

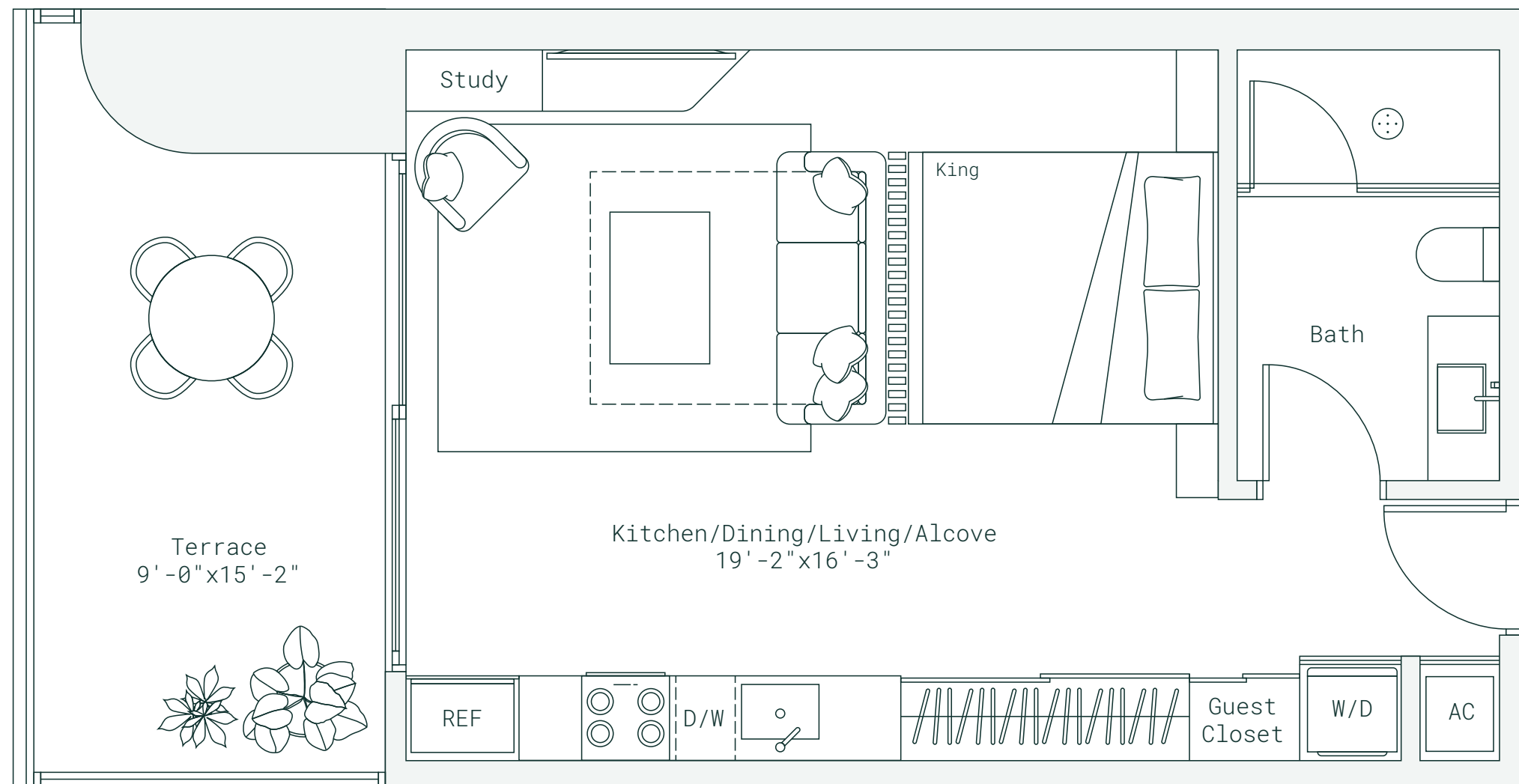
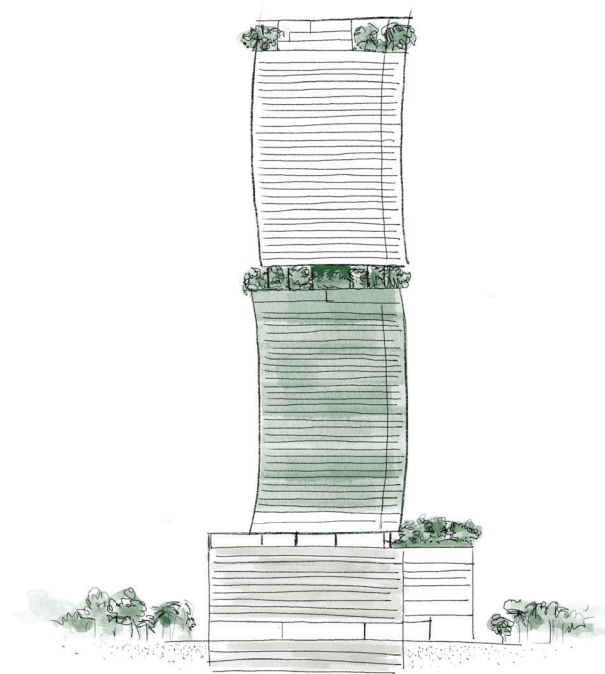
RESIDENCE H
LINE 08

STUDIO | 1 BATH
INTERIOR 510 SF | 47 M²
EXTERIOR 146 SF | 14 M²
TOTAL 656 SF | 61 M²



Below Bosco

LEVELS 12-42



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and deepen human connection*

