

THE LINKS ESTATES

at



THE TEAM

Developer: Fisher Island Holdings

Following the \$1 billion sellout of Fisher Island's first true full-service condominium development, Palazzo Del Sol and Palazzo Della Luna, developer Fisher Island Holdings is pleased to again raise the standard for luxury living with a rarefied collection of modern, private estate homes designed to represent the very best in Fisher Island living. Led by industry veteran, Heinrich von Hanau, Fisher Island Holdings is highly lauded as an award-winning developer of some of the world's finest residences.

General Contractor & Interior Buildouts: ASR Construction & ASR Interiors

As the trusted general contractor and builder on Fisher Island since 1996, ASR Construction - led by Cedrik Denain and Joe Dieppa - leverages unparalleled global resources and the latest technologies to construct the highest quality homes possible. Inside of the home, ASR Interiors creates custom ambiances that express the grandeur and individual character of Fisher Island and its bespoke residents. ASR's commitment to superb quality construction serves as the basis for their continued success delivering incomparable residences to the island time after time.

Italian Interior Architecture & Design: Indelux

European interior design and furniture studio, Indelux, is committed to creating transformative spaces that seek harmony and balance through extraordinary design. Thanks to their experience at Palazzo Del Sol and Palazzo Della Luna, Indelux knows exactly how to deliver exceptional residences with an emphasis on beauty and tranquility.

Architect: Portuonodo Perotti Architects

A vibrant Florida-based architectural studio dedicated to the production of serious, lasting architecture. The firm's primary focus is to produce designs which are intimately sensitive to the needs of the surrounding community.

Landscape Designer: Enzo Enea, Enea Garden Design

One of the world's leading landscape architecture firms, Enea Garden Design, strives to create enduring and contextual outdoor spaces. Continuing in the style of the flowering and verdant landscape architecture design of Palazzo Del Sol and Palazzo Della Luna, Enea will again deliver exceptionally designed outdoor spaces for The Links Estates at Fisher Island.

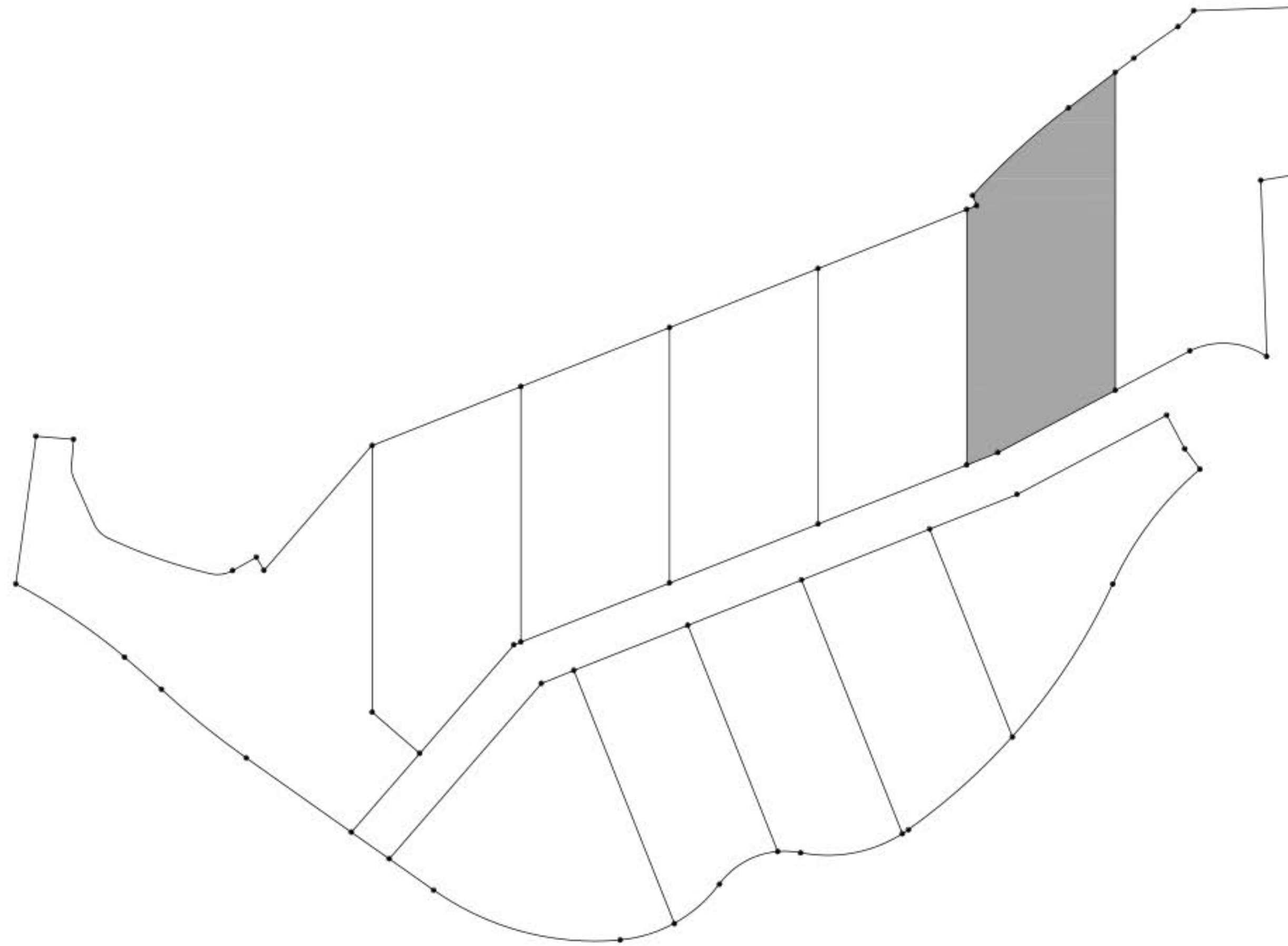
Sales & Marketing: Dora Puig, Fisher Island Real Estate

