azure
Florida Room



Residence Azure
Pool



Residence Azure
Master Bath



Residence Azure
Master Bedroom





Residence Bentayga
Great Room



Residence Bentayga
Sunset Terrace



Residence Bentayga
Florida Room & Pool



Residence Bentayga
Master Bath



Residence Bentayga
Master Bedroom

RESIDENCE FEATURES

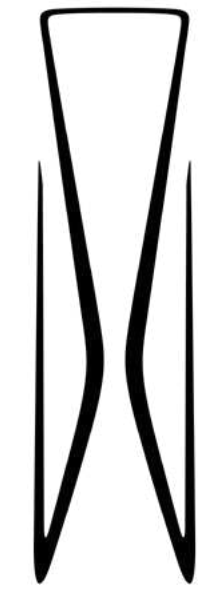
- Sweeping Atlantic Ocean and Intracoastal views through floor-to-ceiling windows
- Private 3 or 4-car garages in each residence accessible through the Dezervator™ vehicular elevator system
- Private heated swimming pools with raised sundeck
- Oversized balcony and terraces creating a luxurious outdoor living environment adjacent to the family room
- Summer kitchens with Gaggenau Vario electric grill
- Laundry room with ventless Bosch washer and dryers
- Smart climate controls with digital thermostats
- Custom levers on door handles featuring Bentley diamond design
- Spacious interiors with elegant smooth-finish ceilings rising to 10-foot clear, except where required to accommodate mechanical equipment
- Entryway from private elevator foyer through 8-foot double-door grand entrance

KITCHEN FEATURES

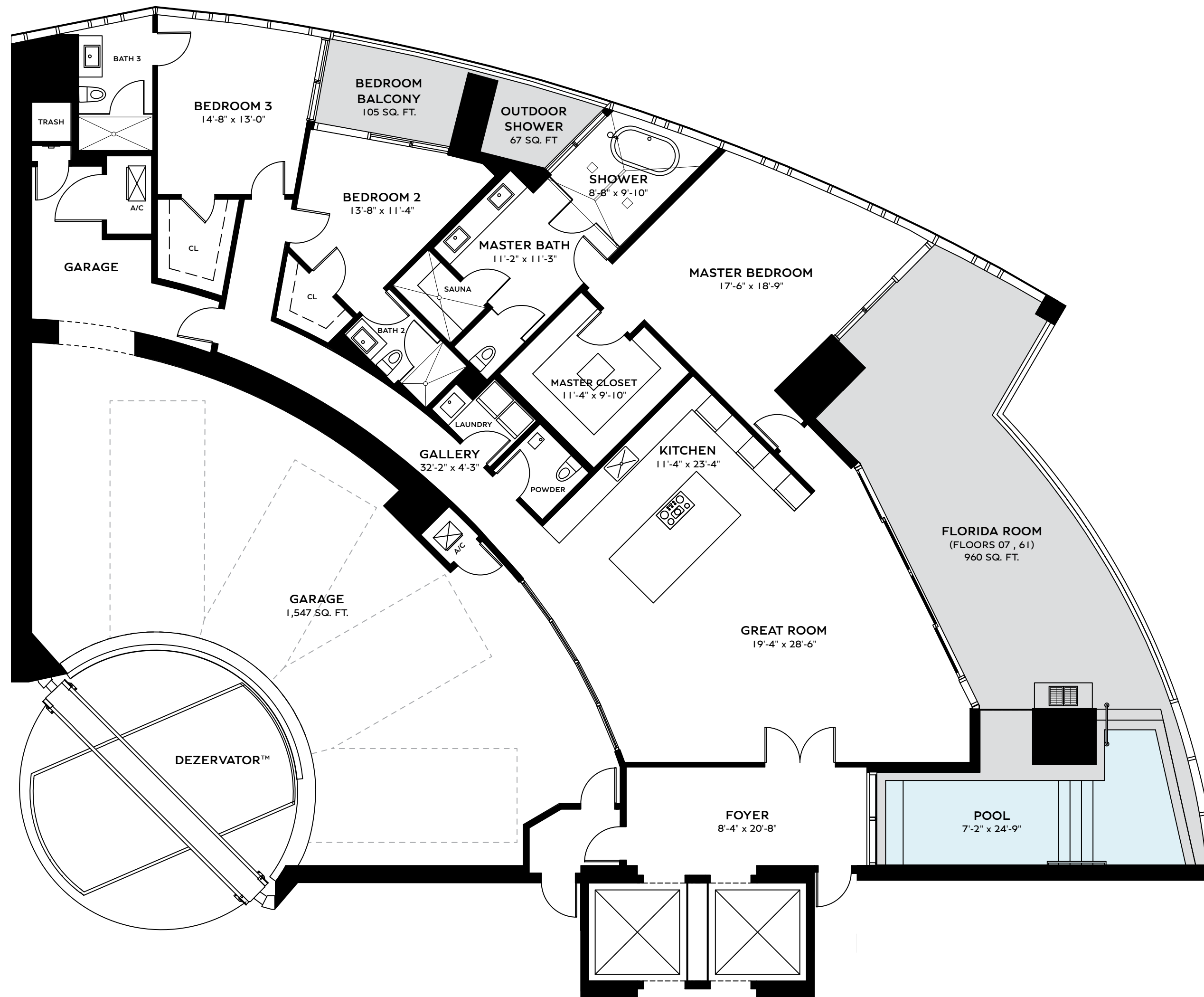
- State-of-the-art Gaggenau appliances, including a tall wine cooler and steam and convection ovens
- Gaggenau refrigerator and freezer
- Gaggenau Vario convection electric cooktop
- Gaggenau coffee machine
- Italian design kitchen cabinets with motorized door and expansive islands
- Premium quality stone countertops and backsplashes

MASTER SUITE & BATHROOM FEATURES

- Stone floors, walls, and vanity countertop in master bathroom
- Toto Neorest toilets with integrated bidet technology
- Behind-mirror TV over double vanity
- Sauna inside master bathroom
- Freestanding tub with a view and double rain shower head
- Access to outdoor shower from master bathroom (East residences only)
- Custom levers on bathroom faucets featuring Bentley diamond design
- Towel warmer in the master vanity
- Heated bathroom floors
- Expansive walk-in closets. Each residence closet includes built-in safe

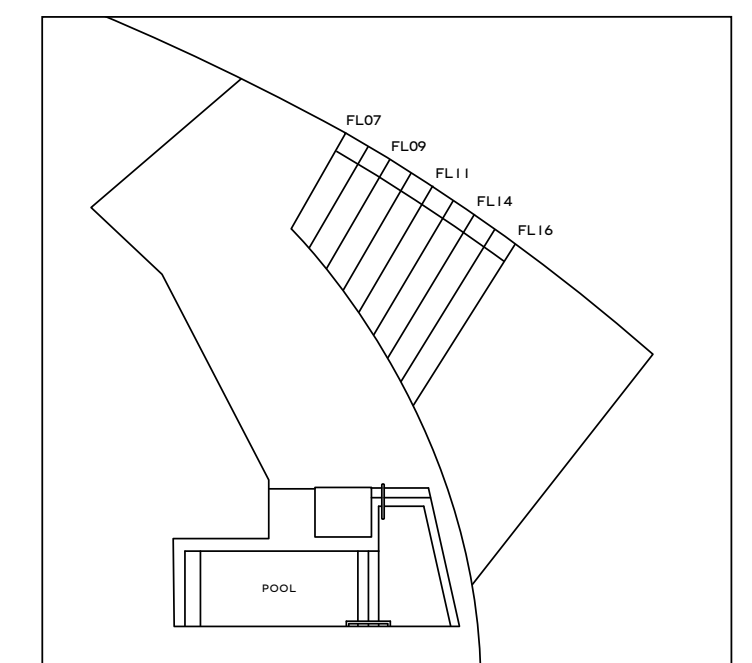
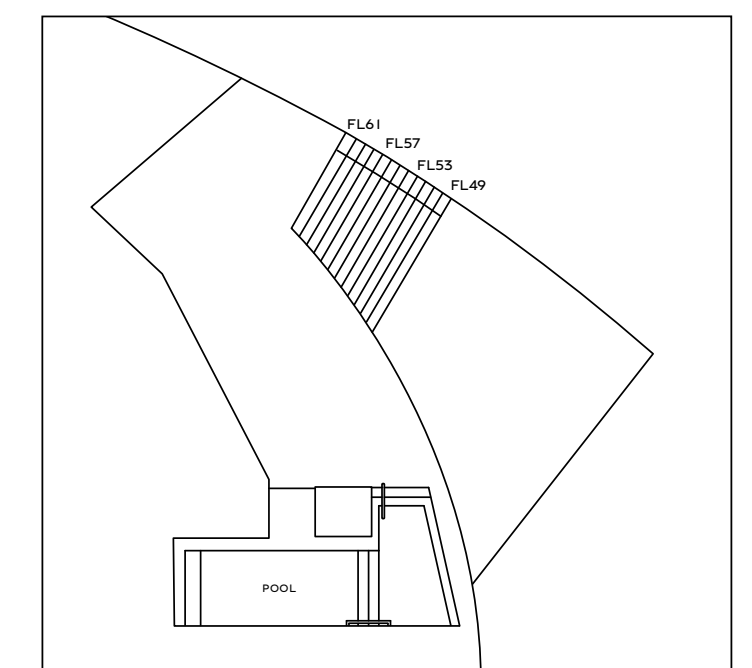


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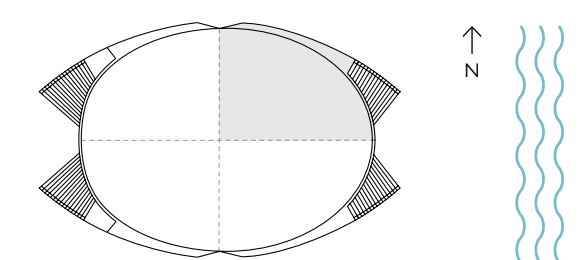


RESIDENCE ARRANGE
3 BEDS | 3.5 BATHS
FLOORS 07 , 61

INTERIOR	3,015 SQ. FT.	280.10 SQ. M.
BALCONY	1,132 SQ. FT.	105.17 SQ. M.
GARAGE	1,547 SQ. FT.	143.72 SQ. M.
TOTAL	5,694 SQ. FT.	528.99 SQ. M.