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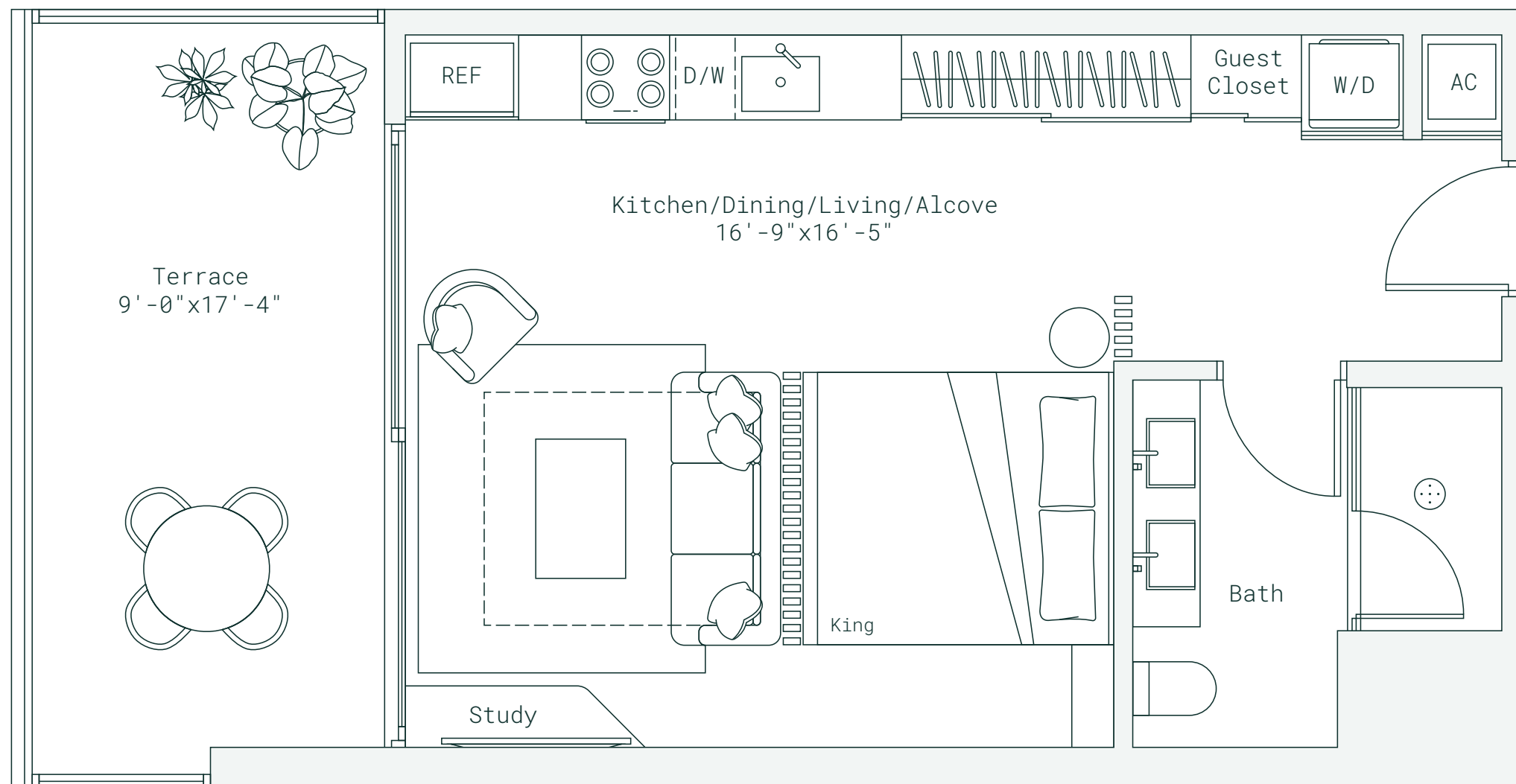
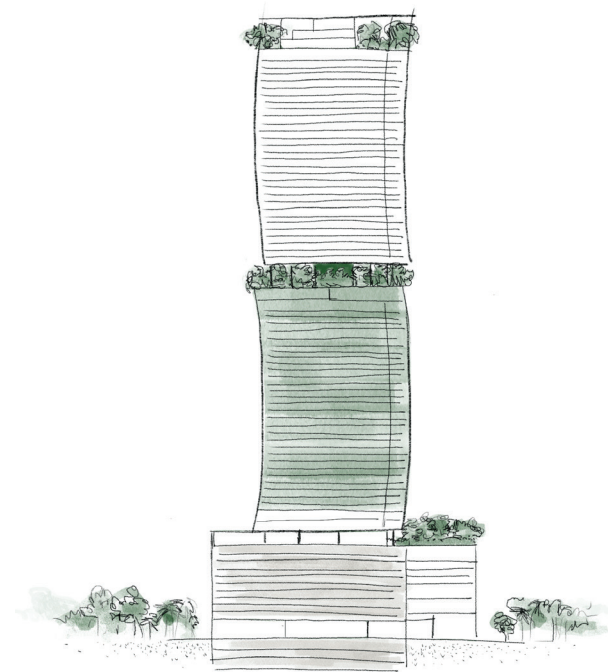
RESIDENCE J
LINE 09