Recognized by the Wall Street Journal as the Number One realtor in Miami for the past five years, Dora Puig has been responsible for nearly \$4.5 billion in residential home and condo sales during her 30-year career in luxury residential real estate. Serving as the Director of Sales and Marketing for Palazzo Del Sol and Palazzo Della Luna, Puig and her team of multi-lingual sales professionals have achieved consecutive record-breaking sales and have assisted many families in acquiring their dream home on Fisher Island.



LINK ESTATES - LOT 6

FISHER ISLAND - FLORIDA



LOCATION MAP



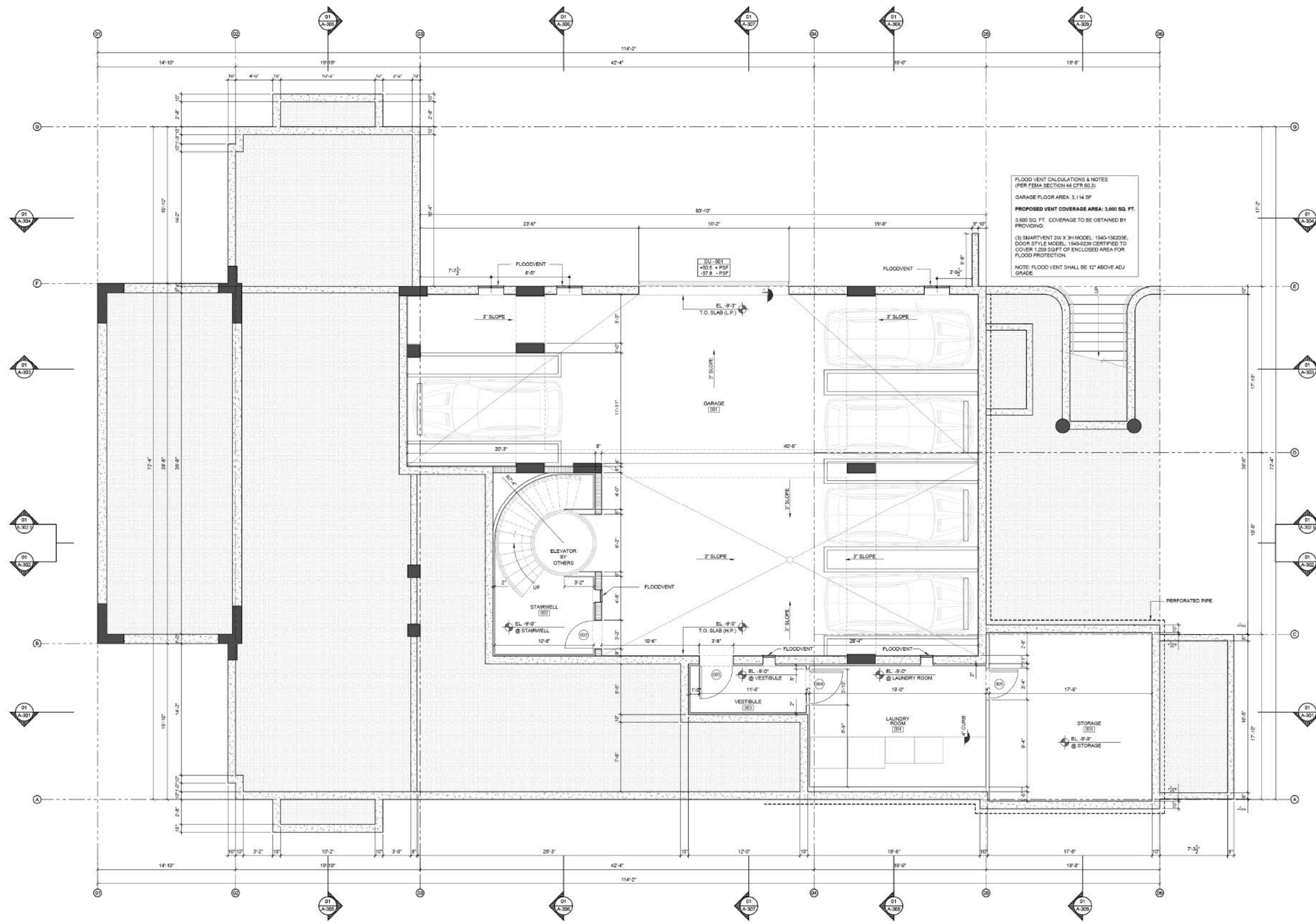
2021-10A

100% CONSTRUCTION DOCUMENT
MAY 25TH, 2022





MAIN LEVEL TOP OF SLAB
EL. 0'-0" = 18.15' N.G.V.D.



FLOOD VENT CALCULATIONS & NOTES
(PER FEMA SECTION 44 CFR 60.3)
GARAGE FLOOR AREA: 3,114 SF
PROPOSED VENT COVERAGE AREA: 3,600 SQ. FT.
3,600 SQ. FT. COVERAGE TO BE OBTAINED BY PROVIDING:
(3) SMART VENT 2W X 3H MODEL: 1540-150203E, DOOR STYLE MODEL: 1540-0239 CERTIFIED TO COVER 1,200 SQFT OF ENCLOSED AREA FOR FLOOD PROTECTION.
NOTE: FLOOD VENT SHALL BE 12" ABOVE ADJ. GRADE.

GARAGE LEVEL PLAN



01
SCALE: 1/4" = 1'-0"

GARAGE LEVEL FLOOR PLAN

SHEET
A-101
OF

TITLE
GARAGE LEVEL FLOOR PLAN
SCALE
1/4" = 1'-0"

OWNER

LINK ESTATES
LOT 6 RESIDENCE

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS, INC.
Architecture, Planning, Interior Design
9717 S.W. 8th Street, Miami, Florida 33144, USA
Tel: (305) 250-9331 Fax: (305) 250-9336
http://www.portuondo-perotti.com

PROJECT NUMBER
2021-10A
DATE
04.13.2021
DRAWN BY
J.L.G.O.B.J.V.
CHECKED BY
J.L.G.P.

REVISIONS

PROJECT NUMBER	2021-10A	REVISIONS:	
DATE	04.13.2021		
DRAWN BY	J.L.G.O & J.V		
CHECKED BY	J.L.G.P		

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS, INC.
Architecture Planning Interior Design