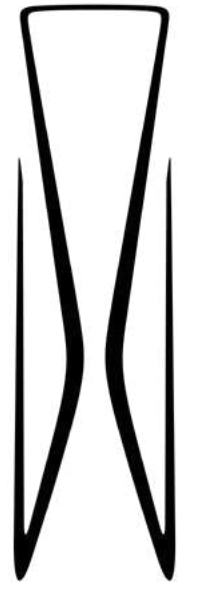
TERRACE AREA VARIES BY FLOOR



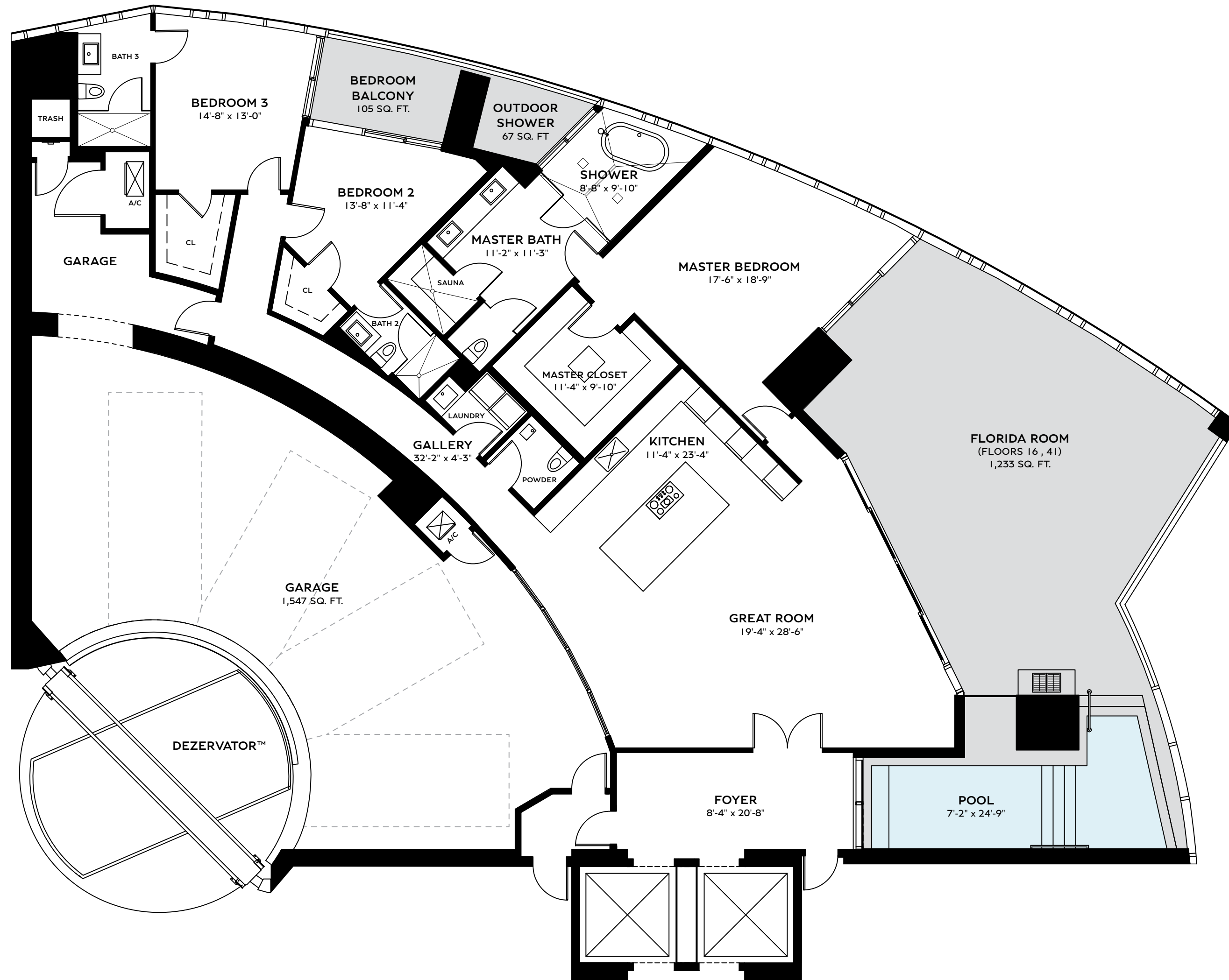
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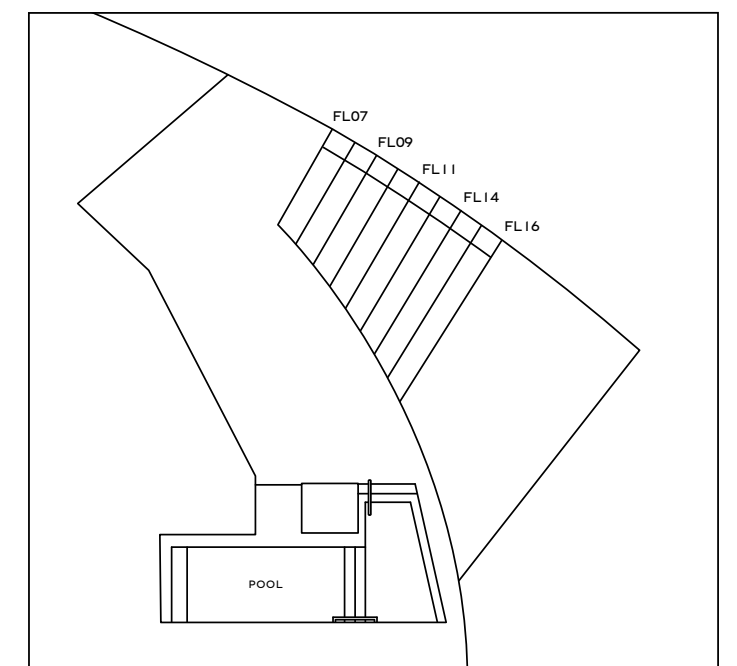
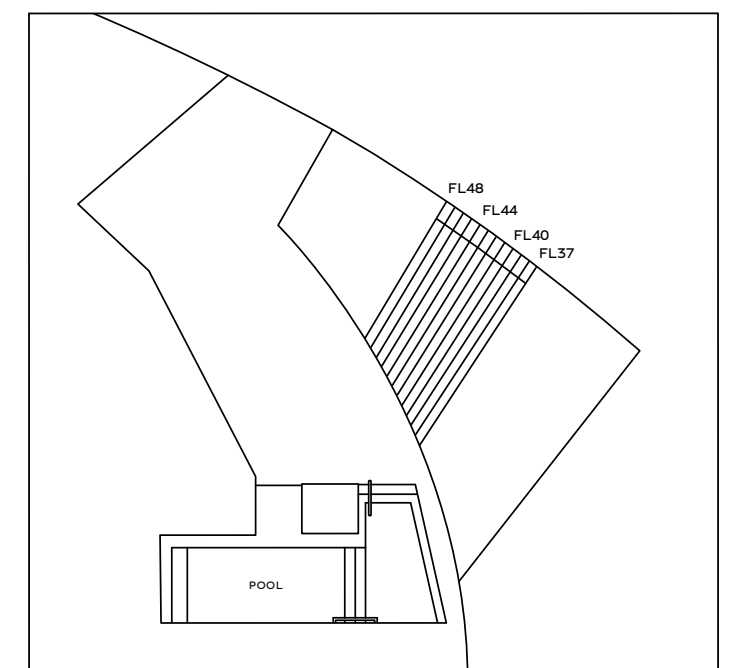


B
BENTLEY
RESIDENCES

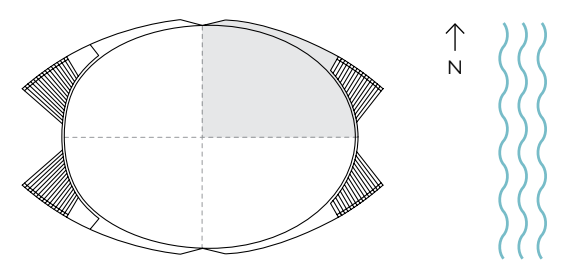


RESIDENCE ARRANGE
3 BEDS | 3.5 BATHS
FLOORS 16, 41

INTERIOR	3,015 SQ. FT.	280.10 SQ. M.
BALCONY	1,405 SQ. FT.	130.53 SQ. M.
GARAGE	1,547 SQ. FT.	143.72 SQ. M.
TOTAL	5,967 SQ. FT.	554.35 SQ. M.



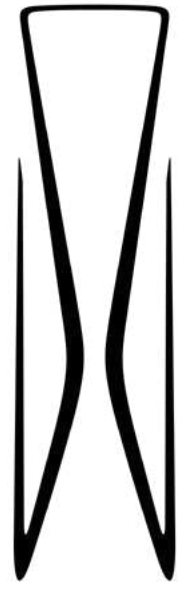
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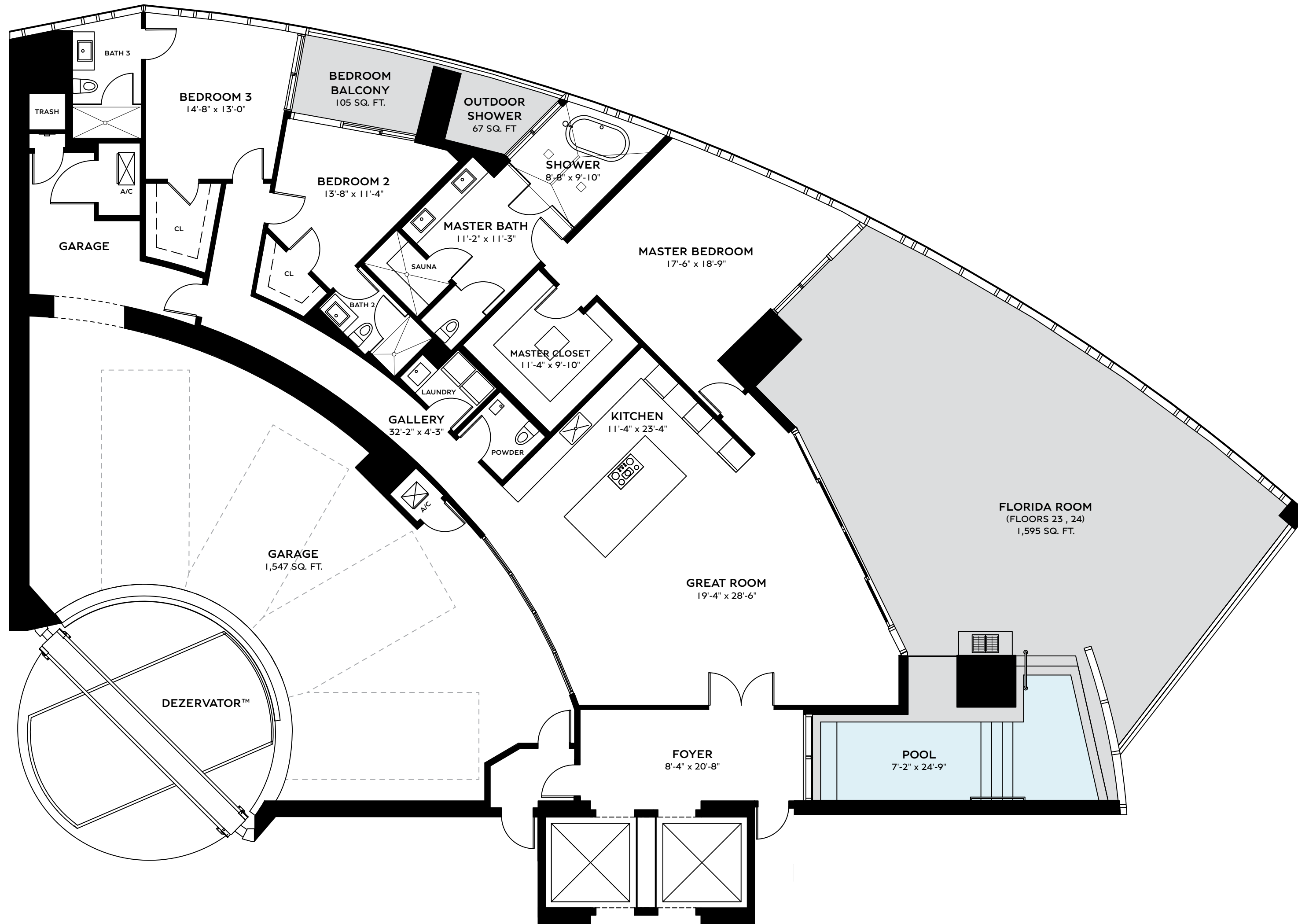
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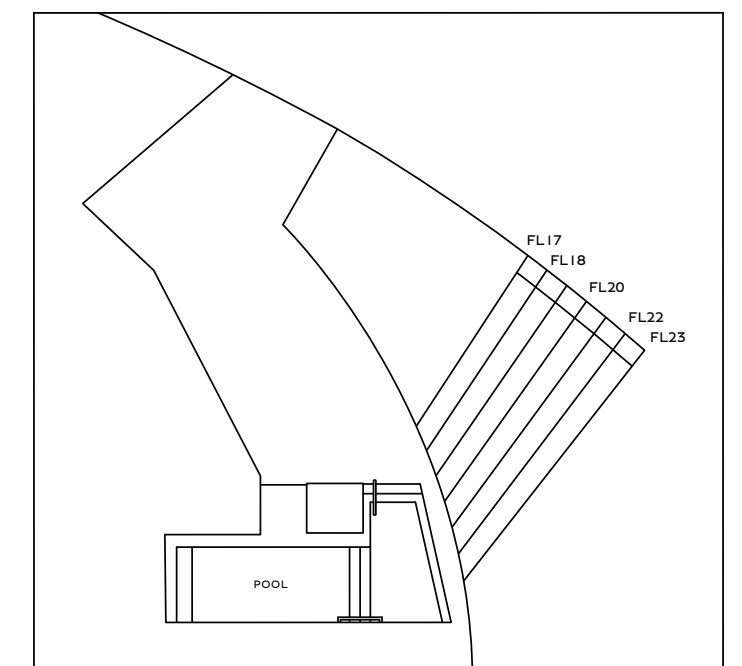
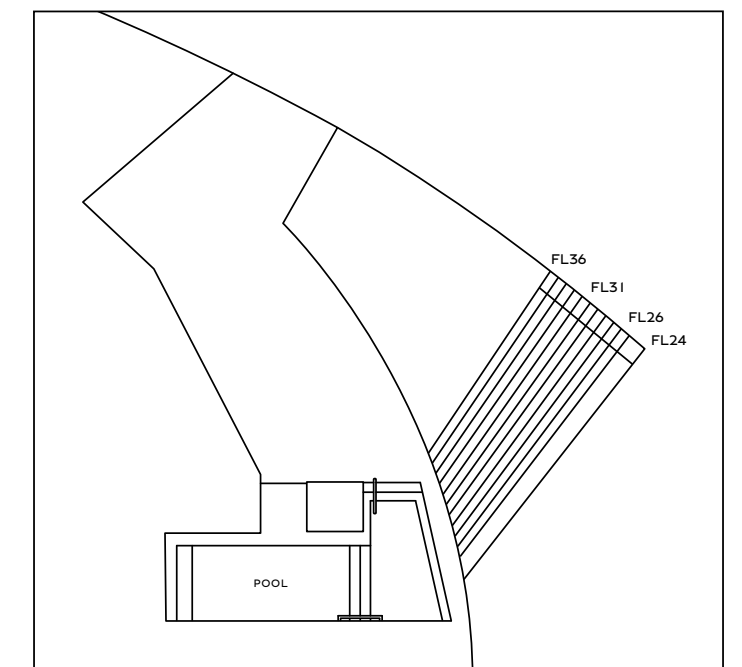


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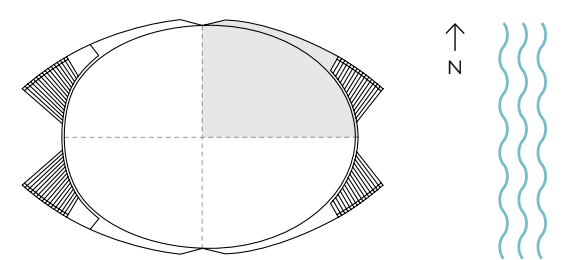


RESIDENCE ARRANGE
3 BEDS | 3.5 BATHS
 FLOORS 23 , 24

INTERIOR	3,015 SQ. FT.	280.10 SQ. M.
BALCONY	1,767 SQ. FT.	164.16 SQ. M.
GARAGE	1,547 SQ. FT.	143.72 SQ. M.
TOTAL	6,329 SQ. FT.	587.98 SQ. M.