STUDIO | 1 BATH
INTERIOR 507 SF | 47 M²
EXTERIOR 170 SF | 16 M²
TOTAL 677 SF | 63 M²



Below Bosco

LEVELS 12-42



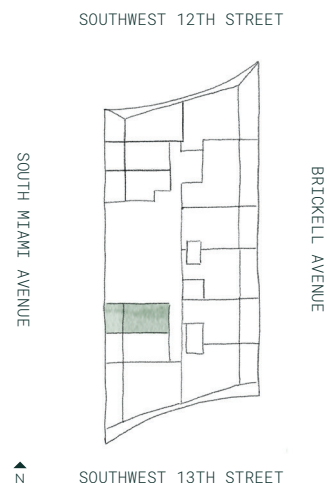
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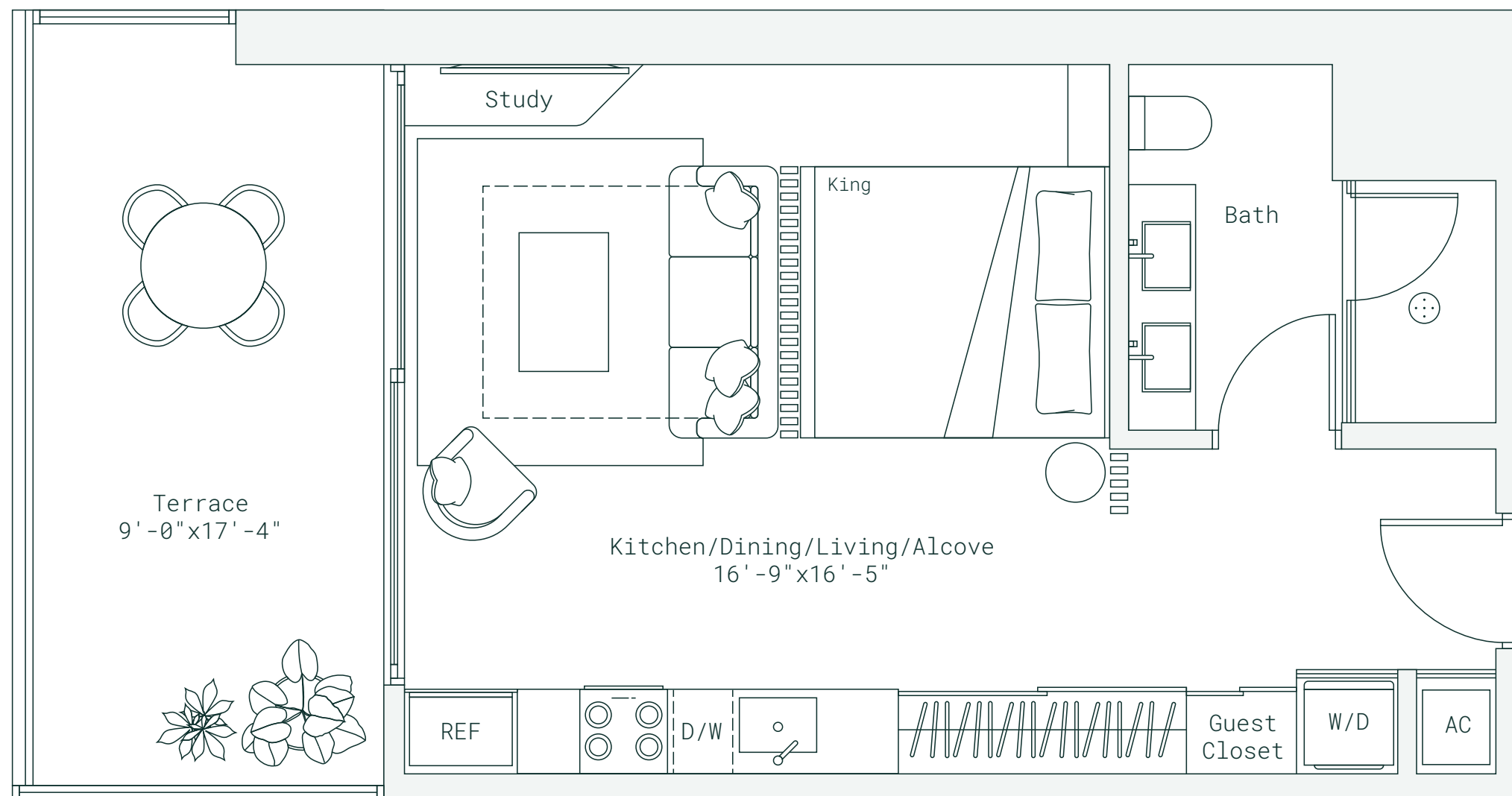
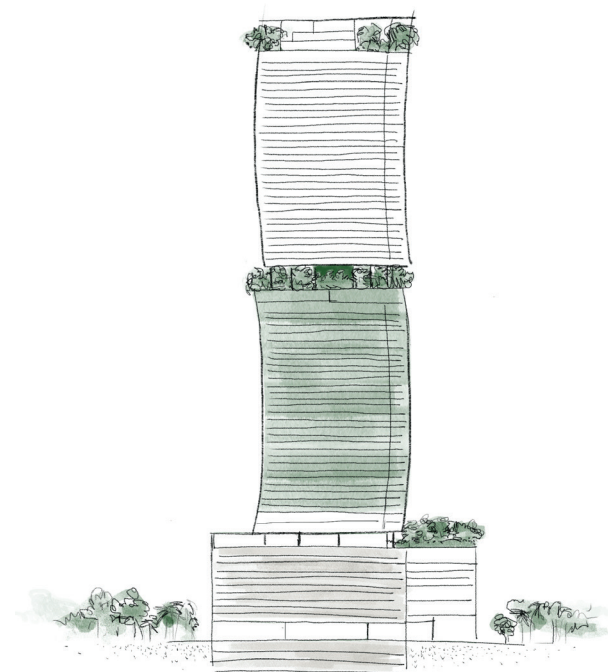
RESIDENCE K
LINE 10