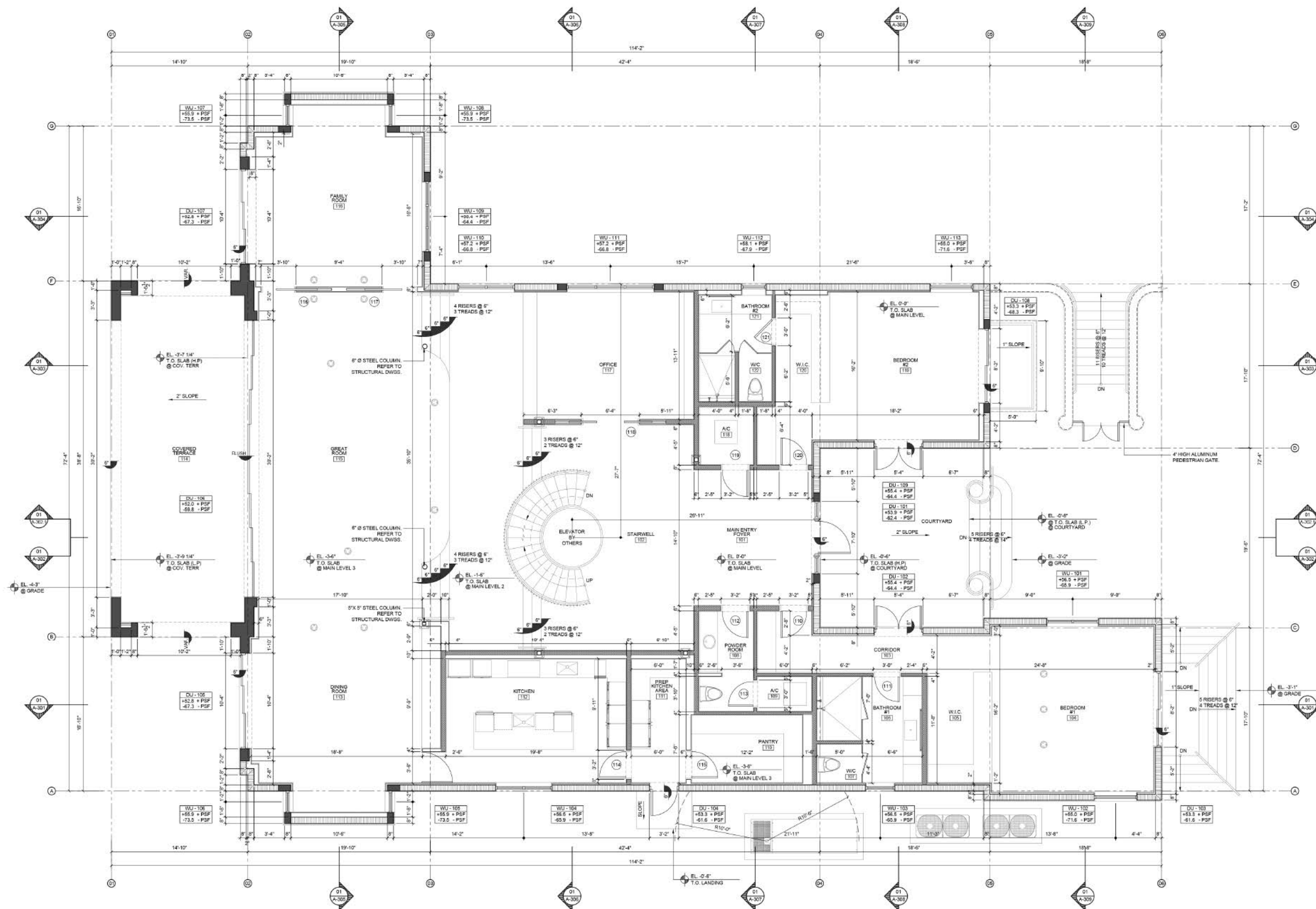
9717 SW 8th Street, Miami, Florida 33144, USA
Tel: (305) 200-9301 Fax: (305) 260-9318
<http://www.portp.com>

LINKESTATES
LOT 6 RESIDENCE

OWNER

TITLE	MAIN LEVEL FLOOR PLAN
SCALE	1/4"=1'-0"

