

ORA
BY
Casa  Tua

Residences imagined for an evolving new world

life happens now

ORA
BY
Casa♥Tua

Developed by
FORTUNE INTERNATIONAL GROUP

Curated by
CASA TUA

Architecture
ARQUITECTONICA

Interior Design
m²ATELIER

Landscape Architecture
ARQUITECTONICA GEO



Set in the heart of Miami, ORA by Casa Tua is a collection of inspiring residences centered in nature and infused with the simple elegance and sincere charm of the renowned Casa Tua. A combination of soulful dining and vibrant entertainment for both residents and the extended community, ORA is the city's greatest amenity.

It is a destination, retreat, and a lifestyle, enriched and defined by its meaningful moments and by the people who live them—a cosmopolitan center of art, culture, and cuisine. Where life happens now.



Edgardo Defortuna
Fortune International Group



Ana Cristina Defortuna
Fortune International Group



Bernardo Fort Brescia
Arquitectonica



Miky and Leticia Grendene
Casa Tua



Marijana Radovic
m²Atelier

The soul of a place is in the nature that surrounds it — and the people who share it



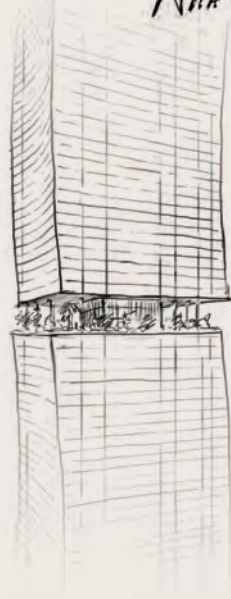
Marco Bonelli
m²Atelier

At Fortune, we believe our success comes from our philosophy to develop world-class projects designed to impact and improve the way people live. It really is part of our DNA to put our heart and soul into everything we do and to bring communities together.

ORA by Casa Tua is our revolutionary next step. It's an incredible collaboration of brilliant minds that set out to create a building with a purpose, one designed to satisfy future generations through spaces that interpret the lifestyle of the community we're trying to serve. Together, we've created an oasis in the heart of Miami's vibrant Brickell neighborhood that features impeccable residences, exceptional amenities, and spaces where people can reconnect and establish new relationships.

We want ORA to be the city's amenity with spaces that are purposeful, have a friendly atmosphere, and allow people to experience life to the fullest. We've designed the building from the inside out so that the moment you arrive it immediately feels like home. We welcome you to your new home- Ora by Casa Tua.

Edgardo Defortuna Ana Cristina



At Fortune, we design from the inside out—always with purpose—so that each space feels immediately like home.



EDGARDO AND ANA CRISTINA DEFORTUNA
Fortune International Group



ORA is Now. We made a clear decision to make ORA a place that addresses the needs of our evolving world. A soulful place that looks to the past to bring solutions for the future. ORA will offer you more of what we really need—more time, more human connection, more passion, more fun. We envision ORA to be a new kind of residential experience, a true vertical community where people rediscover their relationship with themselves, with others and the natural world. Our lobby will be vibrant with a 24-hour market and bakery and the rooftop will be buzzing with live music and jam sessions. We will create a first of its kind restaurant that celebrates collaboration—where chefs from all over the world will lend their recipes for wood-burning cooking. Separately, a wine enoteca will teach you how to pair food with carefully curated wines. At the heart of the building is a four story live garden in the middle of this dense metropolis that will renew your spirit and make you smile. Units will be designed to be functional, warm and inviting and allow for the rental flexibility. Life happens Now, join us on the journey...



Founded by Miky and Leticia Grendene, Casa Tua's flagship Miami Beach location opened in 2001 as a welcoming place for friends, family, and guests from around the world to come together to celebrate life. Pioneering the members-club concept in Miami, Casa Tua combines art, entertainment, and fine dining with a signature Italian style where simplicity meets sophistication. It has since expanded to locations in Aspen and Paris, with New York City opening in 2024. The brand also launched Casa Tua Cucina in partnership with Richard Baker and Saks Fifth Avenue, an award winning Italian open kitchen concept, located in Miami's Brickell City Centre. A second extension of the Cucina brand will open in Wynwood.

ORA by Casa Tua is warm, soulful, inviting, and full of energy—the heartbeat of the city, active 24/7.