STUDIO | 1 BATH
INTERIOR 507 SF | 47 M²
EXTERIOR 170 SF | 16 M²
TOTAL 677 SF | 63 M²



Below Bosco

LEVELS 12-42



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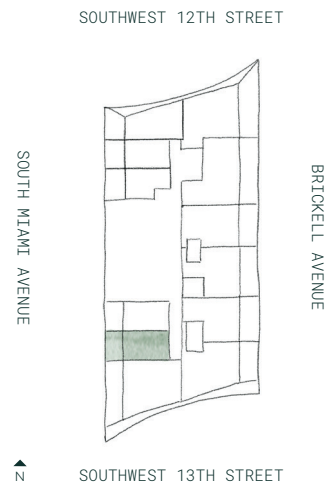
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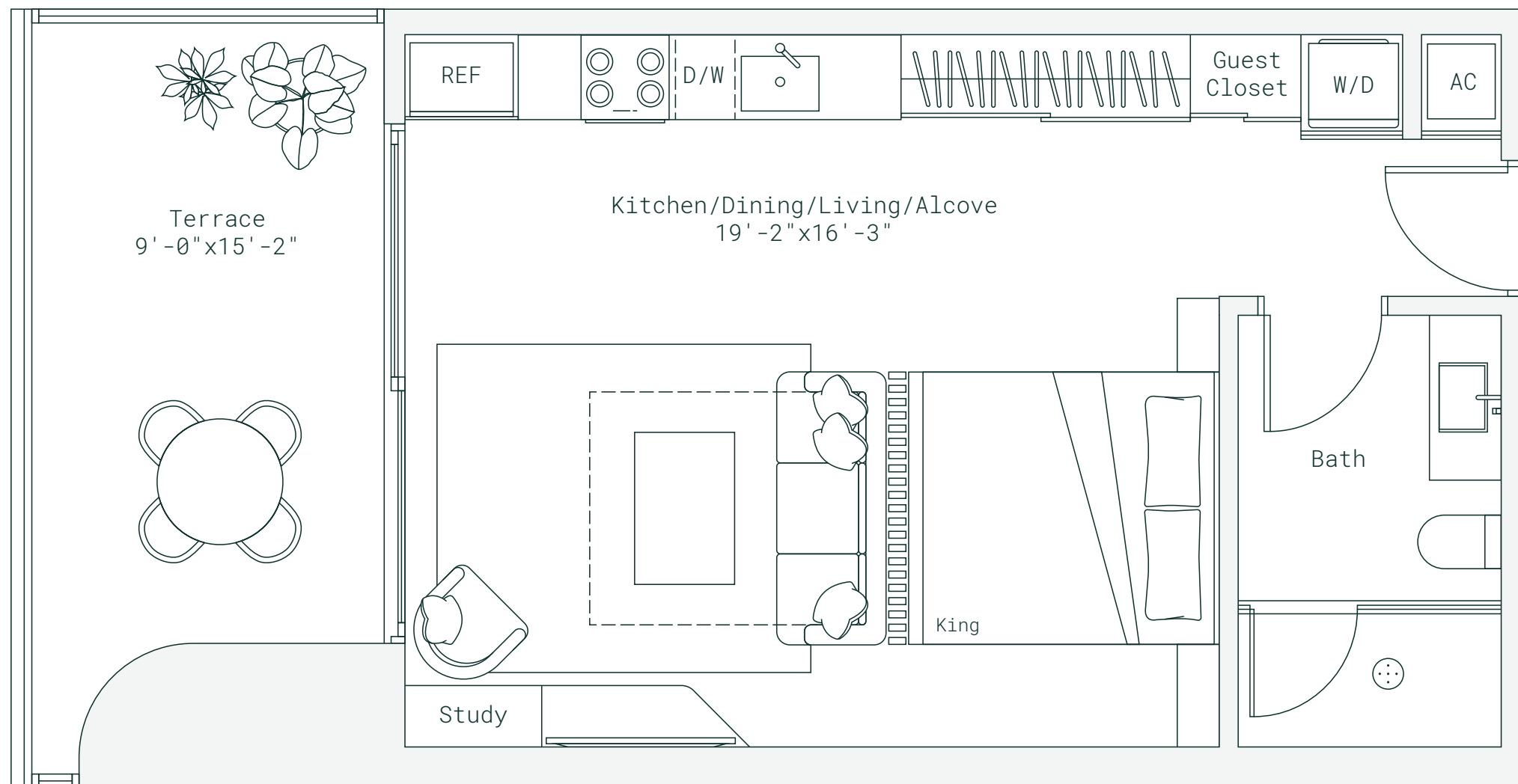
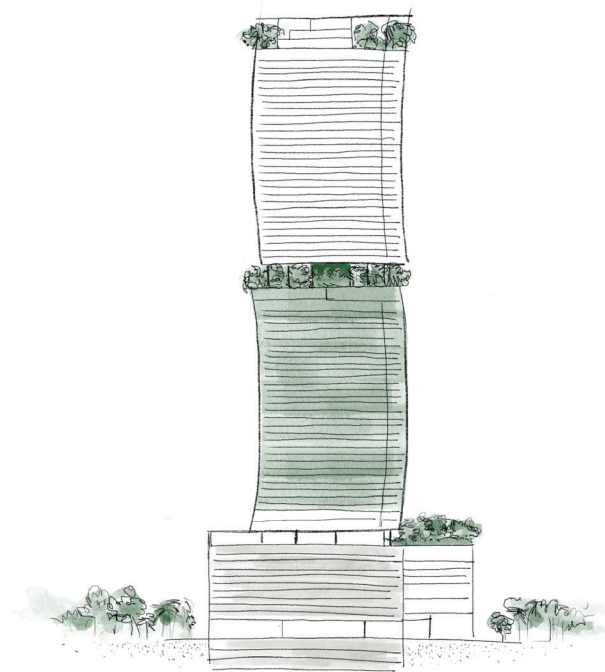
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RESIDENCE L
LINE 11

STUDIO | 1 BATH
INTERIOR 510 SF | 47 M²
EXTERIOR 147 SF | 14 M²
TOTAL 657 SF | 61 M²



Below Bosco
LEVELS 12-42



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RESIDENCE M
LINE 12

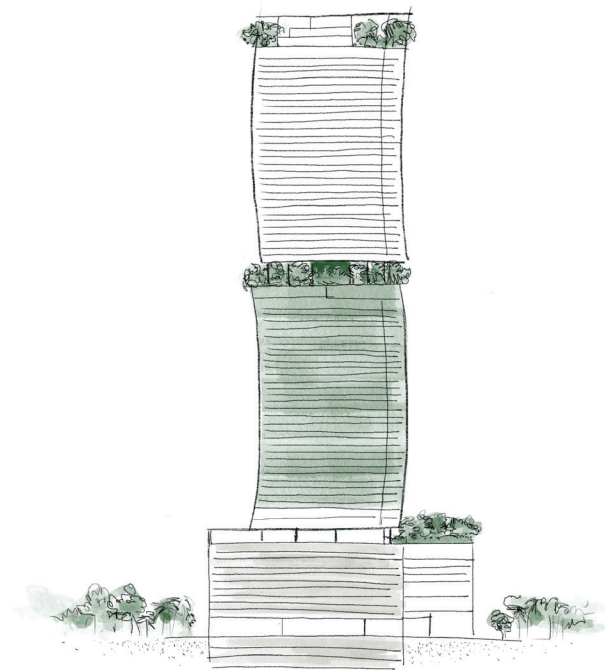
2 BED | 2 BATH
INTERIOR 1,011 SF | 94 M²
EXTERIOR 294 SF | 27 M²
TOTAL 1,305 SF | 121 M²