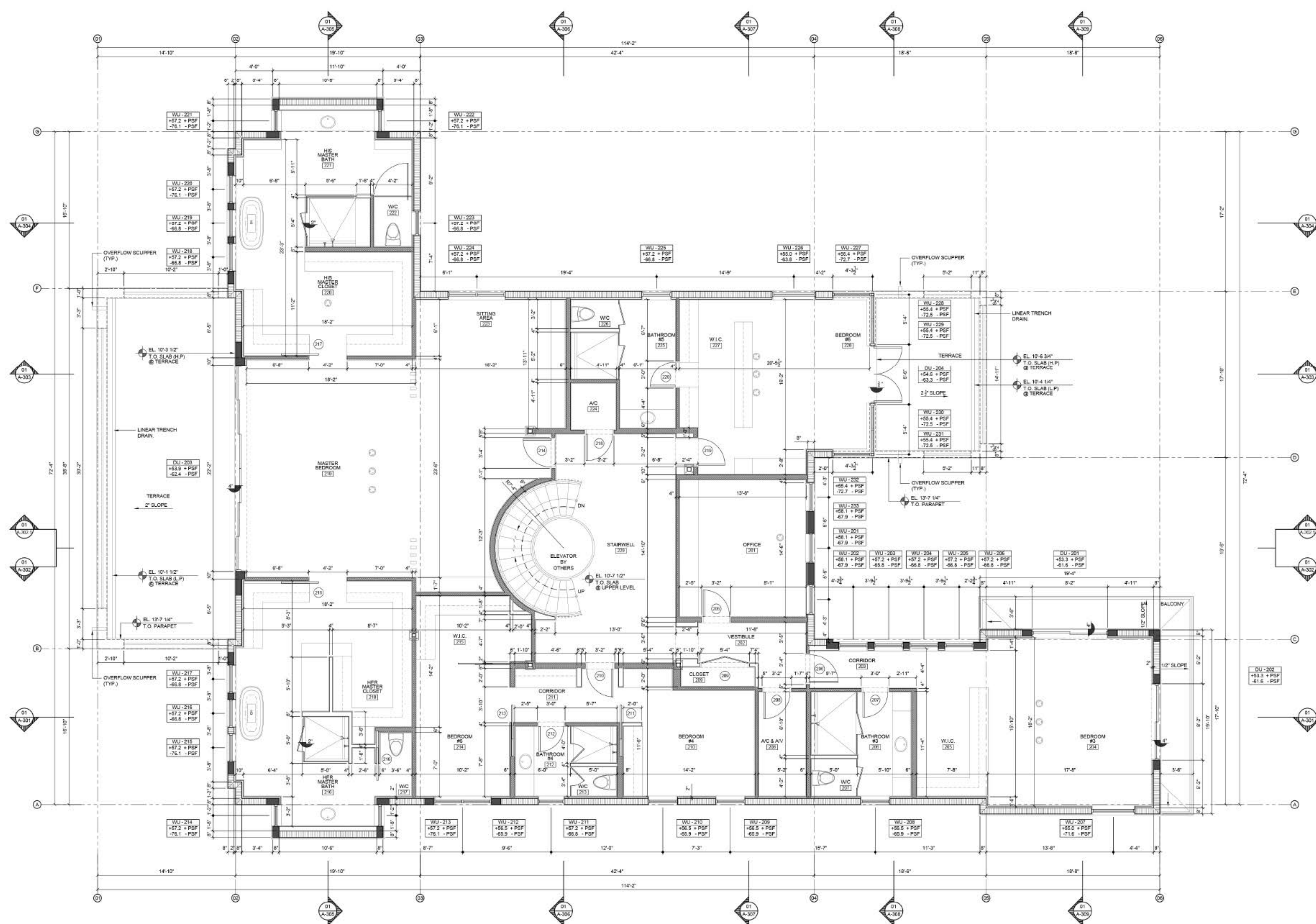
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OF
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MAIN LEVEL PLAN

01  MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

MAIN LEVEL TOP OF SLAB
EL. 0'-0" = 18.15' N.G.V.D.



UPPER LEVEL PLAN

01
N
UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 2021-10A	REVISIONS:
	DATE: 04.13.2021
	DRAWN BY: J.L. G. O. R. J.V.
	CHECKED BY: J.L.G.P.
ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS, INC. Architecture, Planning, Interior Design 9717 S.W. 86 Street, Miami, Florida 33144, USA Tel: (305) 230-9331 Fax: (305) 280-9338 http://www.portuondo-perotti.com	
OWNER: LINKSTATES LOT 6 RESIDENCE	
TITLE: UPPER LEVEL FLOOR PLAN	
SCALE: 1/4" = 1'-0"	
SHEET: A-103	
OF: 01	
COPYRIGHT 2021	

PROJECT NUMBER	2021-10A	REVISIONS:	
DATE	04.13.2021		
DRAWN BY	J.L.G.O & J.V		
CHECKED BY	J.L.G.P		

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS, INC.
Architecture Planning Interior Design

6717 SW 8th Street, Miami, Florida 33144, USA
Tel: (305) 260-1200 Fax: (305) 260-9336
<http://www.porto-perotti.com>

LINK ESTATES
LOT 6 RESIDENCE

OWNER

TITLE ROOF TERRACE FLOOR PLAN

SCALE 1/4"=1'-0"

SHEET A-104
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ROOF TERRACE FLOOR PLAN

MAIN LEVEL TOP OF SLAB
EL. 0'-0" = 18.15' N.G.V.D.

PROJECT NUMBER	REVISION
2021-10A	04.13.2021
DATE	J.L.G.O.R.J.V.
DRAWN BY	J.L.G.P.
CHECKED BY	J.L.G.P.