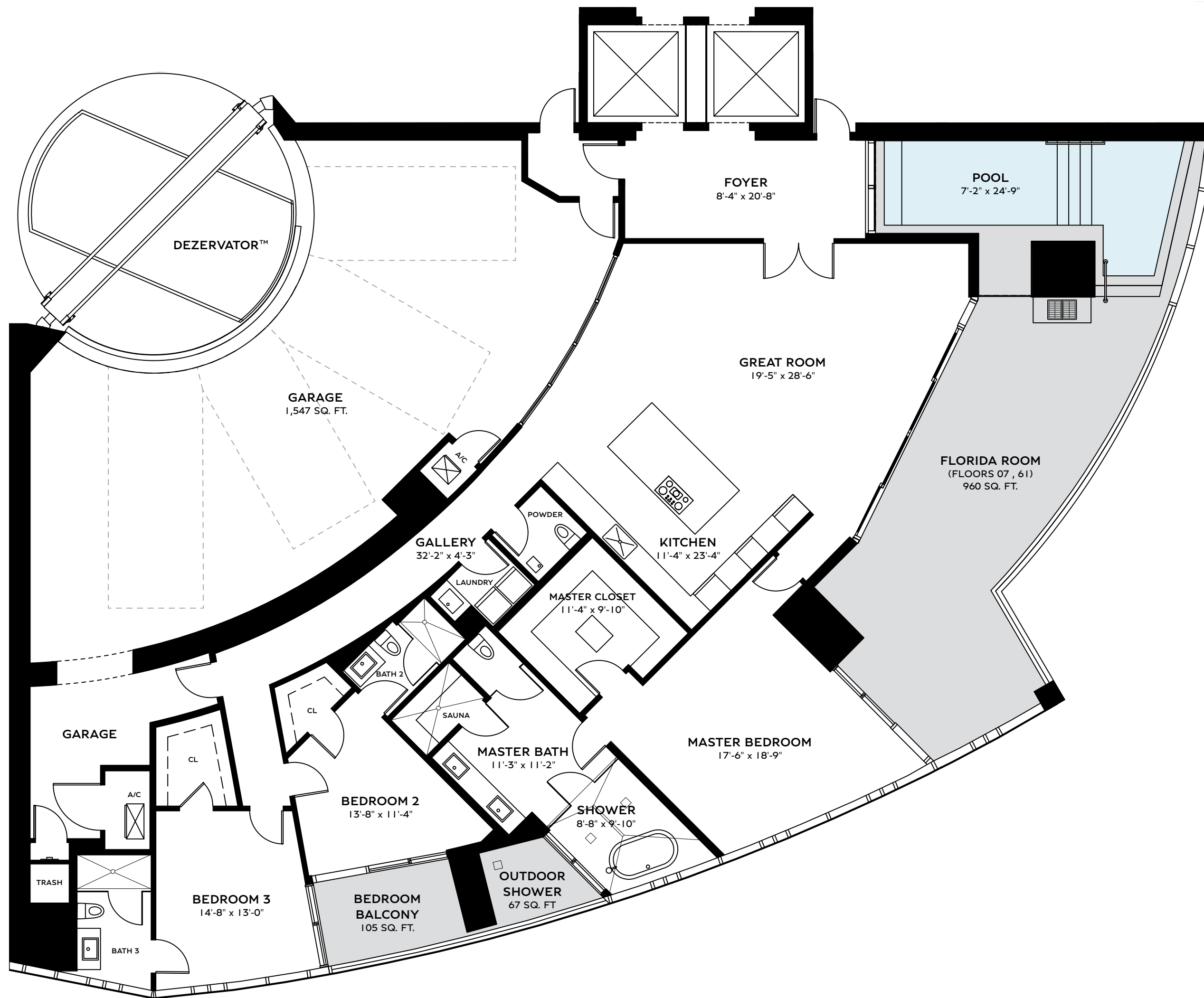
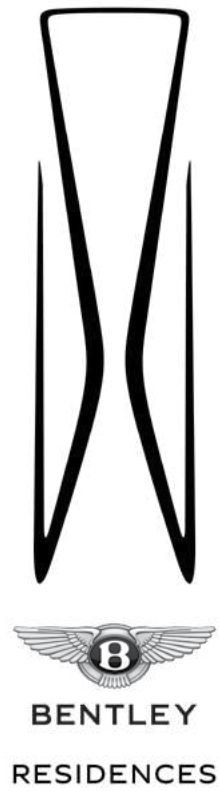
TERRACE AREA VARIES BY FLOOR



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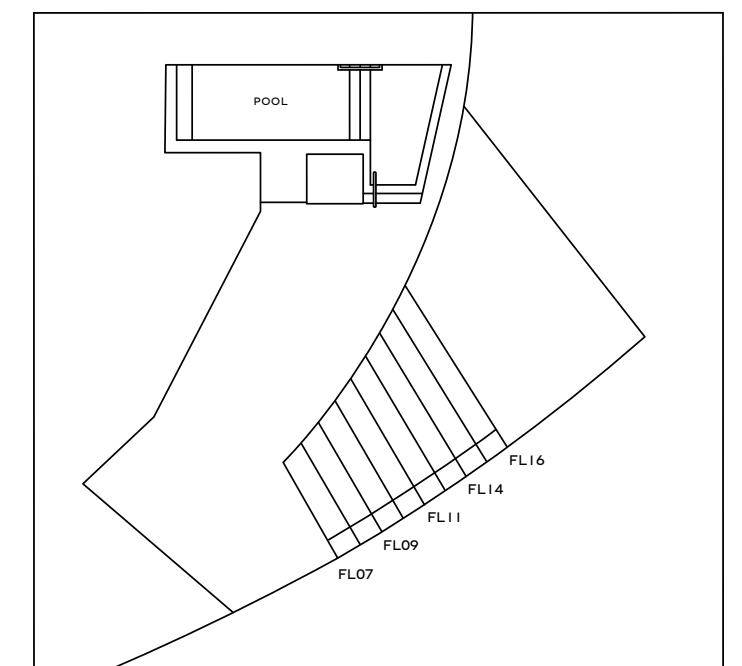
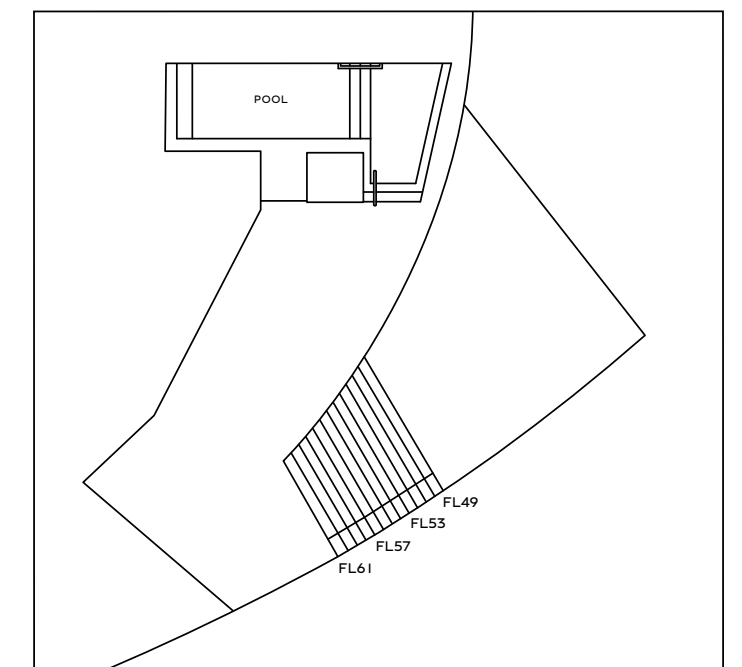
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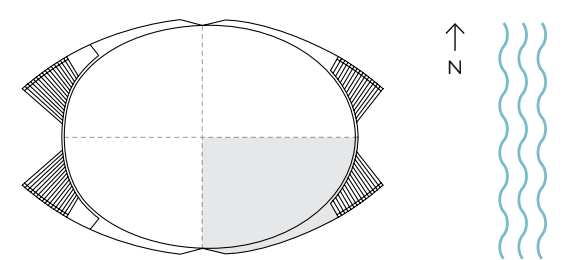
RESIDENCE AZURE
3 BEDS | 3.5 BATHS

FLOORS 07 , 61

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TOTAL	5,694 SQ. FT.	528.99 SQ. M.



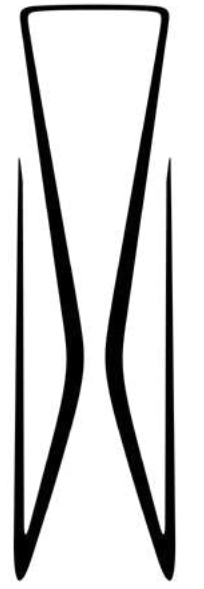
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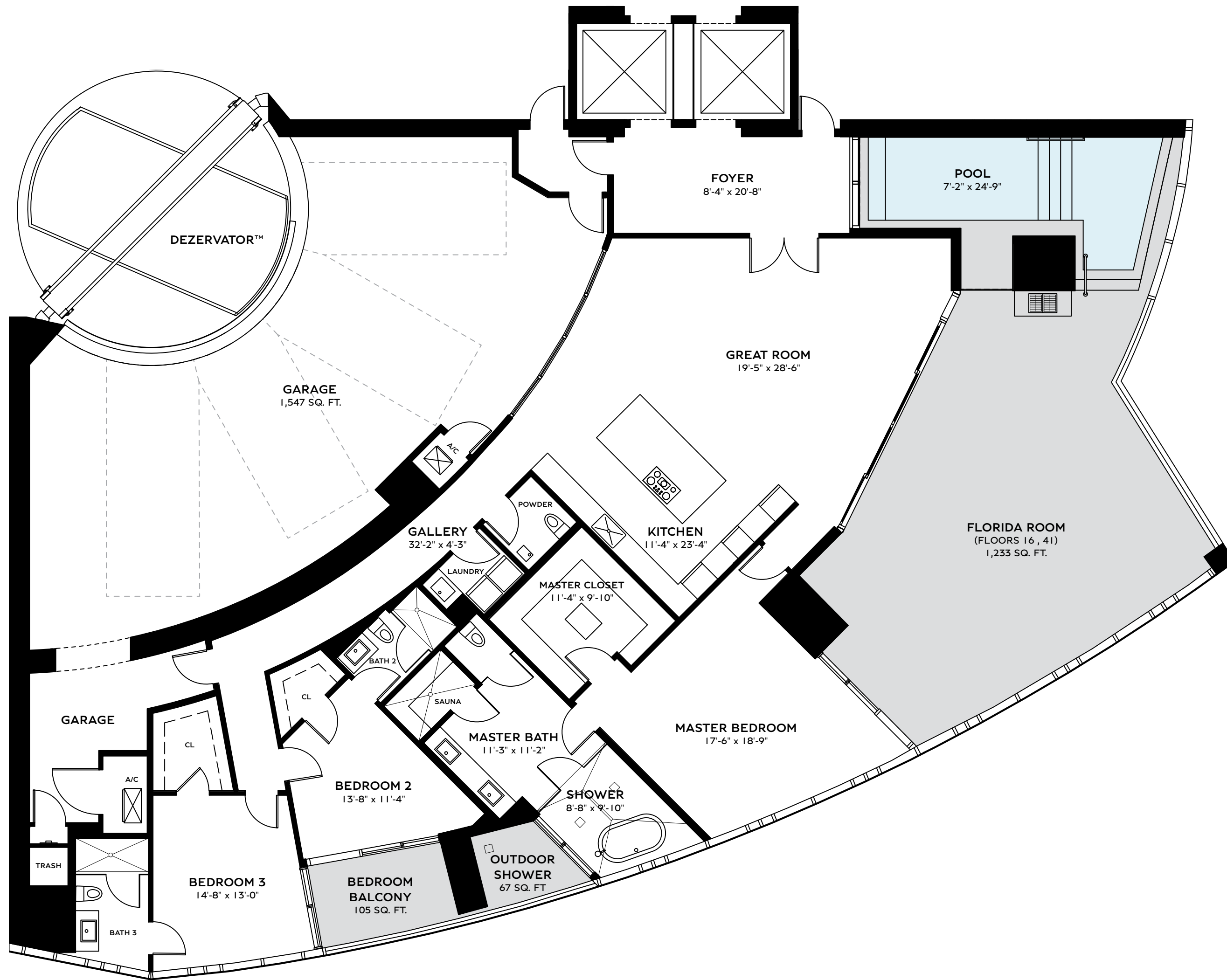
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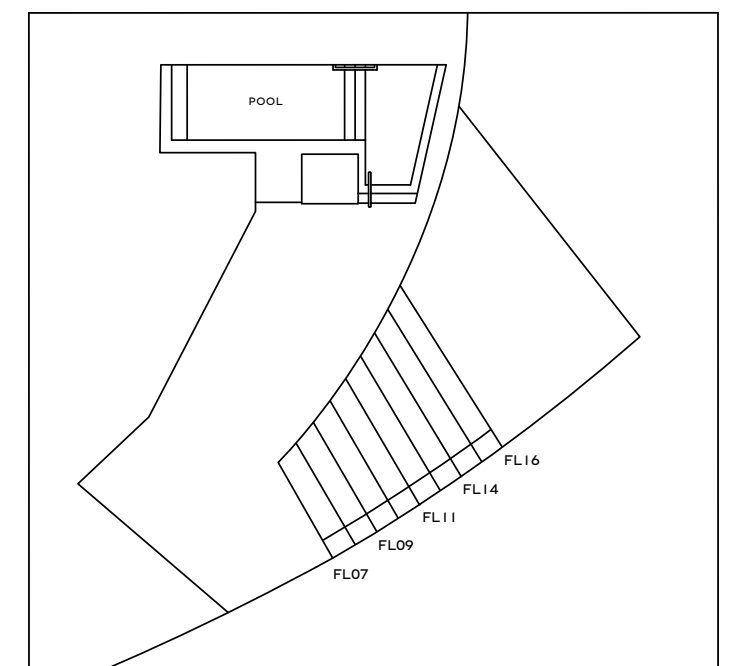
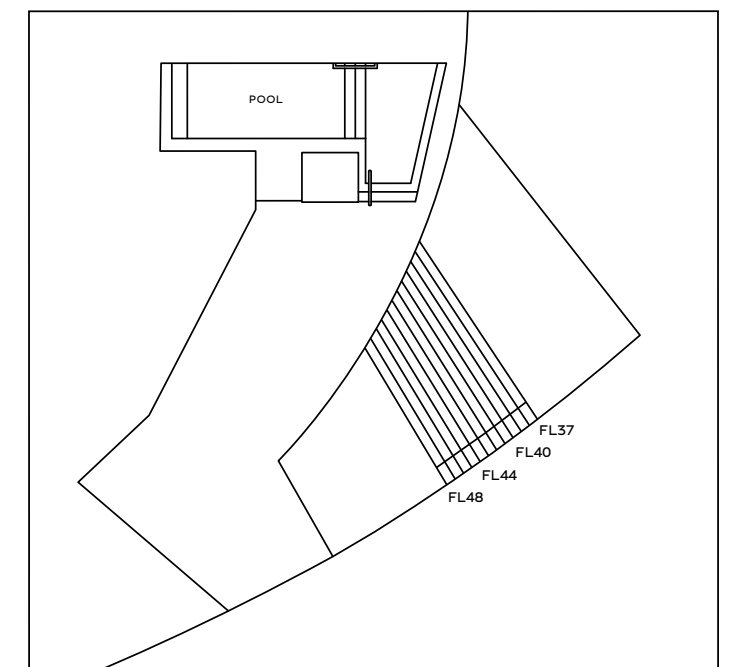
B
BENTLEY
RESIDENCES