SOUTHWEST 12TH STREET

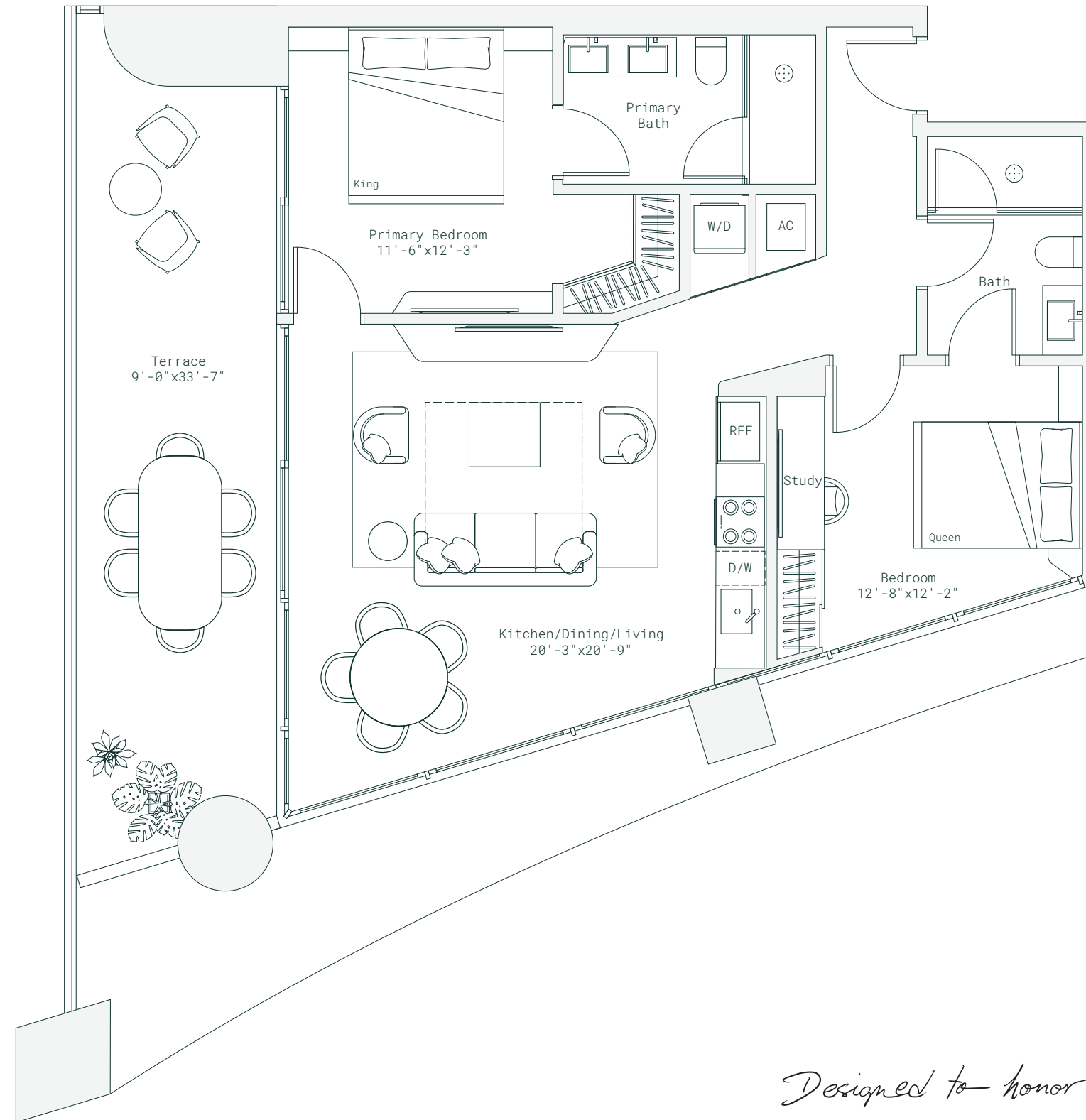


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LEVELS 12-42



ORA
BY
Casa♥Tua



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RESIDENCE N
LINE 01

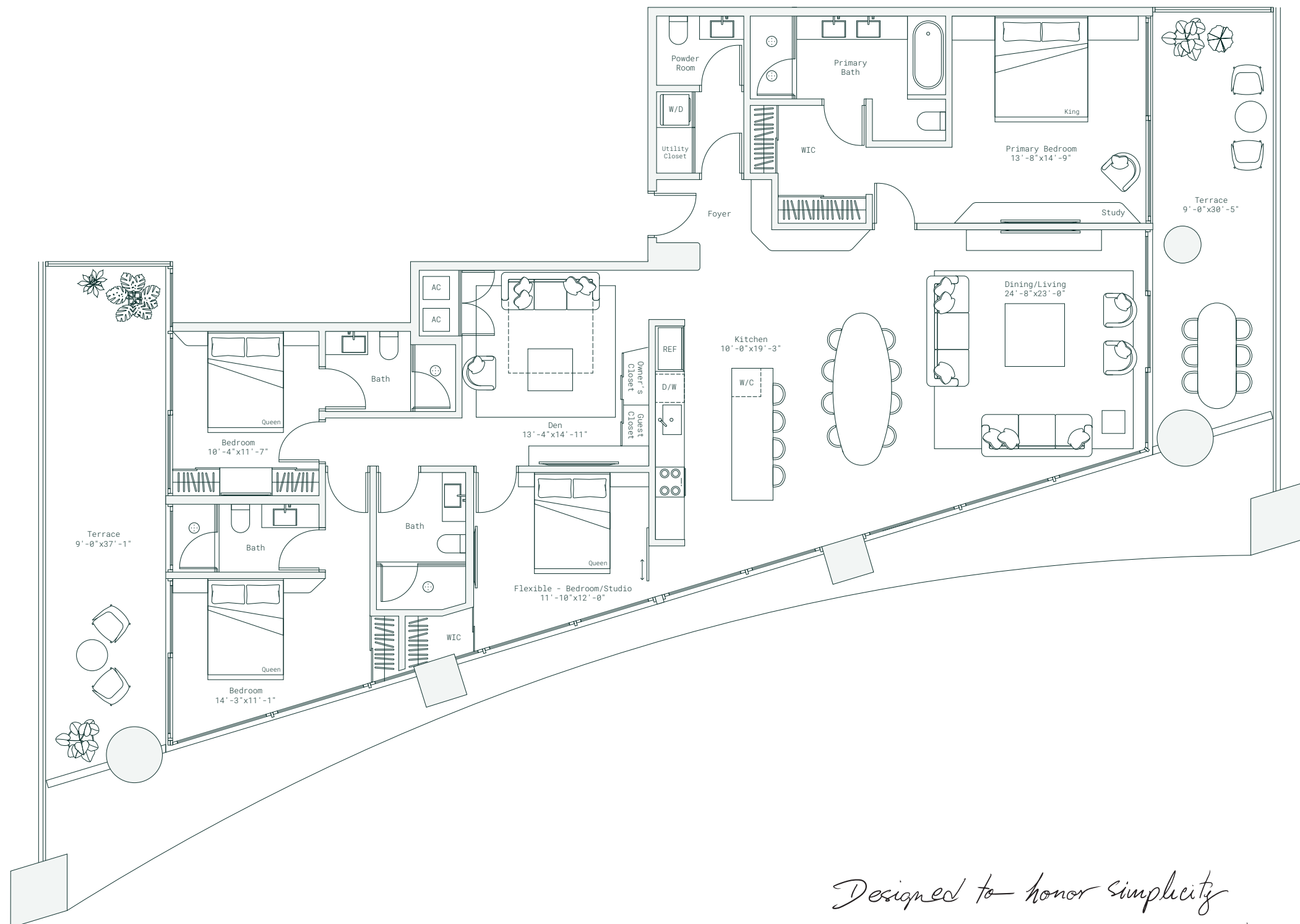
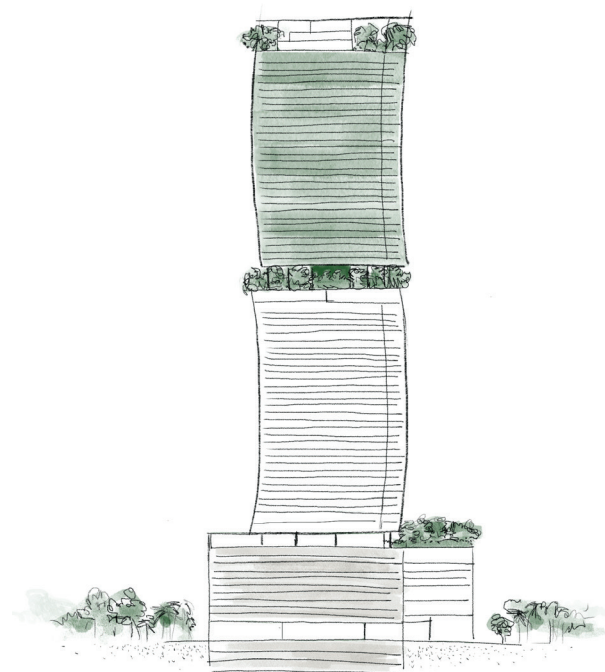
4 BED + DEN | 4.5 BATH
INTERIOR 2,237 SF | 208 M²
EXTERIOR 582 SF | 54 M²
TOTAL 2,819 SF | 262 M²

