

THE RESIDENCES

SIX FISHER ISLAND

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An aerial photograph of Fisher Island during the "golden hour" of sunset. The sky is filled with soft, orange and pink clouds. The ocean is calm, reflecting the warm light. In the foreground, a long, straight pier extends from the left side of the frame into the water. The island itself is a lush green peninsula with several large, modern, multi-story residential buildings with white facades and red-tiled roofs. The buildings are surrounded by palm trees and other tropical vegetation. A swimming pool is visible near the water's edge. Several large yachts are docked at a private marina on the right side of the island. In the background, more buildings and a golf course are visible on the island.

Fisher Island, Perfected

Stretched out across 650 feet of pristine shoreline are The Residences at Six Fisher Island: a rare collection of 50 waterfront homes, to be built on what was once the Vanderbilt family's private retreat. Six Fisher Island is the ultimate expression of Fisher Island itself, a reflection that merges the grandeur and history of this storied tropical paradise with exacting contemporary design.

Find serenity, privacy, and effortless living in these remarkable homes, on this exclusive island haven.

THE RESIDENCES AT SIX FISHER ISLAND:

The last opportunity to own an estate-style home on Fisher Island.



ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMERS PAGE.





1. Beach Club & Restaurants
2. Club Cottages—Reception
3. Fisher Island Club & Restaurants
4. Fisher Island Day School
5. The Links Golf Course & Club

6. Spa Internazionale & Salone di Bellezza
7. Vanderbilt Park
8. Victor Arside Observatory & Fisher Island Aviary

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Architecture and Interior Design

MEDITERRANEAN MADE MODERN

Six Fisher Island has modernized and reinterpreted classic Mediterranean Revival style by bringing the water, sun, and landscape of this beautiful place to every corner of the building.



Curated by Tara Bernerd & Partners, and inspired by tropical greens, pale stones, and seagrass, every part of Six Fisher Island's interior design—from the lobby, through to the generous amenities, and to the residences and cabanas—reflects and enhances the vitality of the living world.

Living Room Lounge

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The Residences



Great Room

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Great Room 04C

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Primary Bedroom 02

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Primary Bedroom 04C

Private 15-foot-deep terraces designed to provide direct views of the Atlantic Ocean and Biscayne Bay from every residence.

Private Terrace

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A broad stone island sits in the center of the stunning and spacious kitchen—surrounded with custom millwork and a complete suite of Sub-Zero and Wolf appliances, bringing both ease of use and beautiful design to the heart of every home at Six Fisher Island.



Kitchen Layout A

Gracious, thoughtful floor plans, airy 10-foot ceilings, and floor-to-ceiling windows provide expansive living, dining, and entertaining areas that connect the inside to the outside.



Kitchen Layout B

ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMERS PAGE.

Large windows bring panoramic views to your most private room, making it both open and secluded. Deep soaking tubs, rainfall and steam showers, a Toto Washlet, and a custom sink are surrounded by stone floors, walls, and counters, with multiple finishes throughout.



Primary Bathroom

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Primary Bathroom

ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMERS PAGE.

Twin oversized, fully outfitted walk-in wardrobes in each primary bedroom.

Primary Wardrobe

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Private pools and outdoor kitchens,
in select residences, give residents the
luxury of true indoor-outdoor living.

Penthouse Pool

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Penthouse Terrace

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Amenities and Services

THE GRANDEST HOME IMAGINABLE

The unprecedented offering of services and amenities at Six Fisher Island inspires endless new ways to live and interact with family and friends; a lifestyle that moves effortlessly and elegantly with the needs of daily life.

Sunset Pool



Three separate lobbies serve as the entry point to Six Fisher Island. Each is staffed with 24-hour security and concierge service, offering discretion and safety.

A residential butler and home management services
are on call to help at any time, for whatever you may need.

Lobby

ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMERS PAGE.