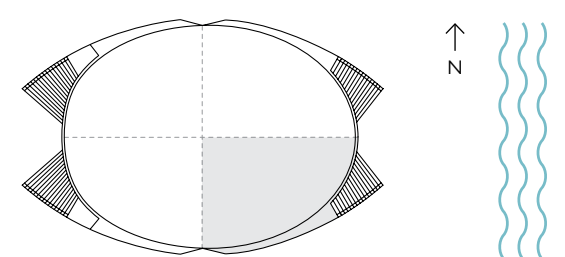
RESIDENCE AZURE
3 BEDS | 3.5 BATHS

FLOORS 16, 41

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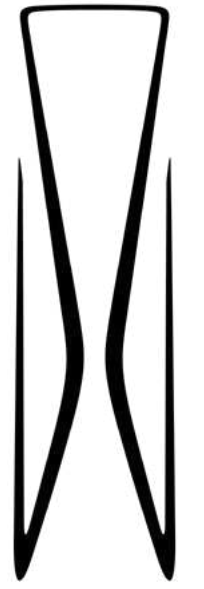
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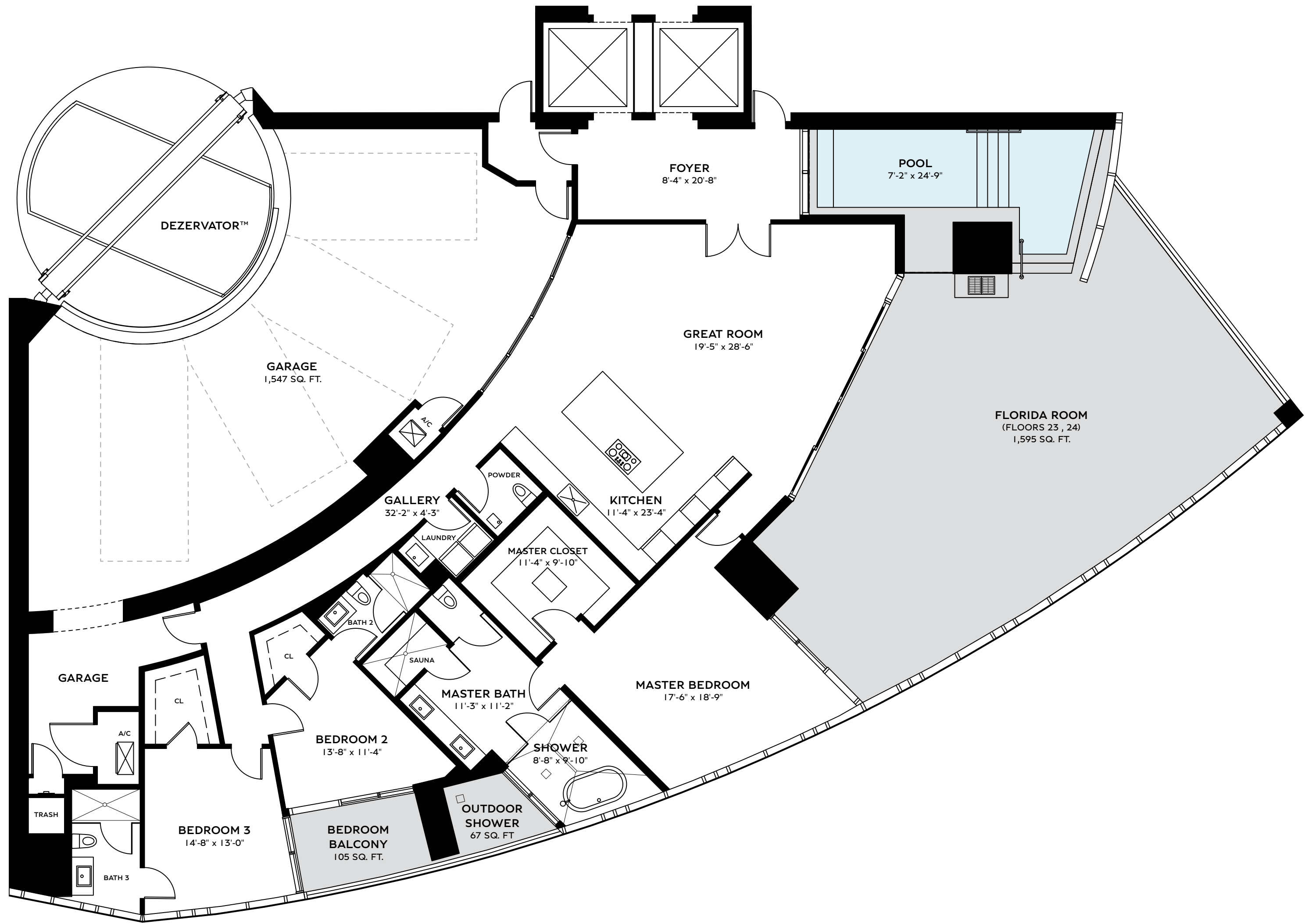
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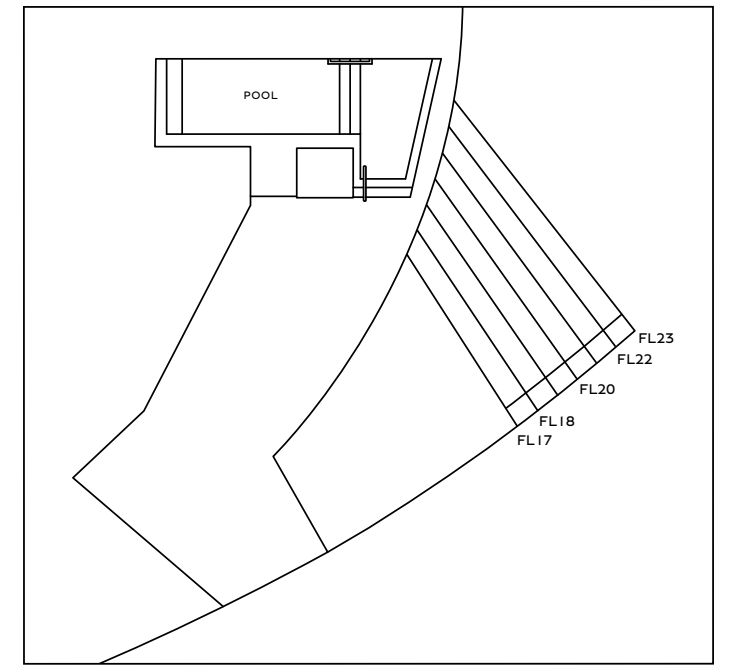
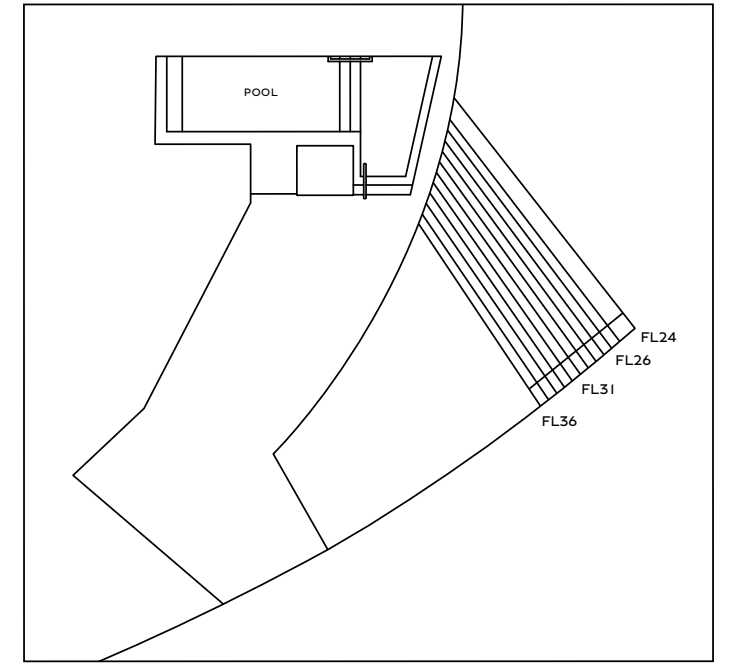


BENTLEY
RESIDENCES

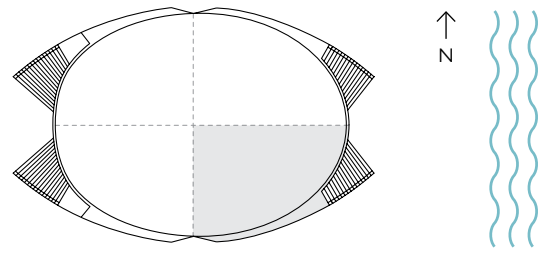


RESIDENCE AZURE
3 BEDS | 3.5 BATHS
FLOORS 23 , 24

INTERIOR	3,015 SQ. FT.	280.10 SQ. M.
BALCONY	1,767 SQ. FT.	164.16 SQ. M.
GARAGE	1,547 SQ. FT.	143.72 SQ. M.
TOTAL	6,329 SQ. FT.	587.98 SQ. M.