ORA
BY
Casa♥Tua



Above Bosco

LEVELS 46-73



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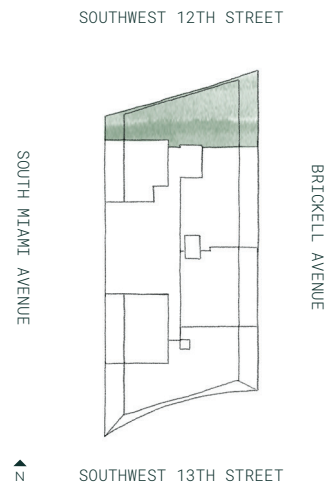
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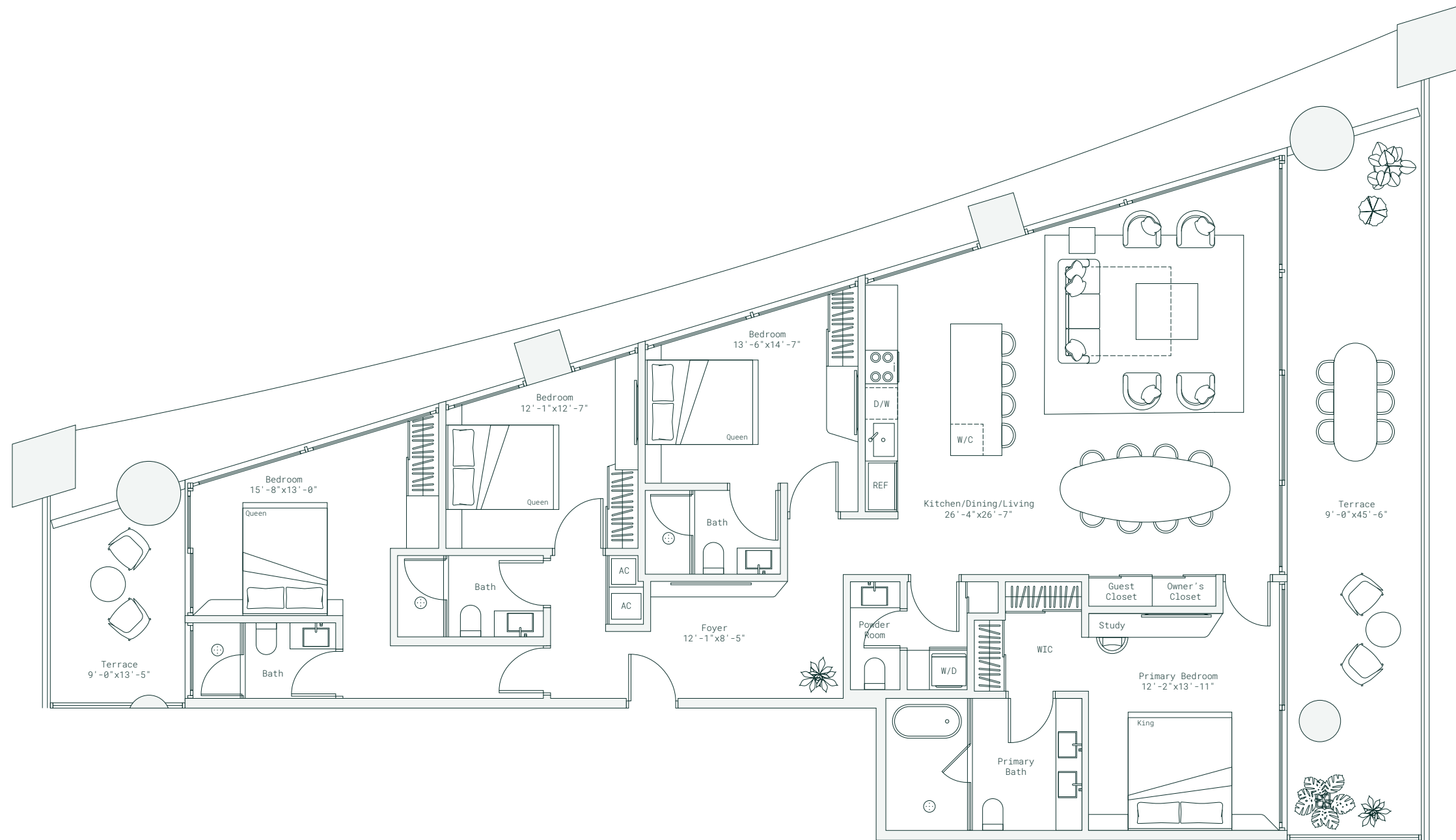
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RESIDENCE R
LINE 04

4 BED | 4.5 BATH
INTERIOR 1,974 SF | 183 M²
EXTERIOR 514 SF | 48 M²
TOTAL 2,488 SF | 231 M²



Above Bosco
LEVELS 47-73



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ORA

BY

Casa  Tua

FACT SHEET

life happens now

THE VALUE OF ORA: INSPIRING PEOPLE,
INCREDIBLE FOOD, REFINED DESIGN,
& SPACES FOR SHARING IT ALL

Introducing Miami’s first-of-its-kind destination, imagined for an evolving new world – 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. Set in the heart of the coveted Brickell neighborhood, 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.