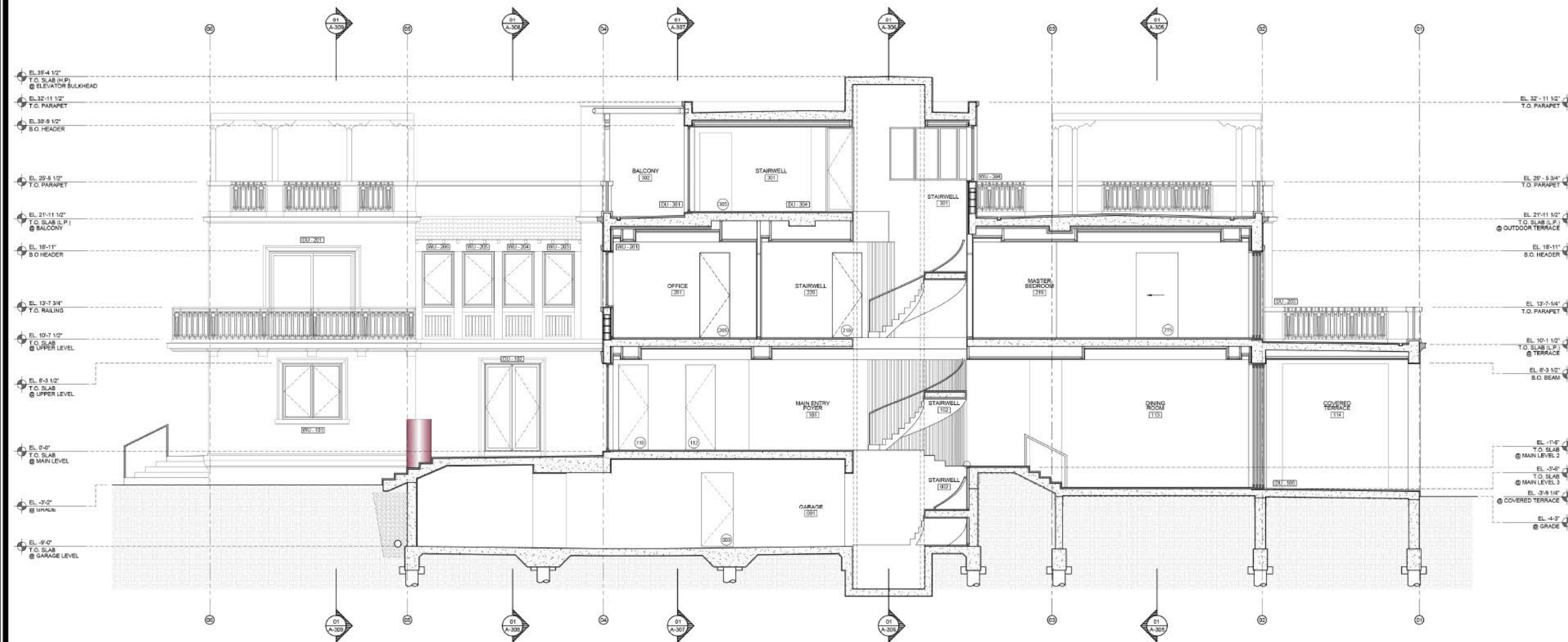
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PORTUONDO PEROTTI ARCHITECTS, INC.
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9717 S.W. 8th Street, Miami, Florida 33144, USA
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LINK ESTATES
LOT 6 RESIDENCE

OWNER

TITLE
SECTION BB
SCALE
1/4" = 1'-0"