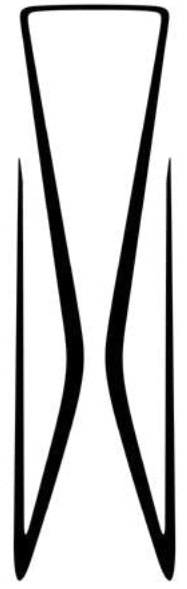
TERRACE AREA VARIES BY FLOOR



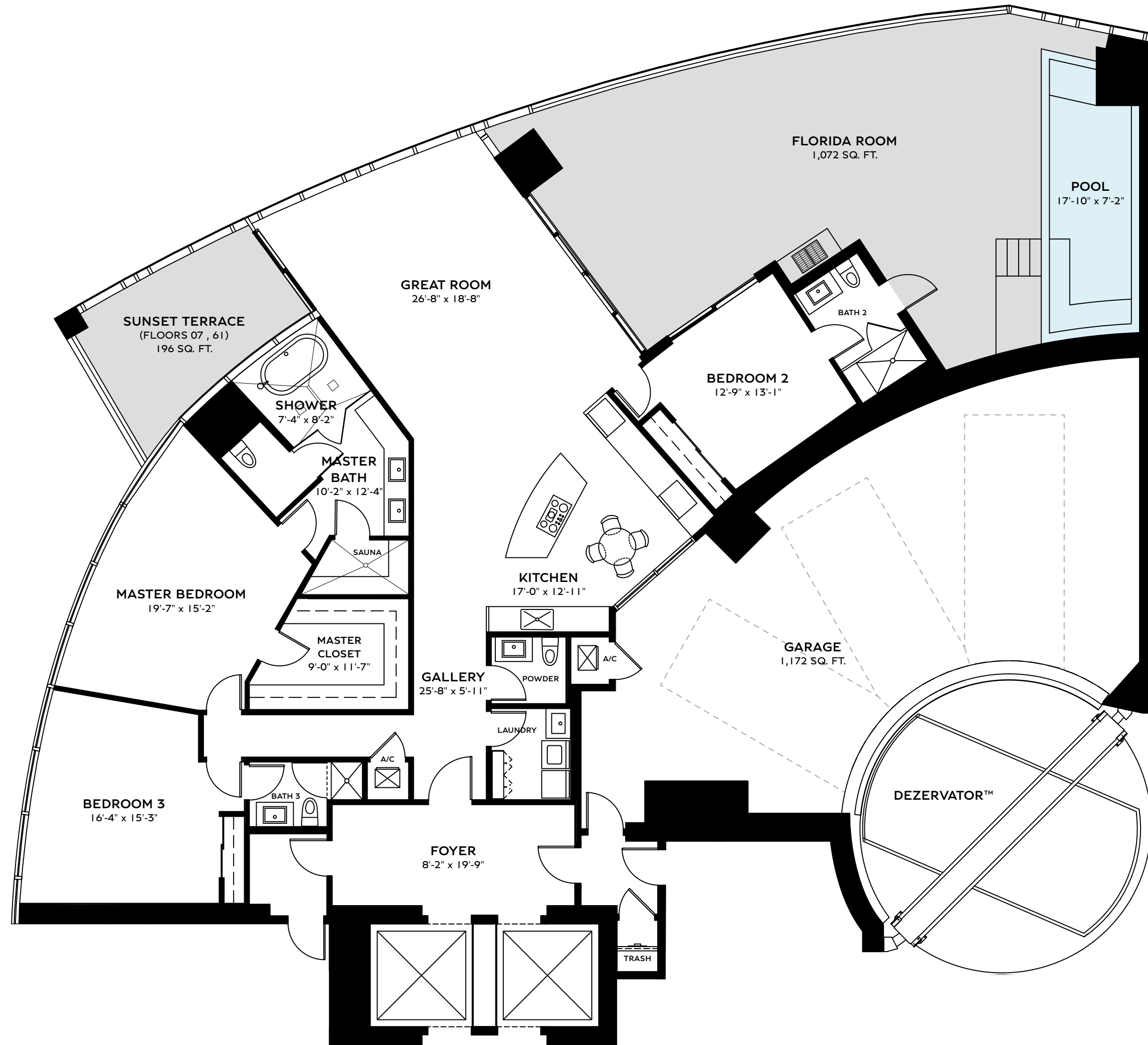
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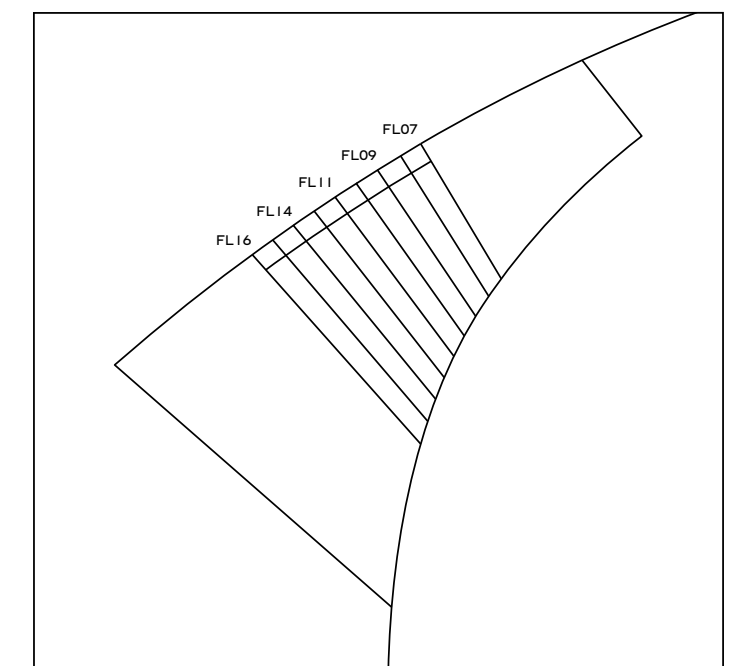
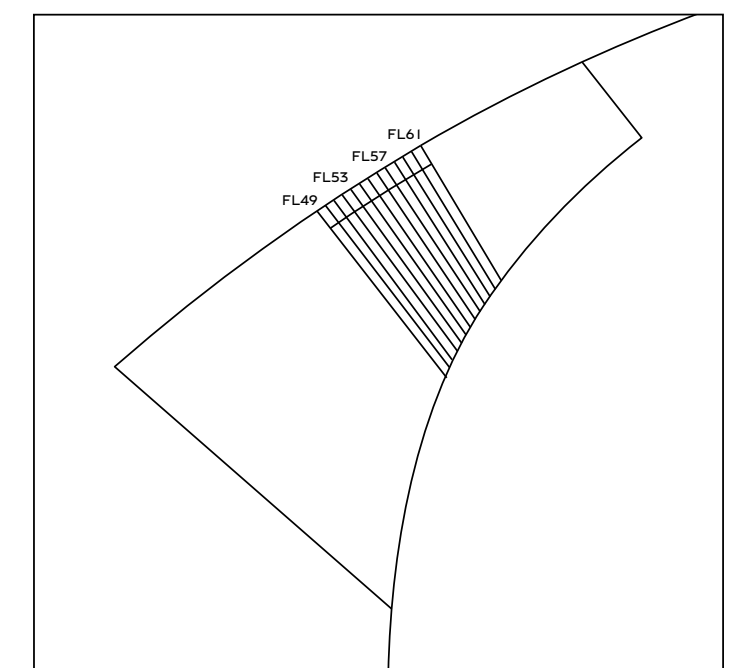
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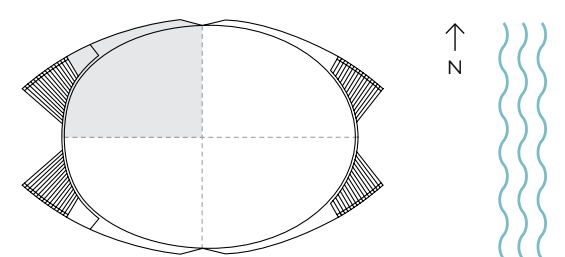
RESIDENCE BACALAR
3 BEDS | 3.5 BATHS

FLOORS 07 , 61

INTERIOR	2,835 SQ. FT.	263.38 SQ. M.
BALCONY	1,268 SQ. FT.	117.80 SQ. M.
GARAGE	1,172 SQ. FT.	108.88 SQ. M.
TOTAL	5,275 SQ. FT.	490.06 SQ. M.



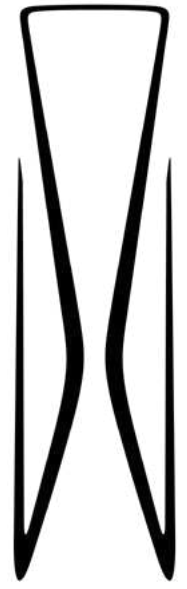
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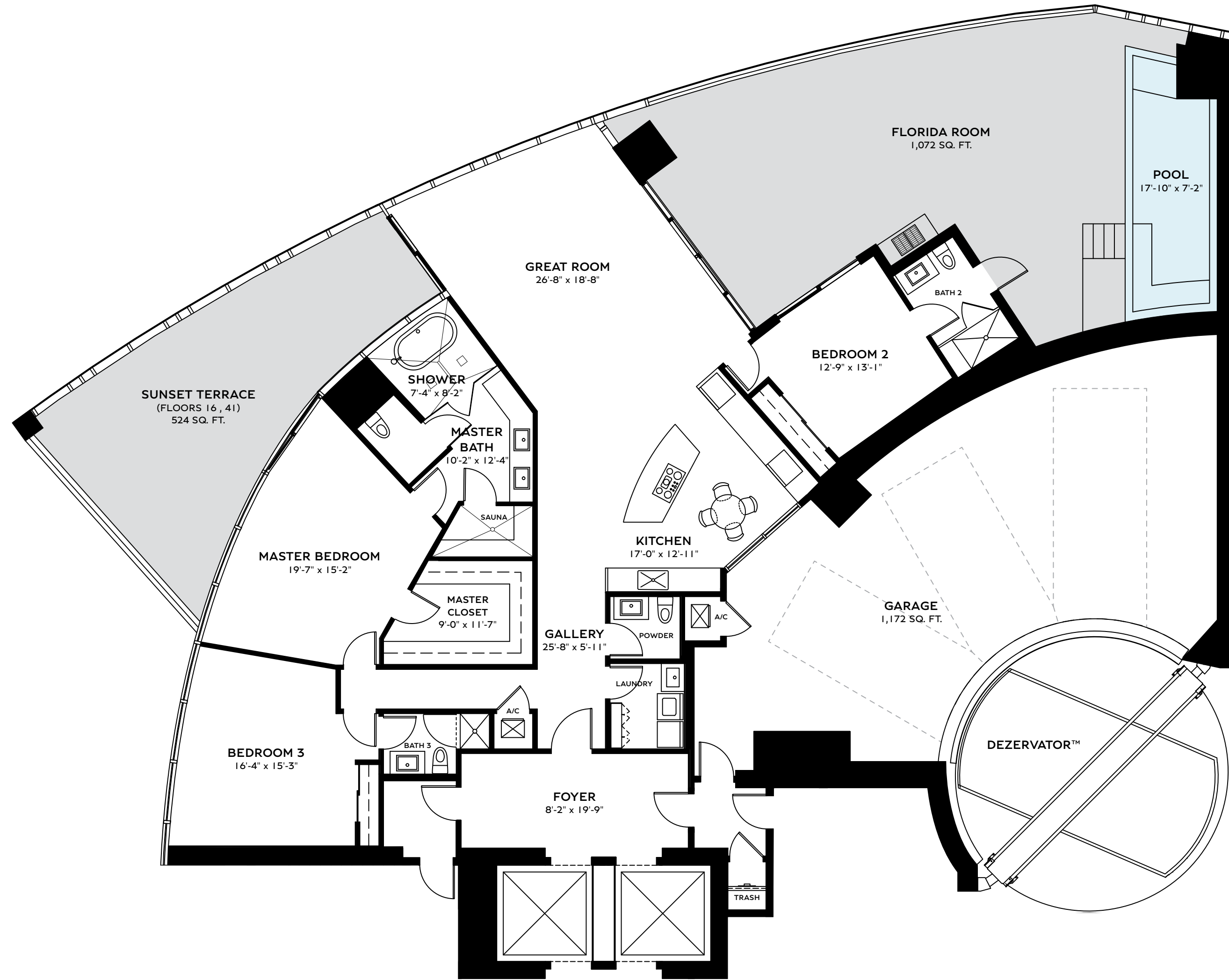
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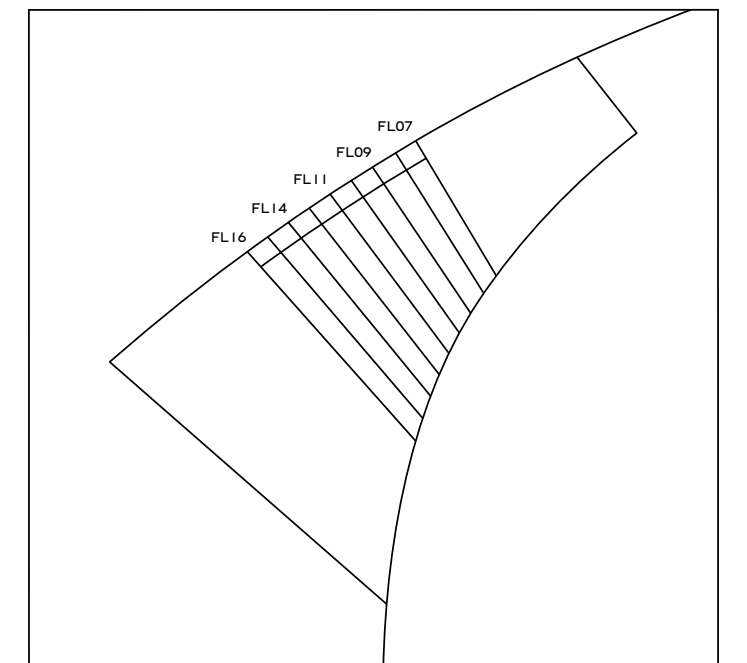
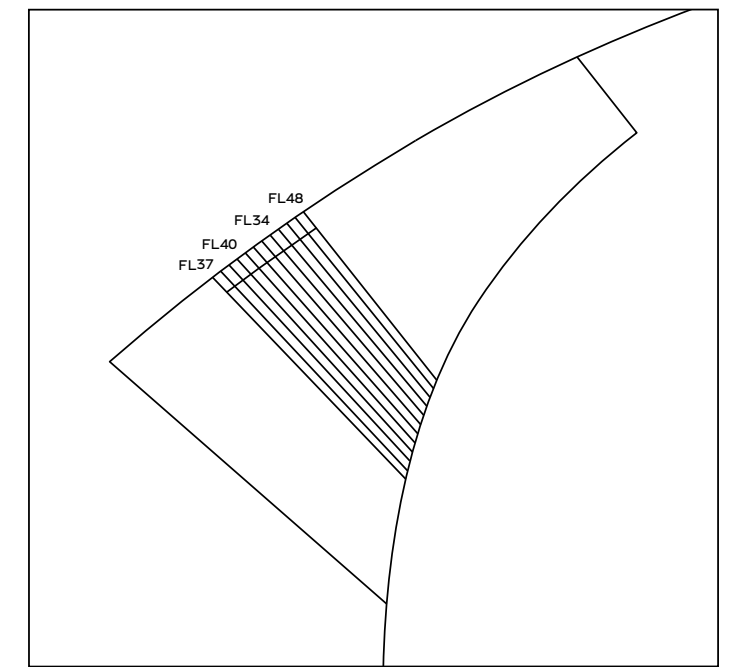
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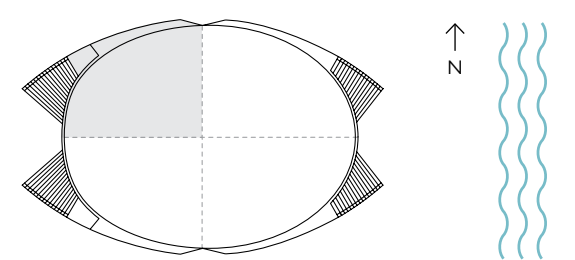
RESIDENCE BACALAR
3 BEDS | 3.5 BATHS

FLOORS 16, 41

INTERIOR	2,835 SQ. FT.	263.38 SQ. M.
BALCONY	1,596 SQ. FT.	148.27 SQ. M.
GARAGE	1,172 SQ. FT.	108.88 SQ. M.
TOTAL	5,603 SQ. FT.	520.54 SQ. M.