BUILDING FEATURES

- 77 stories rising nearly 1,000 feet above the center of Brickell
- Curated residences, impeccably designed by m²atelier
- An oasis in the middle of Brickell, Miami’s financial district, immersed in lush tropical landscaping
- Fluid architecture envisioned to blend with the natural setting
- Fully wired creative workspace memberships available for creators, founders, and doers
- Dedicated high-speed smart elevators with separate access for owners, short-term guests, and restaurant guests
- Dedicated elevators for in-house employees
- Serviced by the award-winning Casa Tua brand
- Designed to prioritize privacy and security

RESIDENCE 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 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

- 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

LIFE AT ORA

A world of distinct experiences expressed through design, music, art, and cuisine, as well as abundant amenities and programming curated for ORA owners — with shared experience relished above all.

AMENITIES AT ORA

DINING

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.
- Lobby-level entry for residents and their guests
 - House-made breads and pastries
 - Delicatessen, charcuterie, and light fare
 - Gourmet groceries
 - Specialty and convenience goods

UVA

- A dream enoteca, with a collection of over 500 sommelier-selected labels from across the world and exquisite Mediterranean cuisine.
- Two stories of intimate spaces
 - Wine tastings and classes
 - Private tasting room and outdoor dining terrace for ORA residents and their guests

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.
- 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

AND ON THE ROOFTOP, VENTO

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

THE POOL

- Expansive yet intimate, with stunning ocean views, rich landscaping, and nature all around.
- Resort-style pool with sun shelf
 - Pool cabanas and lounge chairs
 - Poolside food and beverage and towel service
 - Vibrant tropical landscaping

THE CLUBROOM

- Adjacent to the pool and full of natural light, an event space designed for social gatherings of all kinds.
- Bar and lounge
 - Prep kitchen
 - Chef’s kitchen
 - Indoor and outdoor seating
 - Oversized LED screen
 - Game tables/area

FITNESS

- An open, expansive space designed for every kind of workout or training session.
- State-of-the-art equipment focused on performance cardio, resistance training, and strength conditioning
 - High-intensity workout area
 - Multipurpose workout space (spinning, yoga, pilates)
 - Private room for virtual trainers
 - Outdoor fitness spaces

WELLNESS

- Our Wellness Center is a place to socialize, recenter, and reconnect, based on the belief that human connection is a key element of overall well-being
- Relaxation lounges
 - Wellness terrace
 - Individual treatment rooms
 - Co-ed steam and sauna
 - His-and-hers locker rooms with showers
 - Couples’ treatment room
 - Styling room
 - Juice and nutrition bar
 - Seamless connection to Fitness Center

THE SOCIAL LOUNGE

- Just beneath Bosco, an owners’ only space to gather and play, reconnect and recharge.
- Owners’ lounge
 - Indoor and outdoor seating
 - Oversized LED screen
 - Reading library
 - Shared, open workspaces, private offices, content creation rooms, and inspired, dynamic energy

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, and fitness- and performance-focused programming.
- 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 spaces for group yoga, tai chi, pilates, and meditation
 - Serene water feature
 - 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
 - Kid-friendly spaces for play and exploration

The city's greatest amenity

TEAM

FORTUNE INTERNATIONAL GROUP

Developer | fortuneintlgroup.com

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 three decades makes them the preferred development and sales organization in South Florida.

CASA TUA

Brand | casatualife.com

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 2023. 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.

ARQUITECTONICA

Architecture | arquitectonica.com

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.com

m²atelier is the architecture and design studio founded in Milan by the duo Marco Bonelli and Marijana Radovic, a couple in life and work. Born from the fusion of the two founders' previous activities, the atelier brings together complementary experiences, cosmopolitan perspectives, and multidisciplinary categories. The perimeter of its research is very broad and embraces different scales and contexts: architecture, interior design, fashion retail and product, with a distinct predilection for yachting. The numerous and consolidated collaborations with some of the main global players in their respective fields, together with a long list of extremely significant projects and clients located everywhere on the planisphere, make m²atelier an authoritative signature on the international design and architecture scene.

ARQUITECTONICAGEO

Landscape Architecture | arquitectonicageo.com

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.

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Casa  Tua

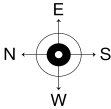
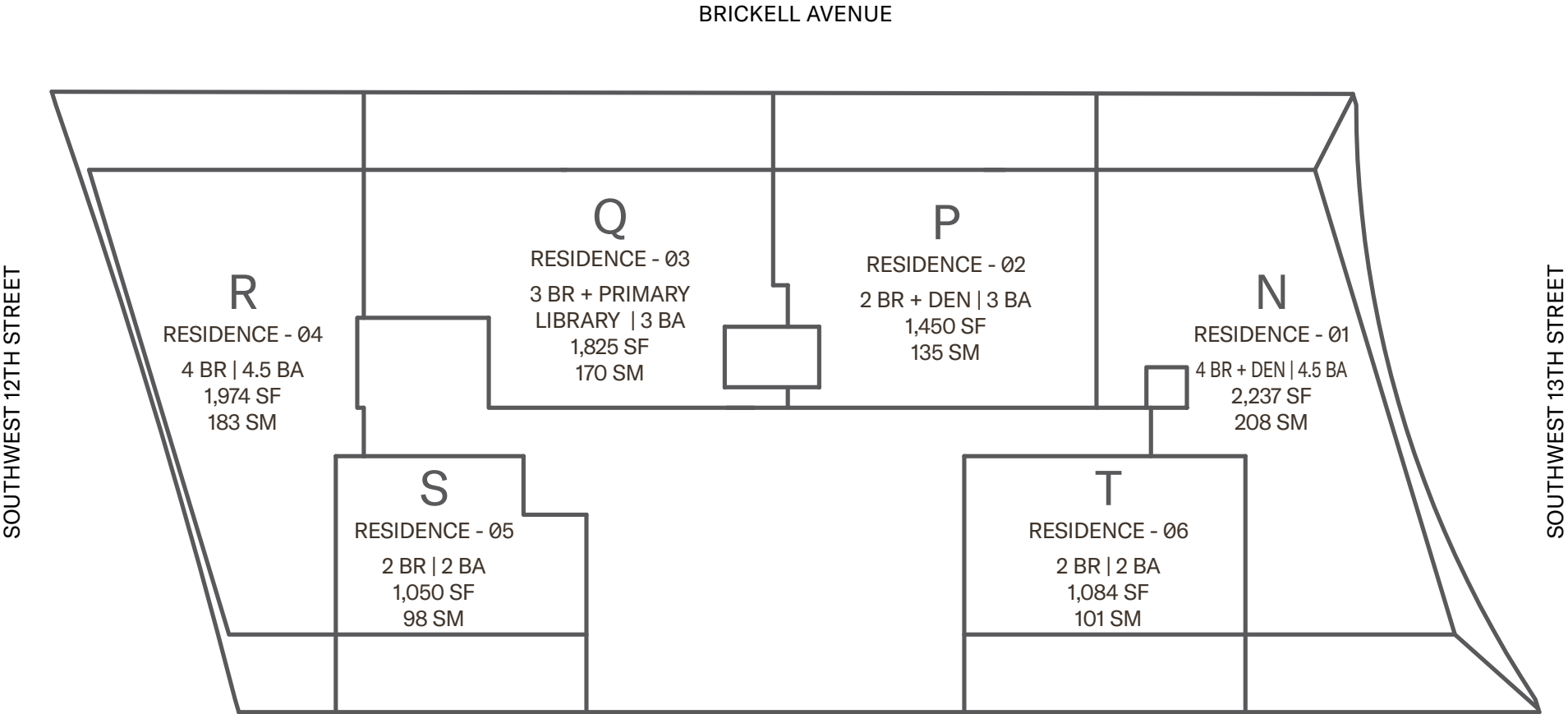
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LEVELS 45-74