The Sunrise Lounge, one of two open bayfront lounges, provides the perfect setting to enjoy breakfast, coffee, or the energy of a new day.

Sunrise Lounge

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Two pools, one facing the sunrise and the other facing the sunset, offer the freedom to relax at your own pace; whether in private cabanas, indoor-outdoor lounges, bars, or the terraced garden.

Bayfront Pool

Enjoy poolside food and beverage service.



Sunset Pool

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The amenity deck at Six Fisher Island provides activities for the whole family, including padel courts and an imaginative children's playground.



Sunset Pool Deck

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Living Room Lounge

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Inspired by the classic era of Fisher Island, the restaurant offers unsurpassed cuisine, casual grandeur, and alfresco dining, whatever the weather, thanks to nanoglass doors that open to the Sunrise Pool.

Restaurant

ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMERS PAGE.

The Chef's Table, Six Fisher Island's private dining room, is another extension of your home, with classic club aesthetics and the utmost in seclusion.

Drawing on Fisher Island's history of avoiding the the entanglements of Prohibition, the speakeasy-style niche bar offers a secluded place to relax, just off the private dining room.

Private Dining Room

Sanctuary spa with hot and cold plunge pools,
and a world-class salon with personalized services.



Hot and Cold Plunge Pools

ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMERS PAGE.

A quiet, reflective place, perfect for respite and recharging, is found amid the delicate tiling and cool, pale colors of the 10,000-square-foot sanctuary spa, with its sauna and treatment room.



Treatment Room

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Whatever fitness challenges you seek, they are all here in our state-of-the-art center—with high-impact training, Pilates reformers, and a yoga studio, all overlooking Biscayne Bay through vast floor-to-ceiling windows.



Fisher Island

AN ISLAND IS BORN

A century ago, Fisher Island was born. A private island at first, it became the Vanderbilt family's private retreat, a place to entertain their closest friends and guests. Fisher Island today is known for its exclusivity and its extraordinary lifestyle: the best of old-world elegance and island living, available only to members and residents.





There is no place like Fisher Island. From its inception, this exclusive place has been home to those who seek seclusion yet wish to still be moments away from the center of it all.

At its heart is the private Fisher Island Club, where membership is included for you as a homeowner.

BEACH CLUB

The Beach Club offers access to a private white-sand stretch of shore with spacious seating areas, informal dining and refreshment services, and sublime, uncrowded views of the Atlantic Ocean.





WELCOME TO THE CLUB

The original Vanderbilt Mansion is the center of social life on Fisher Island. It is an extension of your home, a place to connect, entertain, and relax.

THE HOTEL AND RESORT

As a resident, your guests are welcome to stay in one-of-a-kind villas, luxurious guesthouse suites, or enchanting cottages that surround the Vanderbilt Mansion.

THE RESTAURANTS

The Club offers a selection of dining options, both on the water and hidden away.

Garwood Lounge & Piano Bar

Theapolis

Porto Cervo

Beach Club

La Trattoria

Greenside



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RACQUET CLUB

Among the finest in the world, Fisher Island's Racquet Club features play on 17 tennis courts (with all four Grand Slam surfaces) and four pickleball courts. Surrounded by lush green hedging for additional privacy, and complete with nighttime lighting, members and guests may play day or night.

SPA INTERNAZIONALE

Designed as a Roman bath, the spa offers the highest level of service and the latest in therapeutic spa techniques, state-of-the-art fitness and wellness equipment, extensive group exercise classes, a designated spin studio, and an indoor lap pool, as well as specialized personal training programs.





DEEP-WATER MARINA AND SUPERYACHT HARBOR

Two full-service marinas serve Fisher Island and can accommodate vessels up to 250 feet. With depths of up to 12 feet (Vanderbilt Marina), they offer calm and comfortable berths, and easy access for private ships, expanding the way that you and your guests can reach your home.