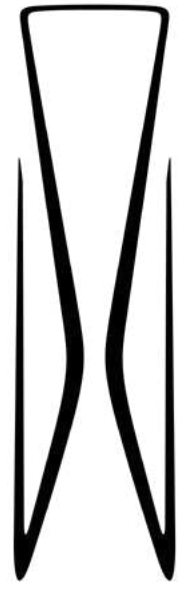
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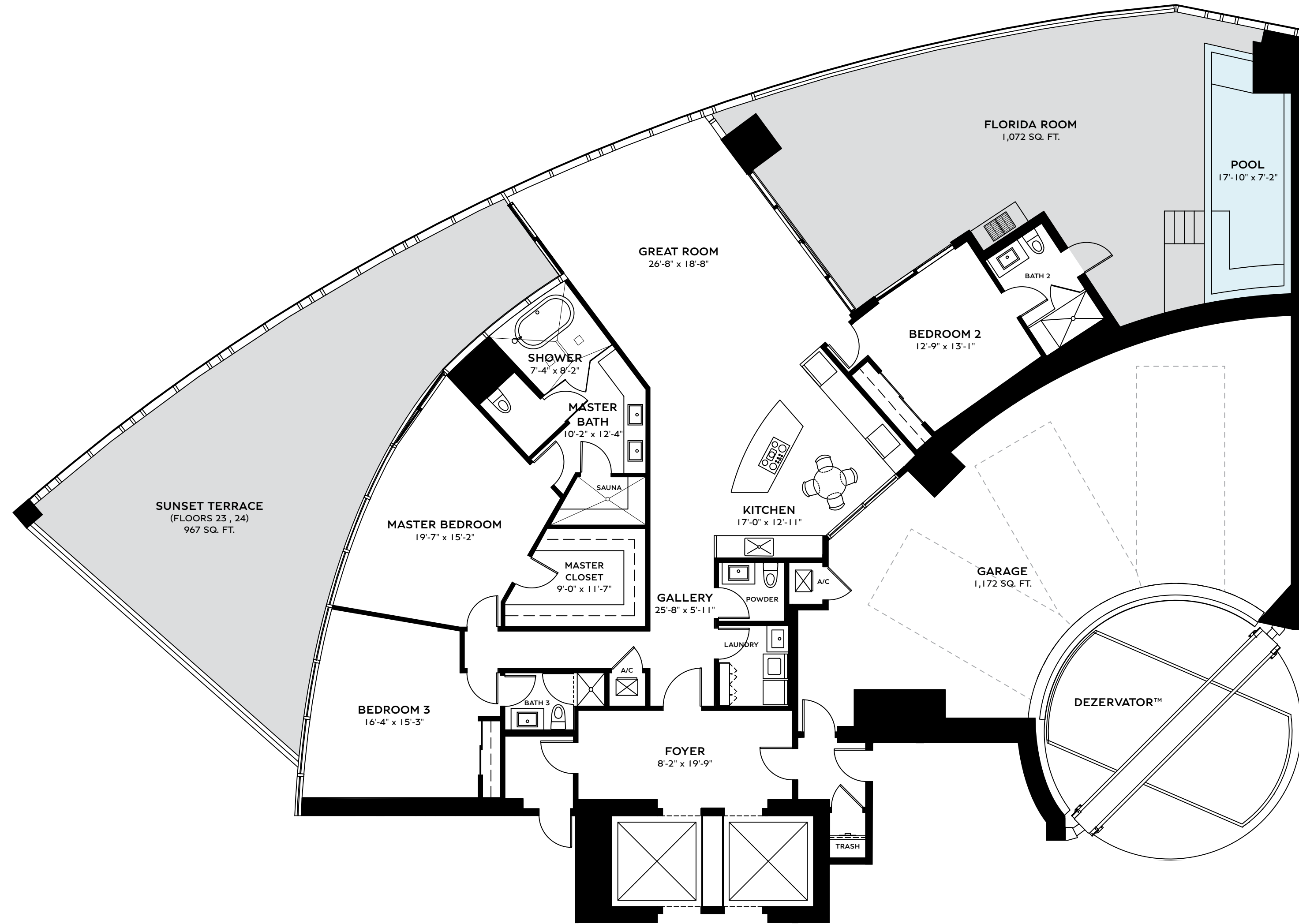
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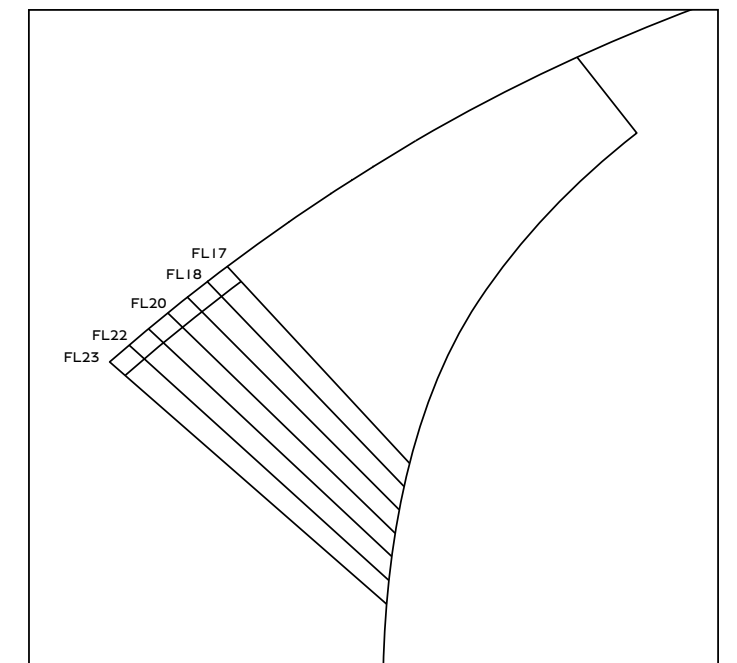
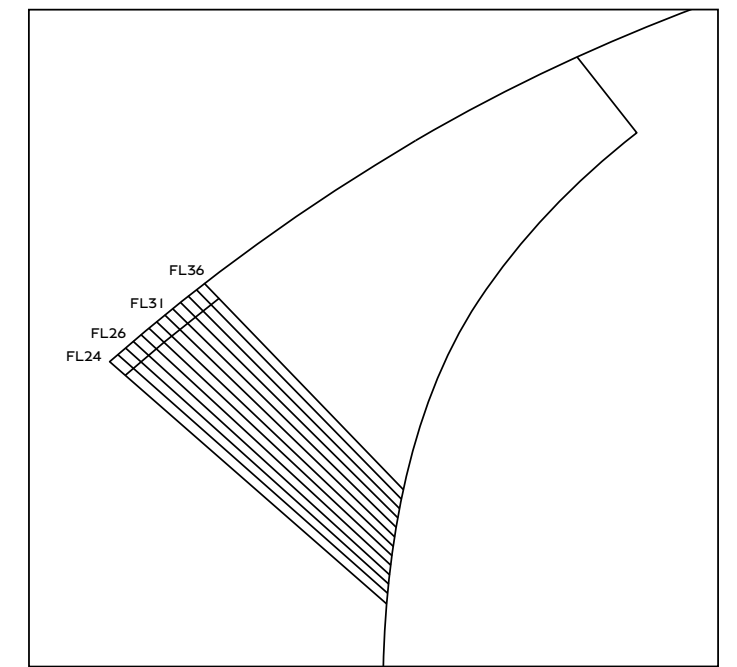


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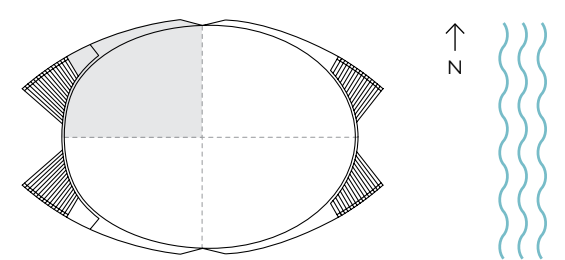


RESIDENCE BACALAR
3 BEDS | 3.5 BATHS
FLOORS 23 , 24

INTERIOR	2,835 SQ. FT.	263.38 SQ. M.
BALCONY	2,039 SQ. FT.	189.43 SQ. M.
GARAGE	1,172 SQ. FT.	108.88 SQ. M.
TOTAL	6,046 SQ. FT.	561.69 SQ. M.



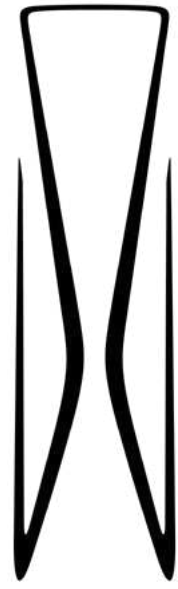
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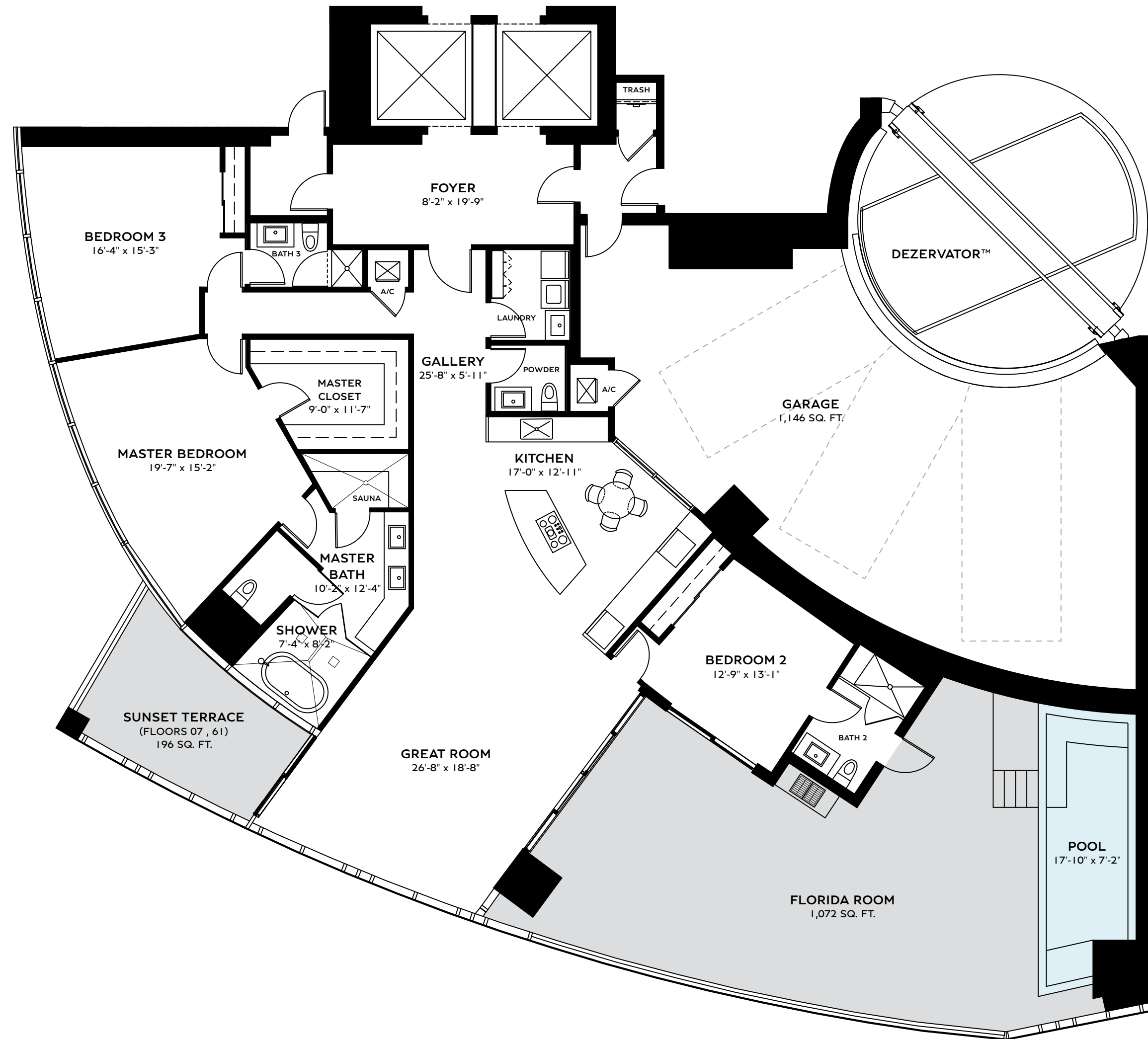
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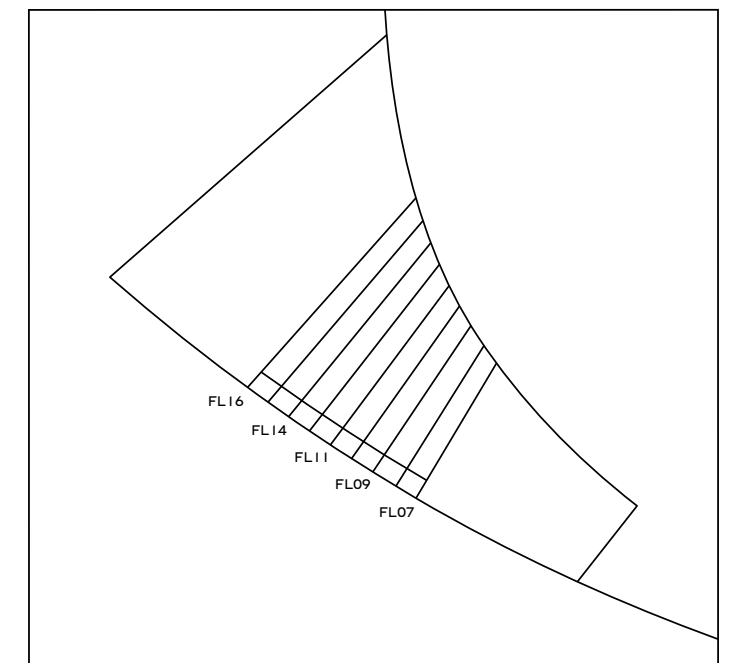
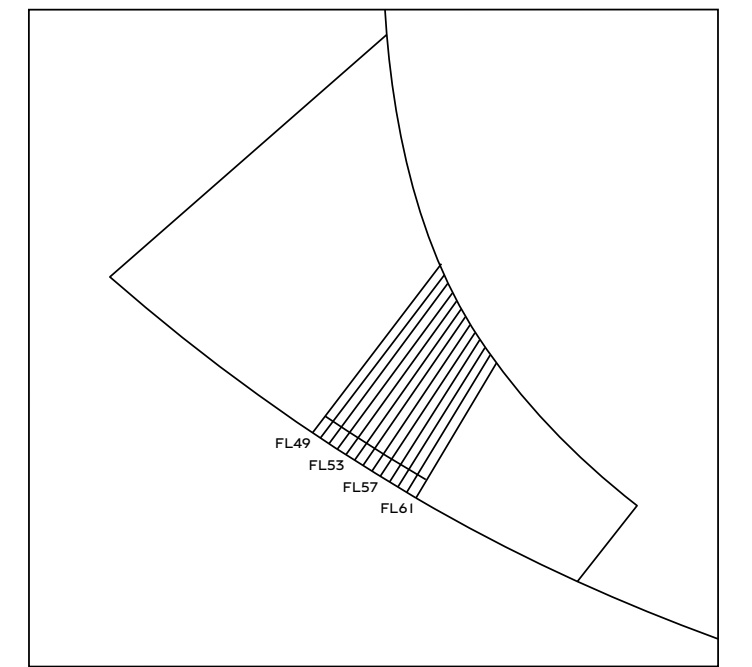
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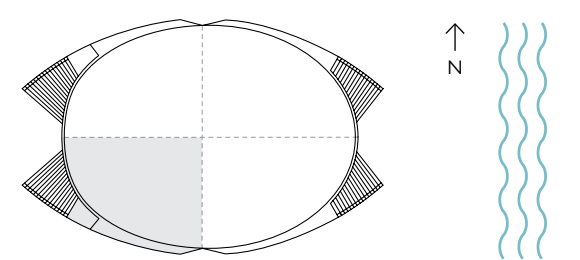
RESIDENCE BENTAYGA
3 BEDS | 3.5 BATHS