*A truly great space feels instantly like home
— soulful from the second you arrive*



We are introducing a new residential concept in Miami

Informed by the past,
designed for the future

Active 24 hours

Carefully curated in every way

Unparalleled culinary options

A vibrant, soulful, social atmosphere

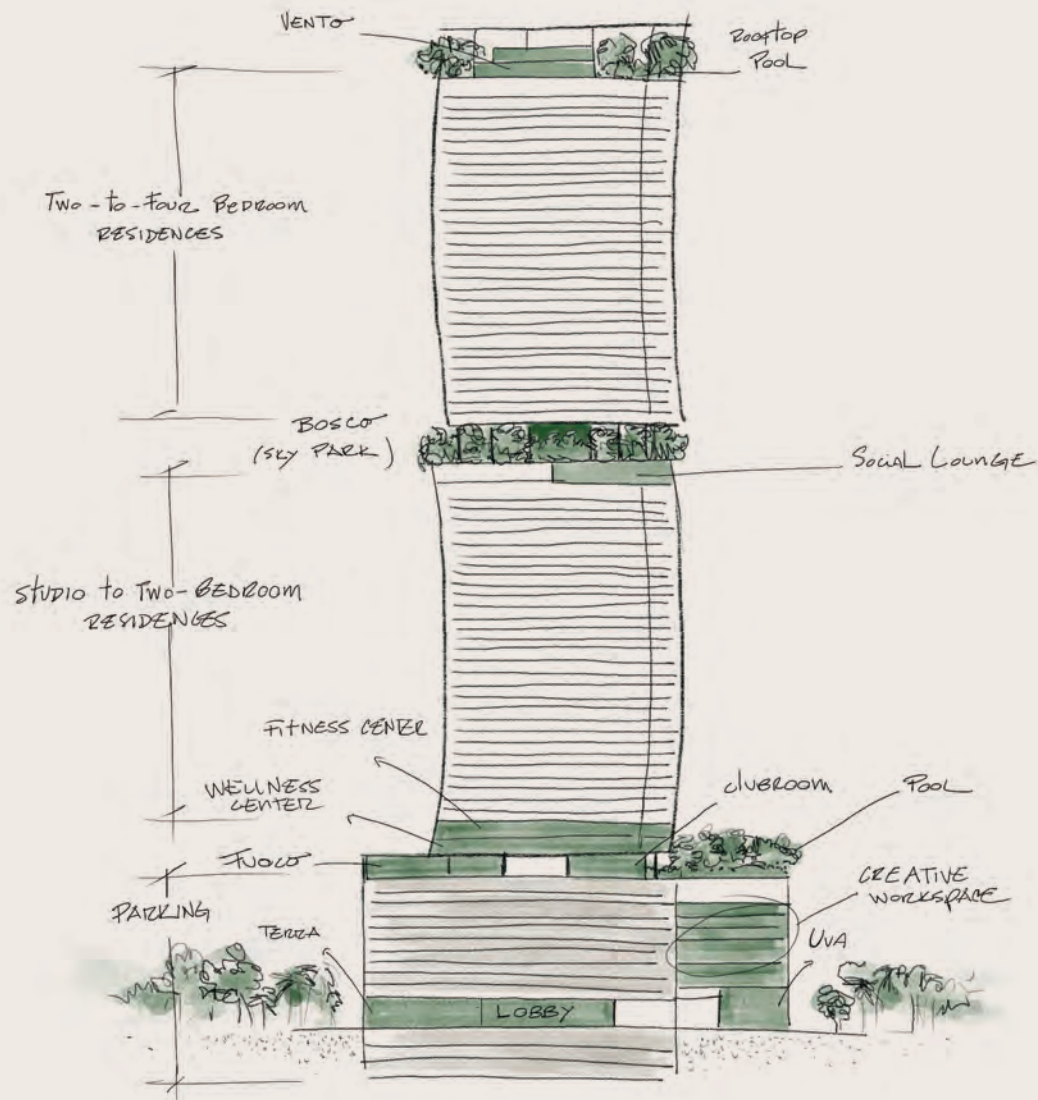
It's where everything happens at once

The city's greatest amenity

Life at ORA

A world of distinct design, music, art, and cuisine
with abundant amenities and programming curated for
ORA owners and AirBnB guests—shared experience
relished above all.

Created to be an oasis in the center of Miami —a place to live, stay, meet, work, and gather— filled with conversation, cuisine, fitness and wellness, ongoing events, and exhilarating community engagement.



From the moment you arrive, ORA evokes a sense of dynamic energy, anticipation, and shared experience that flows easily through every space—with nature as the source. Light-filled, open, and exhilarating—a welcoming invitation to live in the now.





Ora is now — a new way of life

*informed by the past and
designed for the future*



We put our heart first—in everything we do

TERRA

A unique 24-hour gourmet market, bakery, and meeting spot offering a vibrant, upbeat environment for early morning coffee, a lingering lunch, a quick grocery pickup, or a late-night bite.





UVA

A dream enoteca, with a collection of over 500 sommelier-selected labels from across the world and exquisite Mediterranean cuisine.

UVA offers a social, vibrant environment for tasting, pairing, collecting, and catching up.





FUOCO

The Italian word meaning fire, Fuoco honors the art of simple, timeless, collaborative cooking. At Fuoco, chefs from all over the world will share their recipes for cooking over wood-burning fire to create an extraordinary global offering.