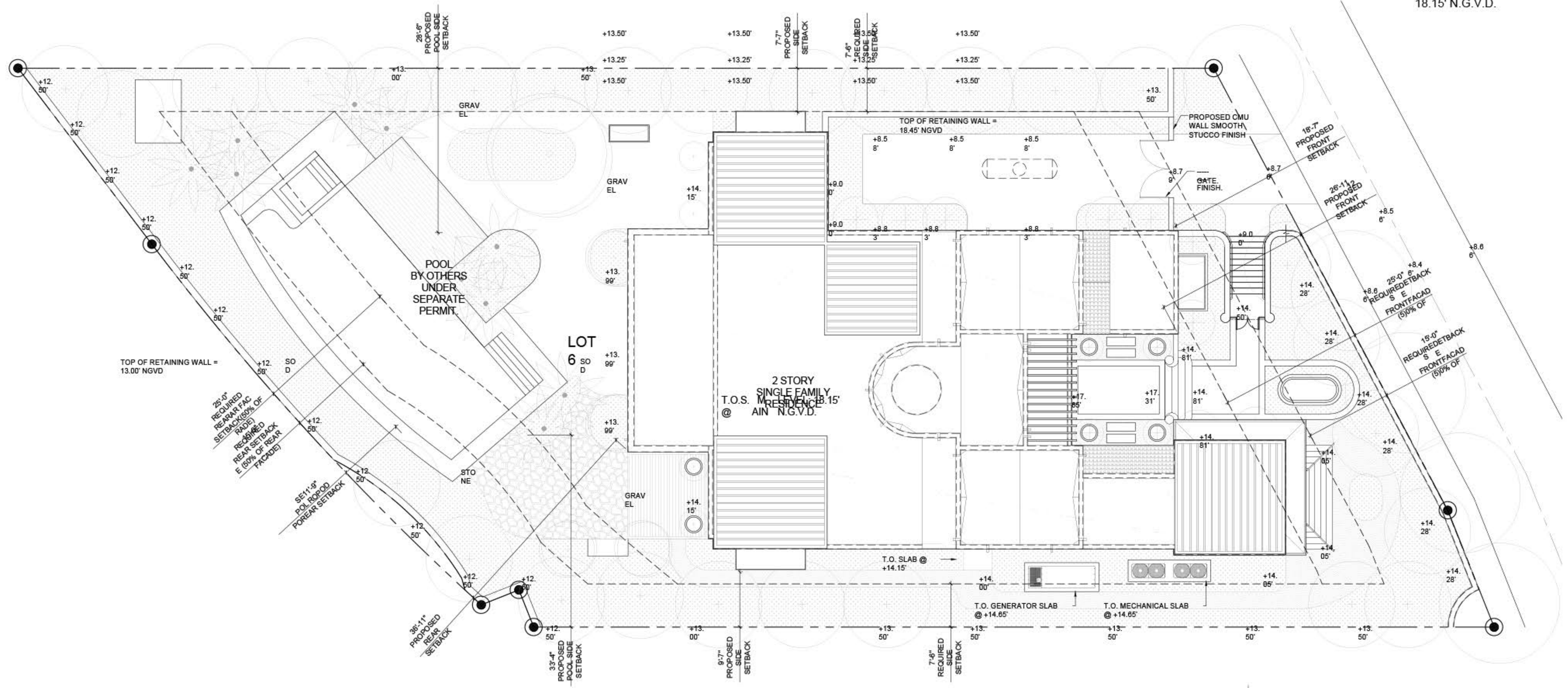
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OF
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01 SECTION BB
Scale: 1/4" = 1'-0"

SECTION PLAN

MAIN LEVEL TOP
OF SLAB EL. 0'-0" =
18.15' N.G.V.D.



SITE PLAN



SCALE: 1/8"
=1'-0"

LOT 12

GOLF COURSE

PROPERTY LINE

+12.5

~~PROPERTY LINE~~

PROPERTY LINE

~~+7.76'~~~~+7.56'~~

840'

PLEASE SEE LEGAL DISCLAIMER ON FINAL PAGE.







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DEVELOPER:	Fisher Island Holdings, LLC
ARCHITECT:	Portuonodo Perotti Architects
GENERAL CONTRACTOR:	ASR Construction
LANDSCAPE ARCHITECT:	Enzo Enea/Enea Garden Design
INTERIOR ARCHITECTURE & DESIGN:	Indelux
INTERIOR BUILDOUTS:	ASR Interiors
SALES & MARKETING:	Dora Puig/ Fisher Island Real Estate
MAXIMUM TOTAL ESTATES:	12
LOT SIZE RANGE:	13,224 – 26,077 Sq. Ft.
PRICING:	Upon Request
COMPLETION:	18 – 22 Months from Contract (Designer Estate No. 6 – March 2025)

ESTATE AMENITIES

Contemporary Floorplan Design
Impact Resistant Insulated Window Systems
Custom European Designed Kitchen
Luxuriously Appointed His & Hers Master Bathroom
Glass Enclosed Elevator
Zero-Edge Inground Heated Pool and Spa*
Enzo Enea-Landscaped Outdoor Spaces*
Private Rooftop Terrace with Summer Kitchen
Private Parking for Minimum of 4 Vehicles and a Golf Cart
Air-Conditioned Storage in Garage

*Maintenance of asterisk-designated amenities managed by HOA as part of HOA assessment. Additional costs related to estate maintenance in accordance with community guidelines may be the responsibility of the estate owner.



FISHER ISLAND CLUB AMENITIES

THE FISHER ISLAND CLUB

Fisher Island Club is one of the world's most exclusive private clubs. With a storied history spanning over 100 years, this 216-acre members-only private island boasts world-class amenities & unsurpassed privileges including:

THE HISTORIC VANDERBILT MANSION CLUBHOUSE

Built in 1935 to the design of famed Palm Beach architect Maurice Fatio, the Mansion is home to the Garwood Lounge, the City View & Library, the Snooker Club, and the Ballroom.