FLOORS 07 , 61

INTERIOR	2,835 SQ. FT.	263.38 SQ. M.
BALCONY	1,268 SQ. FT.	117.80 SQ. M.
GARAGE	1,146 SQ. FT.	106.47 SQ. M.
TOTAL	5,249 SQ. FT.	487.65 SQ. M.



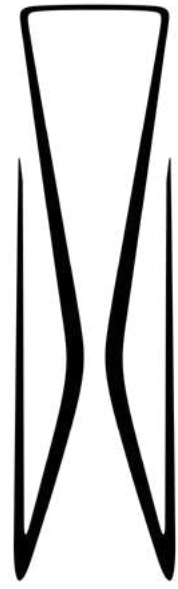
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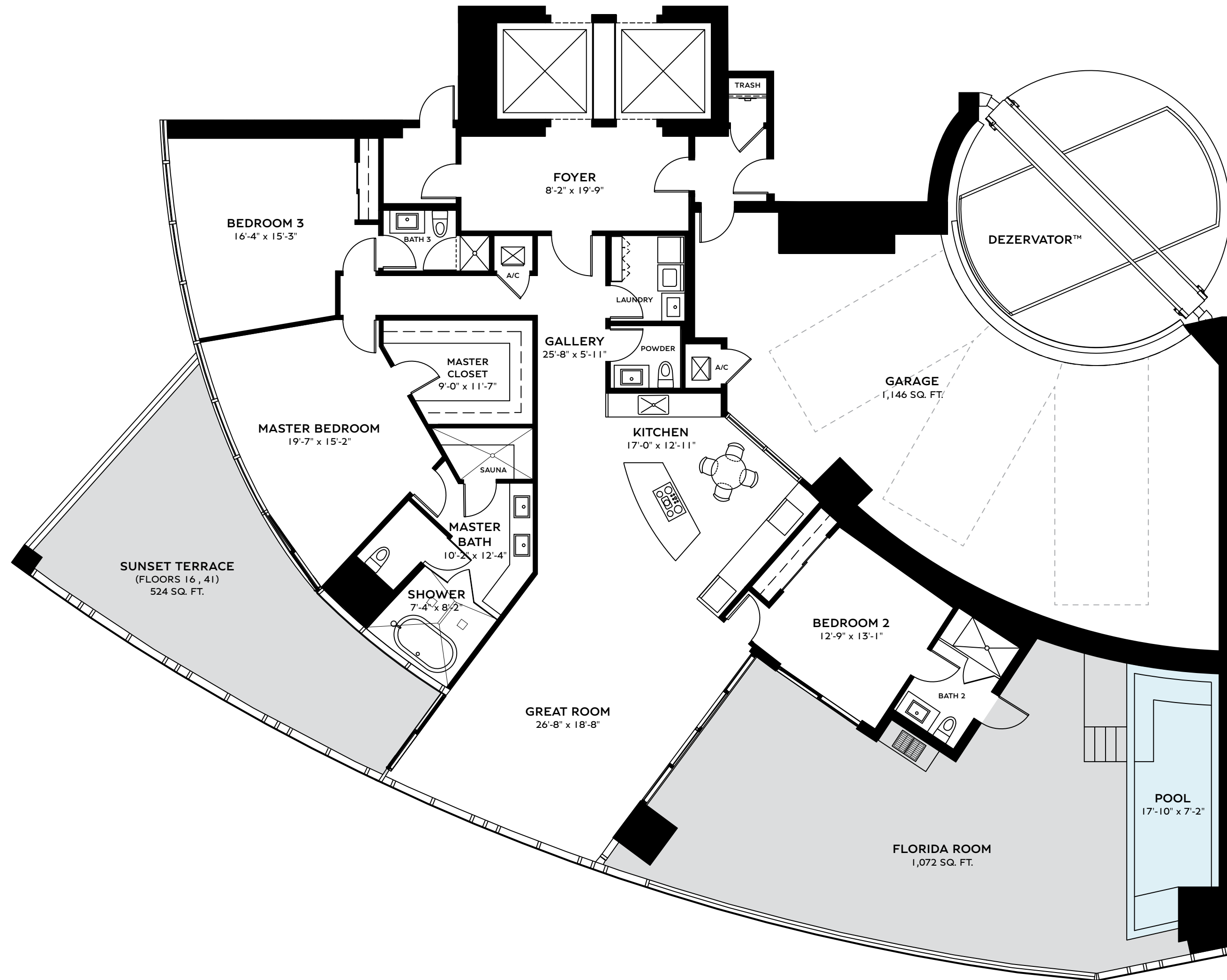
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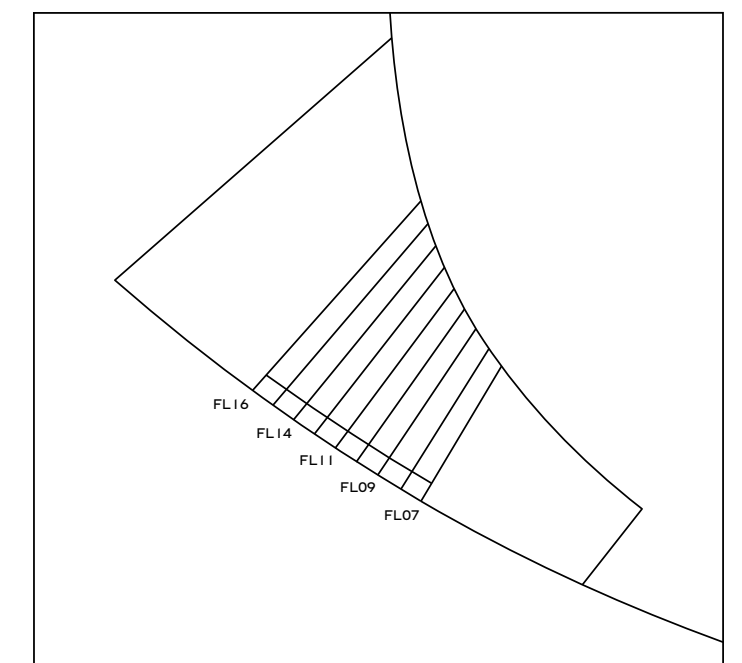
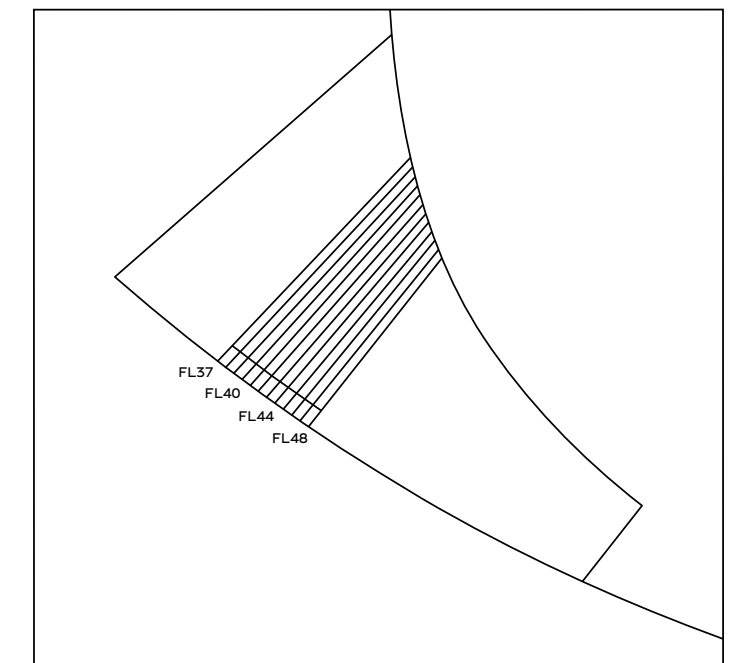


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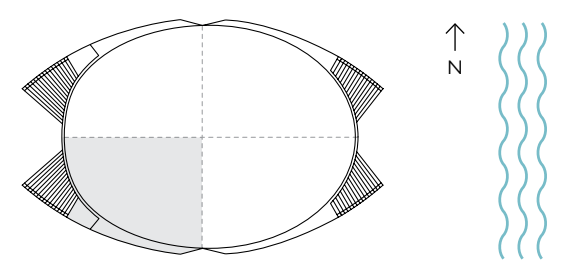


RESIDENCE BENTAYGA
3 BEDS | 3.5 BATHS
FLOORS 16, 41

INTERIOR	2,835 SQ. FT.	263.38 SQ. M.
BALCONY	1,596 SQ. FT.	148.27 SQ. M.
GARAGE	1,146 SQ. FT.	106.47 SQ. M.
TOTAL	5,577 SQ. FT.	518.12 SQ. M.