THE LINKS AT FISHER ISLAND

Designed by P.B. Dye, this nine-hole golf course is surrounded by gorgeous panoramic views of the Miami skyline. Enjoy manicured paspalum supreme grass, laser-leveled tees, and strategically placed bunkers, all nestled within the stunning landscape of Fisher Island.

The Team

The Six Fisher Island team brings together globally recognized experts in hospitality and design, all of whom have deep Miami roots.

Related Group

DEVELOPER

Founded in 1979, Related Group has enhanced skylines with iconic development characterized by innovative design, enduring quality, and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers, and artists, Related redefines urban environments on a global scale, fostering distinctive dynamic communities and symbolic landmarks that have become local sources of pride. Since its inception, the company has built, rehabilitated, and managed over 100,000 condominium, rental, and commercial units. The firm is one of the largest privately owned businesses in the U.S., with a development portfolio in excess of \$40 billion in 40 years.

Tara Bernerd & Partners

INTERIOR ARCHITECT

Tara Bernerd is the award-winning visionary behind some of the world’s leading hotels, with clients including Four Seasons, Belmond, and Rosewood. Based in London’s Belgravia, the internationally renowned designer is known for approachable luxury, a global sensibility, and interiors with a deep sense of place.

Kobi Karp Architecture and Interior Design

DESIGN ARCHITECT

Founded in Miami in 1995, Kobi Karp Architecture and Interior Design is a full-service architectural and interior design firm of international renown. Kobi Karp, the firm’s founding principal, is an award-winning member of the American Institute of Architects and the American Society of Interior Designers. The firm’s builds include The Surf Club at Surfside, 1 Hotel South Beach, and Fisher Island’s Palazzo Del Sol.

BH Group

CO–DEVELOPER

BH Group is a Miami-based real estate development firm focused on the ground-up development of luxury projects throughout South Florida. BH has extensive experience in the acquisition, construction, design, capital structuring, and asset management of complex developments. For the last 20 years, BH Group has been involved in many large-scale real estate transactions and developments by utilizing strong relationships to provide investors with opportunities not otherwise available in the real estate market.

Enea Garden Design

LANDSCAPE ARCHITECT

Founded on the belief that everyone should be able to experience the beauty and value of nature daily, Enea has grown to become one of the leading landscape architecture firms in the world. The company’s hallmark is its success at achieving architectural synergy between home and garden, where all details—materials, artwork, furniture, and plantings—complement and support one another.

And Partners

BRANDING AND ADVERTISING

And Partners is a branding and design agency based in New York City, Los Angeles, and Miami. And Partners collaborates with premium brands and creates innovative methods to effectively communicate with discerning consumers—on every platform, in every format, worldwide. Since 1999, the firm has helped its clients build and differentiate their brands, drive sales, and command a premium in the marketplace.

Globe Invest

CO–DEVELOPER

Globe Invest Limited, led by entrepreneur Teddy Sagi, is dedicated to facilitating the preservation and creation of wealth through oversight and support of existing and new investments. The family office consists of a team of expert advisors who manage the interests, wealth and legacy, and investments of the principal. Globe Invest also invests in various sectors including software developments and applications, technology companies, financial services, and real estate.

Douglas Elliman

Development Marketing

SALES AND MARKETING

Douglas Elliman Development Marketing combines unrivaled sales, leasing, and marketing expertise with an in-depth awareness of the most intricate details to major trends. As a key member of a global network, Douglas Elliman Development Marketing delivers maximum value to clients through comprehensive planning, innovative marketing strategies, and superior sales and rental management.