THE FISHER ISLAND CLUB HOTEL

Reserved for the exclusive use of Fisher Island Club members and their guests, this 15-room boutique hotel is a member of "The Leading Hotels of the World" collection, and it boasts four historic cottages, six courtyard villas and a guest house with five junior suites.

THE LINKS GOLF COURSE

This par 35 championship nine-hole golf course designed by P.B. Dye includes a double-ended driving range, putting green, clubhouse, pro shop and the Greenside Restaurant.

THE RACQUET CLUB

Enjoy play on 17 tennis courts and 4 pickleball courts at The Racquet Club. Learn with the best pros on four types of tennis playing surfaces including all 4 "Grand Slam" surfaces: 2 grass courts, 5 European red clay courts, 3 hard courts and 7 Har-Tru courts, with lighted courts for day and night play.

SPA INTERNAZIONALE & FITNESS CENTER

The Mediterranean-style spa retreat has an international staff, specially trained to provide the highest level of service and the latest in therapeutic spa techniques. The fitness center is outfitted with state-of-the-art Technogym equipment, extensive group exercise classes, including a designated spin studio and indoor lap pool with aqua classes, and specialized personal training programs.

MARINAS

Fisher Island features over 100 total slips between two state-of-the-art marinas including one of the few existing deep-water marinas in Miami. The recently renovated deep-water Vanderbilt Marina offers concrete floating docks that can accommodate luxury yachts up to 250 feet.

BEACH CLUB & PRIVATE BEACHES

Fisher Island has over one mile of pristine white sand beaches, with a full-service restaurant, beach-side service, and elegant seaside pavilions at the Beach Club.

DINING VENUES

Several unique dining establishments range from casual to elegant, for every palate and occasion: Beach Club, Porto Cervo, City View & Library, Garwood Lounge, Greenside Golf Grill, Sunset Bar and La Trattoria.

TOWN CENTER

A waterfront dining and retail destination set alongside the Island's resident marina. The Town Center includes the Island Market, La Trattoria, Porto Cervo, Regions Bank and Rey's Dry Cleaners.

CONFERENCE CENTER

Located at the Tennis Center, this fully equipped corporate board room comfortably accommodates up to 40 people and is equipped with audio-visual technology.

VANDERBILT THEATRE

A venue for elite musicians, inspiring lectures, live entertainment, family movie nights, and parties, the Vanderbilt Theater is the center of activity at the Club.

ADDITIONAL ISLAND SERVICES & FACILITIES

MAIL FACILITY

Full-service mail room and postal facility serving only the residents of Fisher Island.

FIRE RESCUE STATION

Miami Dade Fire Rescue Department Station No. 42 is located on Fisher Island and it is equipped with emergency personnel and life-saving services.

AUTO-FERRY SERVICE

A fleet of new ferry boats, which transports cars and passengers, services the island 24-hours a day, 7 days a week. The ferry ride duration is 7-and-a-half minutes on the water, and ferries depart every 10-15 minutes.

FISHER ISLAND DAY SCHOOL

This fully accredited private day school serves students from early education through middle school. Inquire for availability.

UHEALTH MEDICAL CLINIC

A branch of the University of Miami Health System, UHealth at Fisher Island, is a concierge medical service but is available to all Island residents, if immediate medical attention is needed.

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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY CHAPTER 720, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. All dimensions are approximate and subject to normal construction variances and tolerances. Calculations of square footage of the Villa will be based on the the outside wall perimeters. All artist's or architectural renderings, sketches, graphic materials and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to change. In no event will the presence of any furniture, furnishings, equipment, decorations or landscaping in any Villa or in any advertisements imply or represent that any Villa will contain such furniture, furnishings, equipment, decorations or landscaping upon delivery of the Unit. Any furniture or other interior décor is for informational purposes only and will not be included in the sale of any Villa The Links Estates at Fisher Island. The marketing depictions, site plans, and other papers often vary from the final dimensions of the Lot as determined by the final recorded plat. The Villa may also vary in size, dimensions, features, utility placements and materials from both the marketing materials and in some instances from the Villa plans. The Villa may be located in a different location on the Lot than originally planned. Field adjustments to the Villa plans are an accepted industry practice, and as long as any such adjustments do not prevent a certificate of occupancy for the Villa from being issued, the developer may make such changes without consent from or notice to Buyer. This is not an offering in any state in which registration is required but in which registration requirements have not yet been met. This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made in New York until an offering plan is filed with the New York State Department of Law.