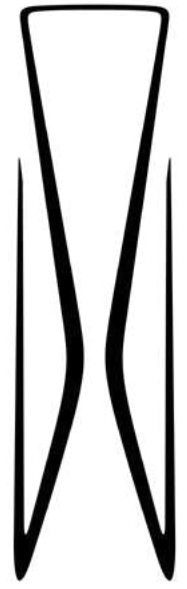
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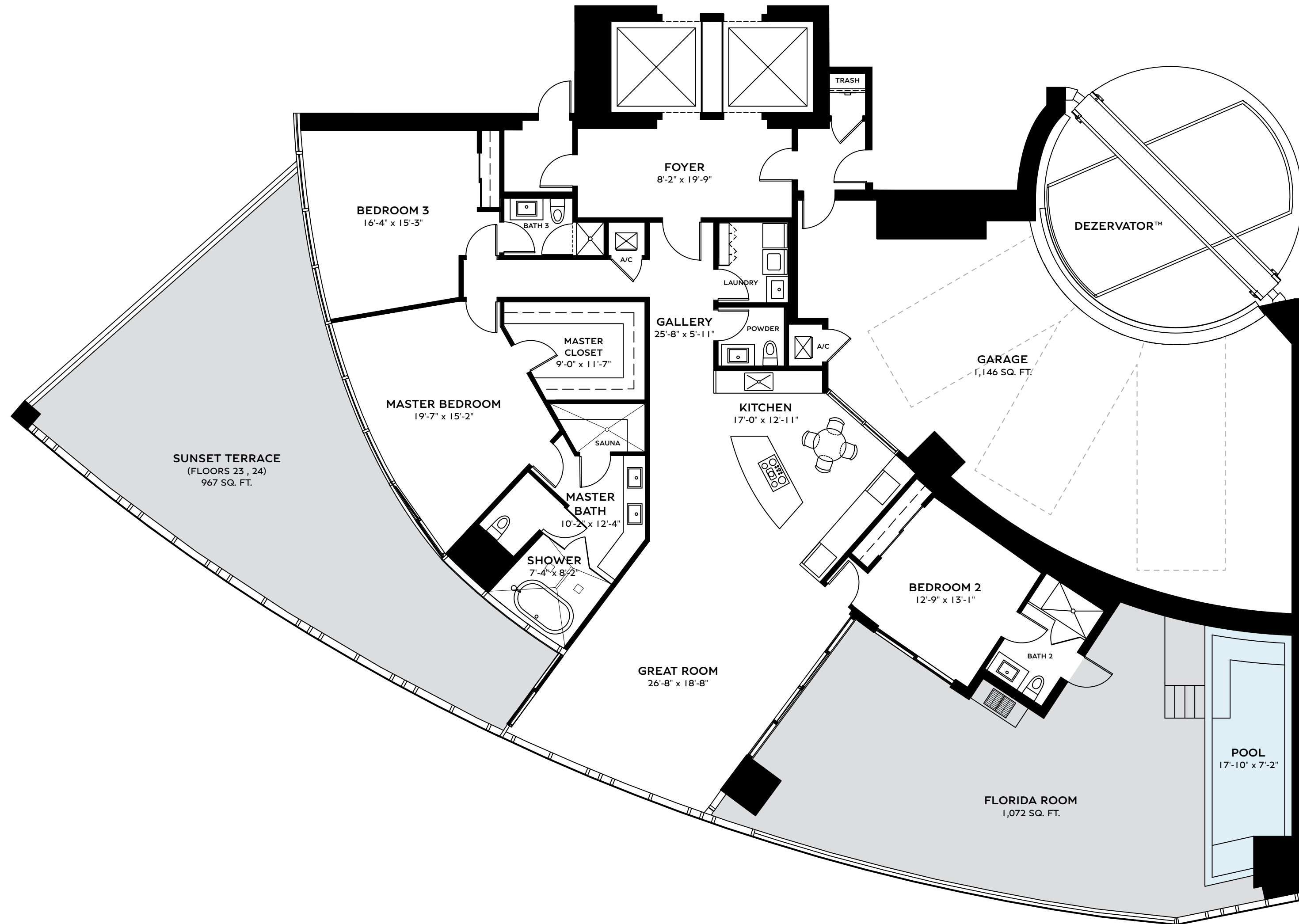
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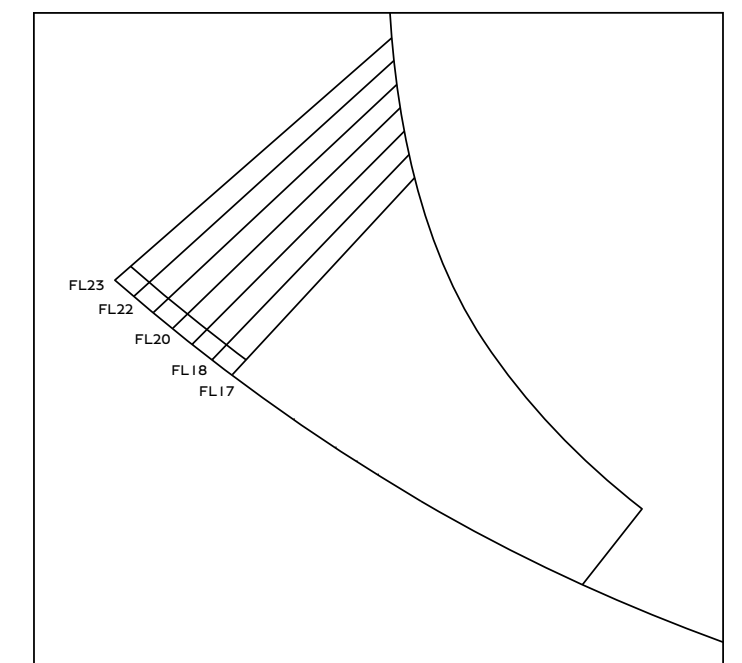
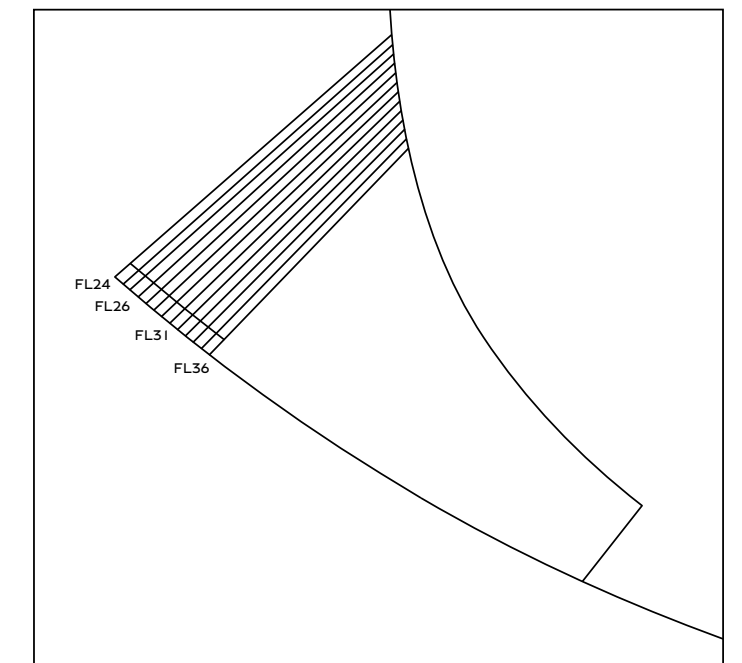


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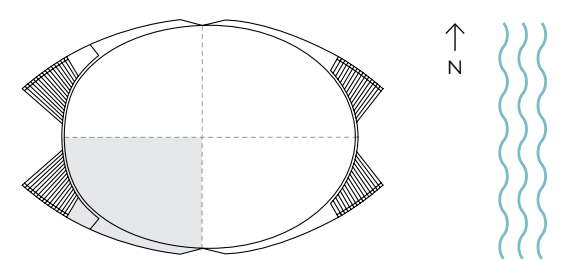


RESIDENCE BENTAYGA
3 BEDS | 3.5 BATHS
FLOORS 23 , 24

INTERIOR	2,835 SQ. FT.	263.38 SQ. M.
BALCONY	2,039 SQ. FT.	189.43 SQ. M.
GARAGE	1,146 SQ. FT.	106.47 SQ. M.
TOTAL	6,020 SQ. FT.	559.28 SQ. M.



TERRACE AREA VARIES BY FLOOR



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LOCATION

Discover Daily Delight.

Find inspiration in the pristine white sand and crystalline ocean of Florida's Riviera. Journey through the art, culture, and splendor of Sunny Isles Beach for extraordinary experiences on land and sea.

BENTLEY RESIDENCES



MIAMI BEACH

SOUTH BEACH

FISHER ISLAND

BAL HARBOUR SHOPS

HALOUVER MARINA

INDIAN CREEK COUNTRY CLUB

DOWNTOWN MIAMI

MIAMI INT'L AIRPORT

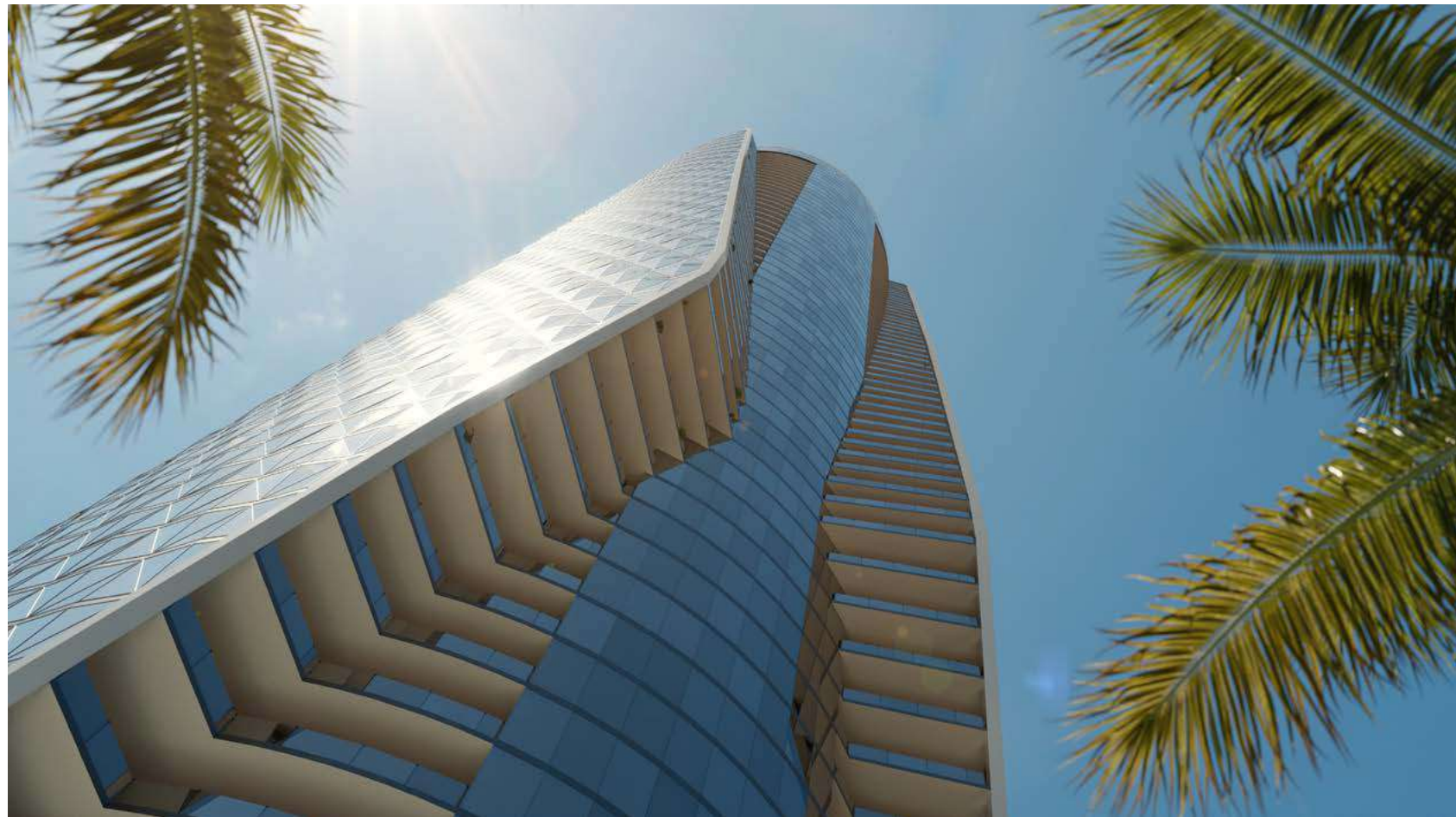
INTRACOASTAL MALL

OPA LOCKA PRIVATE AVIATION

GOLDEN BEACH

AVENTURA MALL





Bentley Motors

Since 1919, Bentley's exceptional cars have been designed and hand-built by our diverse and talented colleagues. Unrivalled craftsmanship emanating from our factory continues to evolve; boldly embracing new technologies, materials and sustainable production techniques. Today, Bentley represents a luxurious lifestyle, recognised from Melbourne to Miami. As well as the cars Bentley makes, the company collaborates with brands and designers all over the world to offer extraordinary products; from real estate and furniture, to whisky and writing instruments.





Dezer Development

Founded in 1970 by Michael Dezer, and now headed by Gil Dezer, Dezer Development has grown to encompass unique and strategic holdings in New York, Florida, and Las Vegas. The Dezers began acquiring oceanfront hotel properties in Sunny Isles Beach, Florida, in 1995, and are credited as major players in the rebirth of the area, creating stunning residences such as Trump Grande, Porsche Design Tower, and Residences by Armani/Casa.



Trump Grande



Porsche Design Tower



Residences by Armani/Casa



Sieger Suarez Architects

Sieger Suarez Architects enjoys a distinguished 42-year reputation for award-winning, design-forward, quality architecture. Owned and managed by Charles M. Sieger and Jose J. Suarez, the firm has received a multitude of awards, in addition to peer and community recognition for its outstanding work over the decades. Sieger Suarez has designed many of the most prestigious and successful luxury projects in South Florida, including the Porsche Design Tower, and the Armani/Casa Residences with Dezer Development in Sunny Isles Beach.



Icon South Miami Beach



St. Regis Bal Harbour



Apogee South Miami Beach

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Any sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, unit finishes, designs, materials, furnishings, plans, specifications, or art contained in this brochure are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without prior notice. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layouts of windows, doors, closets, plumbing fixtures, and structural and architectural design elements may vary from concept to actual construction. All depictions of appliances, plumbing fixtures, counters, countertops, cabinets, soffits, floor coverings and other matters of design and décor detail are conceptual and are not necessarily included in each Unit. These drawings, images, and depictions shown are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the Condominium exterior or interior of the residences. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same which may require the Developer to alter any design, floor plan, or layout depicted. Accordingly, the Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable or necessary in its sole and absolute discretion. Consult your Purchase Agreement and the Prospectus for the items included with the Unit. The photographs contained in this brochure may be stock photography or may have been taken off-site and are used to depict the spirit of the lifestyle and ambiance to be achieved rather than any lifestyle that may exist or that may be proposed. Models do not reflect racial or gender preferences. The views depicted are intended to evoke the feeling of beach side luxury lifestyles and are not intended to depict the actual views from any Unit. All photographs are merely intended as illustrations of the activities and concepts proposed and not depictions of the actual Condominium, nor actual views, nor actual Unit owners or guests. The Prospectus is not a securities offering. No statements or representations have been made by Developer, or any of its agents, employees or representatives with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, the ability or willingness of Developer or its affiliates to assist Buyer in financing, renting or selling the Unit, the economic or tax benefits to be derived from the managerial efforts of you as the owner or of any third party as a result of renting the Unit or other units, or the economic or tax benefits to be derived from ownership of the Unit. The Developer, its agents, employees, and representatives are neither investment advisors nor tax advisors and any statement(s) that may have been made with respect to the investment opportunity potential, or tax benefits of ownership, should not be relied upon in your decision to purchase a Unit. Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off-site and may not be controlled by the Developer. Information provided herein regarding these off-site attractions, developments, and venues, whether existing at the time of this publication or proposed, have been obtained from public records and other sources of public information and is accurate, based upon those public sources, as of the date of this publication. However,

there is no guarantee that any, or all such off-site attractions, shopping venues, restaurants, and activities will exist or be fully developed, as depicted, or that there would not be changes or substitutions of the attractions and venues nearby.

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