Thank you

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Ⓢ Six Fisher Island Condominium (the "Condominium") is marketed as The Residences Six Fisher Island and is developed by PRH Parcel 7 Owner, LLC ("Developer" and or "Offeror"), which uses the marks of The Related Group, BH Group, and of Fisher Island under license agreements; however, neither The Related Group, BH Group, nor Fisher Island is the Developer. Tara Bernerd & Partners, Globe Invest, Douglas Elliman, and Kobi Karp provide contractual services to the Developer, and none are the Developer. All owners of a home in the Condominium approved to become lifetime members in the Fisher Island Club (the "Club") are granted a lifetime Club membership upon the closing of the Condominium home purchase subject to the owner meeting and maintaining all eligibility requirements. The Club determines eligibility for membership and the Developer has no control over the Club's eligibility requirements. The annual dues and or assessments required for Club membership shall be the member's cost and is not paid by Developer. The Club offers a nine-hole golf course, tennis facilities, spa, fitness center, dining, catering, event spaces, beach club, and marina. The Developer pays for the lifetime membership initiation fee only and does not pay annual dues or assessments of the Club, or any of the fees or charges for services, rental, dockage, slippage, food, beverages, spa services, gym services, catering, or any other costs or charges associated with a member's use of any of the Club's amenities or membership maintenance. The recreational, educational, dining, lodging, shopping, and medical facilities described are establishments on Fisher Island for the use and enjoyment of residents of Fisher Island at their own cost. The cost of use of such facilities is not included with purchase and not a part of the budget of the Condominium. The Condominium Association will own, operate, and manage a nonexclusive restaurant and an exclusive car and exclusive boat; however, the amenities owned and managed by the Association will only be available to Condominium homeowners for so long as the Association maintains the cost of owning, operating, and managing these services and amenities. Artist's conceptual renderings of exterior or site plan and depicting water, surrounding buildings, or landmarks are modified, and some surrounding buildings and landmarks are omitted. The completed Condominium, including common areas and amenities, are subject to change from what is illustrated and described. Images depicting the Condominium lifestyle are proposed only. The Condominium is developed on a site that is surrounded by water and transportation of persons and vehicles to and from Fisher Island is by a ferry service operated by The Fisher Island Transportation Department at an additional cost not paid by Developer. No bridge to Fisher Island exists. Although the Condominium site is waterfront on one side, no specific view depicted is guaranteed. This is not intended to be an offer to sell, or solicitation of an offer to buy, a condominium unit to residents of any other jurisdiction were prohibited by law. The floorplan designs, fixtures, furnishings, finishes, and décor depicted include fabrications, installations, and selections which may not be included with the purchase of a Unit. There may be finishes are available to purchase at an additional cost as an upgrade to your Unit. Consult the Prospectus for the Developer for information regarding the Unit designs and to learn what is included with your Unit purchase and what upgrades may be available at additional cost. Sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, 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 in Developer's sole discretion without 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, structural features, 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 and such drawings, images, and depictions shown should not be relied upon as representations, express or implied, of the final detail of the Condominium or any Unit. 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. The prospectus and marketing of the Developer is not an offering of securities. No statements or representations 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, or other benefits to be derived from ownership of a Unit should be relied upon in your decision to purchase a Unit. The Developer, and its respective agents, employees, and representatives are also not tax advisors and statement(s) that may be or may have been made with respect to tax benefits of ownership should not be relied upon in your decision to purchase a Unit. Nearby services and attractions both on and off Fisher Island, including but not limited to shopping venues, hotels, restaurants, ferry services, Club amenities, medical, educational, and recreational services referenced or identified in this publication are not controlled by Developer and may not be available for use upon completion of the Condominium. There is no guarantee that the any proposed Condominium amenities, artwork, designers, contributing artists, interior designers, fitness facilities, or restaurants will be available as depicted or at all upon, or following, the completion of the Condominium. The art depicted or described may be exchanged for comparable art at the sole discretion of the Developer. Art shown or described may be loaned to, rather than owned by the Association; art installed at the time of completion of the Condominium may be removed prior to turnover to the Condominium Association and may or may not be replaced. No real estate broker or sales agent (whether engaged by Developer or not) is authorized to make any representations (verbal or written) regarding the Condominium and no deposits paid to, or other arrangements made with, any real estate broker or agents are binding on Developer. 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