Fuoco's menu is founded on the open-fire recipes of leading chefs across the world, with rotating influences throughout the year.



*Every moment, every sound,
every rhythm, created
for living in the now*



LOUNGING SPACES

Designed to gather, play, reconnect, recharge, and host unforgettable events of all kinds.



THE POOL

An expansive yet intimate pool, with stunning ocean views, rich landscaping, and nature all around.



WELLNESS

Our Fitness & Wellness Center is a place to socialize, recenter, and reconnect, based on the belief that human interaction is a key element of overall well-being—designed to promote fitness in body, mind, and soul.



BOSCO

A tranquil, 40-foot sky park at the heart of ORA and soaring 500 feet—with nature in every corner. An ideal space for reflection, picnics, quiet conversation, shared outdoor experiences, fitness, and performance-focused programming.

*A nature-immersed sanctuary
middle of Brickell, — for
creators, for founders, for doers*





at every place in this
building we are going to try
to make the best experience



VENTO

An experience that celebrates life's most intrinsic joys, imbued with a soulful, human energy that stays with you long after you leave.



Vento's adjacent private pool and members lounge, a rooftop retreat for being with your people under the stars.

Experiences and Services

TERRA

- Connected to the lobby-level entry and open 24/7
- House-made breads and pastries
- Delicatessen, charcuterie, and light fare
- Gourmet groceries
- Specialty and convenience goods

UVA

- Two stories of intimate spaces
- Frequent wine tastings and classes
- Private tasting room and outdoor dining terrace for ORA residents and their guests

FUOCO

- Dedicated pedestrian level entrance for dining guests
- Private, direct level access for ORA-owners and guests
- Intimate outdoor seating areas surrounded by artful landscaping and sculptured water features
- Sustainably sourced global ingredients
- Select cuisine cooked over an open fire
- Crudos and raw options
- Direct delivery to residents' doors

THE CLUBROOM

- Bar and lounge
- Prep kitchen
- Chef's kitchen
- Indoor and outdoor seating
- Oversized LED screen
- Game tables/area

THE POOL

- Resort-style pool with sun shelf surrounded by vibrant tropical landscaping
- Pool cabanas and lounge chairs
- Poolside food and beverage and towel service

*great conversation, lasting connections
to nature and to each other*

WELLNESS

- Relaxation lounges
- Wellness terrace
- Individual treatment rooms
- Steam rooms, sauna, and hammam
- His-and-hers locker rooms with showers
- Couples' treatment room
- Styling room with lighted vanities
- Juice and nutrition bar
- Stairs connecting directly to Fitness Center

THE SOCIAL LOUNGE

- Owners' lounge
- Indoor and outdoor seating
- Oversized LED screen
- Virtual sports room with simulators
- Reading library
- Shared, open workspaces, private offices, content creation rooms, and inspired, dynamic energy

BOSCO

- A full suite of cultural and community programming to help you engage with the world and leave the city hustle behind
- Landscaped walking paths with secluded spaces for reflection and exploration
- Gathering lawn for film screenings, live music, games, and performances
- Wellness pavilion for group yoga, tai chi, pilates, and meditation
- Serene water features
- Relaxed bar and lounge, also an ideal space for indoor/outdoor private gatherings
- Open event space for hosting live music, movies, sporting events, and performing arts — all with incredible views

VENTO

- Two-story indoor and outdoor rooftop experience with panoramic views
- Sky lounge and bar
- Show kitchen
- Private dining room and event space
- Intimate outdoor seating areas surrounded by lush greenery and sculptural water features
- Entertainment stage for live performances
- Intimate lounge and fire pit
- Rooftop pool, a signature element of the VENTO experience
- Direct dine-in delivery to residents' doors
- Private members-only lounge (VENTO by Casa Tua)

NEW POINTS OF VIEW

In the heart of Brickell, with magnificent views of the ocean and Miami skyline, designed to enrich every experience from the inside out.



Residences Features

Meticulous design, refined finishes, inspired interiors, and a sense of home before you even arrive. Welcome to ORA.

- Studio to four-bedroom residences
- Panoramic views overlooking Miami's Brickell, Biscayne Bay, and Coconut Grove
- Turnkey residences fully furnished and impeccably finished—including flooring, lighting, kitchen, and bath—by the revered Italian design team at m²atelier
- Top-of-the-line appliances in all residences with a wine cooler in select residences
- Italian-designed baths with imported fixtures
- Smart home technology allows global control
- Pre-wired for high-speed internet and Wi-Fi
- Ample closet space throughout residences
- Ten-foot ceilings with floor-to-ceiling windows
- Expansive terraces with sleek glass railings
- Washer and dryer in every residence
- Owner's closet in select residences

The Freedom of Flexible Ownership at ORA by Casa Tua

The independence of ownership, minimal rental restrictions, and exceptional services without leaving home.

- Short-term (3-day minimum), seasonal, and long-term rental flexibility
- Dedicated on-site professional operator to ensure smooth arrival and departure for residents and guests
- On-site concierge to address residents' and guests' needs
- Two separate lobbies—residents' lobby and short-term check in/out lobby
- Integrated digital concierge featuring residential booking management, housekeeping service scheduling, and guest communication

*Designed to honor simplicity
and deepen human connection*

*this will be the project done with most love,
with most passion*



**The visionary team behind
ORA by Casa Tua**

**FORTUNE INTERNATIONAL GROUP
Developer**

Fortune International Group is a full-service, fully integrated real estate organization with the experience and market knowledge to serve as the conduit to all that South Florida luxury real estate has to offer. Fortune's unique position in the South Florida marketplace is a result of their pristine track record of successful development projects and exclusive on-site sales and marketing representation—both powered by Fortune's local brokerage company and formidable access to a global network of buyers.

The firm's visionary leadership, high-quality standards, and a trajectory that spans four decades makes them the preferred development and sales organization in South Florida.

**CASA TUA
Lifestyle Brand**

Casa Tua is a lifestyle and hospitality brand that is equal parts restaurant, private club, art gallery, and boutique hotel. With a company ethos succinctly expressed by its Italian name: meaning "Your Home," Casa Tua creates welcoming, soulful, and memorable experiences around the world. By creatively integrating art, culture, and entertainment with thoughtful design and impeccable service Casa Tua constantly defines a new paradigm in experiential hospitality.

Founded in 2001, Casa Tua opened its flagship location in Miami Beach and now proudly boasts one of the most sought after and respected networks of members and guests from around the globe. Casa Tua has since expanded to marquee locations in Aspen and Paris with a New York City location opening in 2024. Casa Tua launched an extension of the brand—Casa Tua Cucina—in 2016, bringing the Casa Tua experience to a wider audience. Additional Casa Tua Cucina locations, including a second location in Miami, are underway.

**ARQUITECTONICA
Architect**

Founded in 1977, Arquitectonica introduced a bold modernism that almost instantly sparked a renaissance in Miami's urban landscape. The firm has since designed many of Miami's most recognizable buildings and holds a major presence on the world architectural stage. Arquitectonica's own brand of humanistic modern design can be seen in the firm's world-renowned projects including Microsoft Europe Headquarters in Paris, Westin Times Square in New York, Banco Santander Headquarters in Sao Paulo, and the US Embassy in Lima, among others.

**m²ATELIER
Interior Design**

m²atelier is the architecture and design studio founded in Milan by the duo Marco Bonelli and Marijana Radovic, a couple in life and work.

The search for the essential involves all creative processes, materials, human resources, energy, even logistics. Every aspect of the workflow is centered on the idea of Sustainable Minimalism, achieved through the rigorousness of the creative system and the efficiency of the output. A perfectly functioning strategy at every stage of the project, which allows m²atelier to minimize waste at every level by producing conscious and sustainable architecture and design.

**ARQUITECTONIA GEO
Landscape Architecture**

Founded in 2005, ArquitectonicaGEO is an award-winning design studio specializing in landscape architecture, planning, and urban design.

ArquitectonicaGEO, led by Laurinda H. Spear and Margarita Blanco, has elevated the conversation about the important role landscape architecture plays—as well as the contributions it can make—in the face of climate change and sea level rise.

Site Address: 1210
Brickell Avenue
Miami, FL 33131

Developed By
FORTUNE
INTERNATIONAL
GROUP

Casa  Tua

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This project is being developed by 1210 Brickell Owner LLC which has the right to use the trademark names and logos of Fortune International Group. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any 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. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The 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. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.

THIS PROJECT IS NOT OWNED, DESIGNED, DEVELOPED, OFFERED OR SOLD BY ORA BY CASA TUA LLC OR ITS AFFILIATES (COLLECTIVELY, "BRAND"). 1210 BRICKELL OWNER, LLC, THE DEVELOPER OF THE PROJECT OR ITS AFFILIATES (COLLECTIVELY, "DEVELOPER") USES THE BRAND'S TRADEMARKS PURSUANT TO A LICENSE AGREEMENT WITH THE BRAND, WHICH MAY BE TERMINATED OR REVOKED ACCORDING TO ITS TERMS. THE BRAND HAS NOT CONFIRMED THE ACCURACY OF, AND IS NOT RESPONSIBLE FOR, ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0079

Casa Tua ® is a registered trademark. All Rights Reserved. Product name, logo, brands, and other trademarks featured or referred to within are the property of their respective trademark holders.

Page 27 Pictured Art: Terry o'neill | *Brigitte Bardot, Spain, 1971