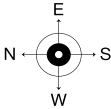
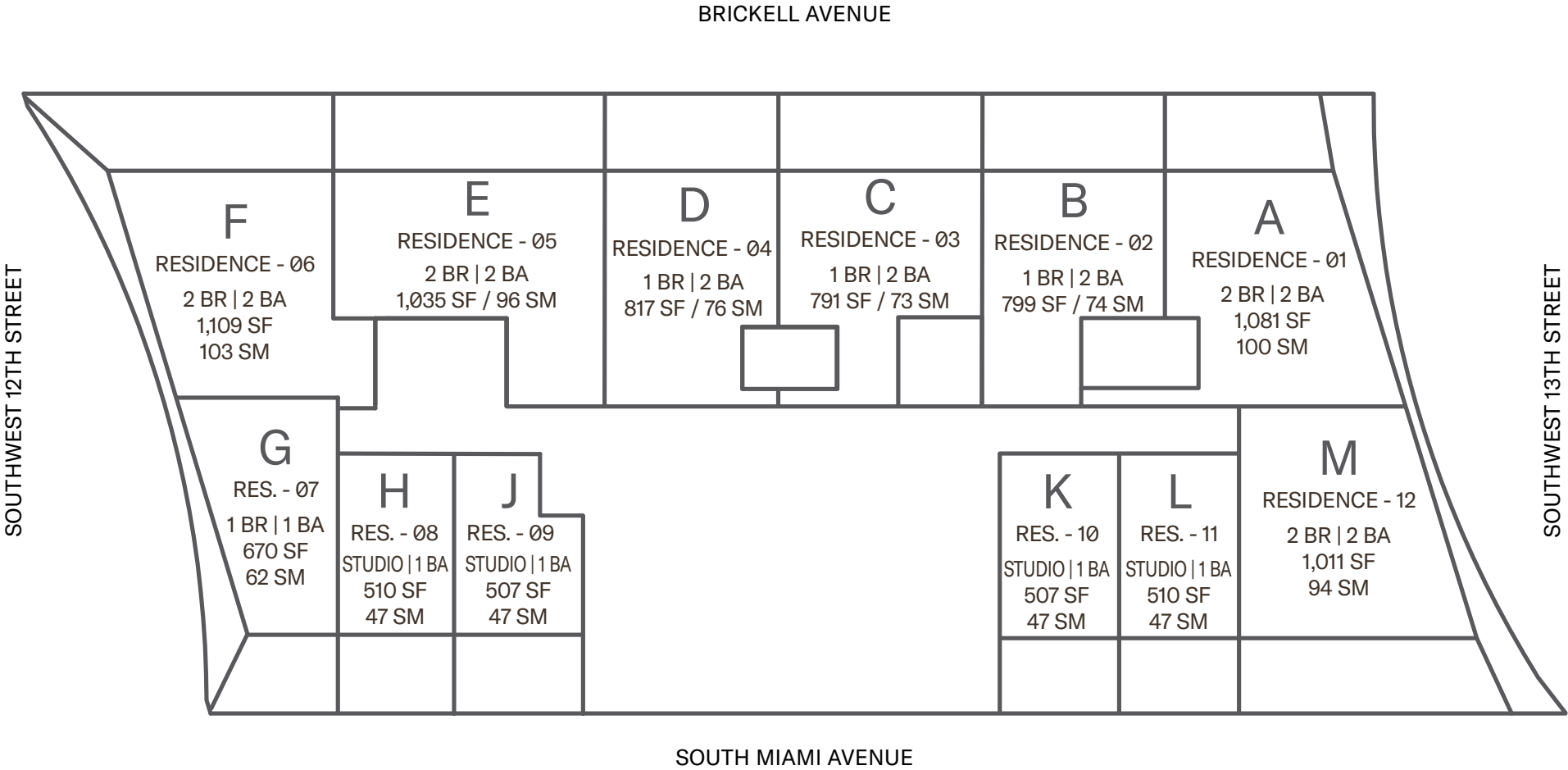


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LEVELS 12-42



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RESIDENCE A
LINE 01

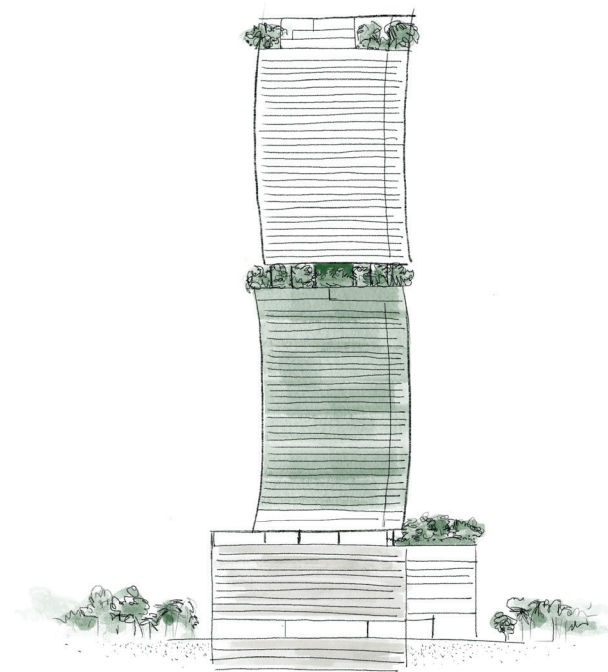
2 BED | 2 BATH
INTERIOR 1,081 SF | 100 M²
EXTERIOR 199 SF | 18 M²
TOTAL 1,280 SF | 119 M²

SOUTHWEST 12TH STREET

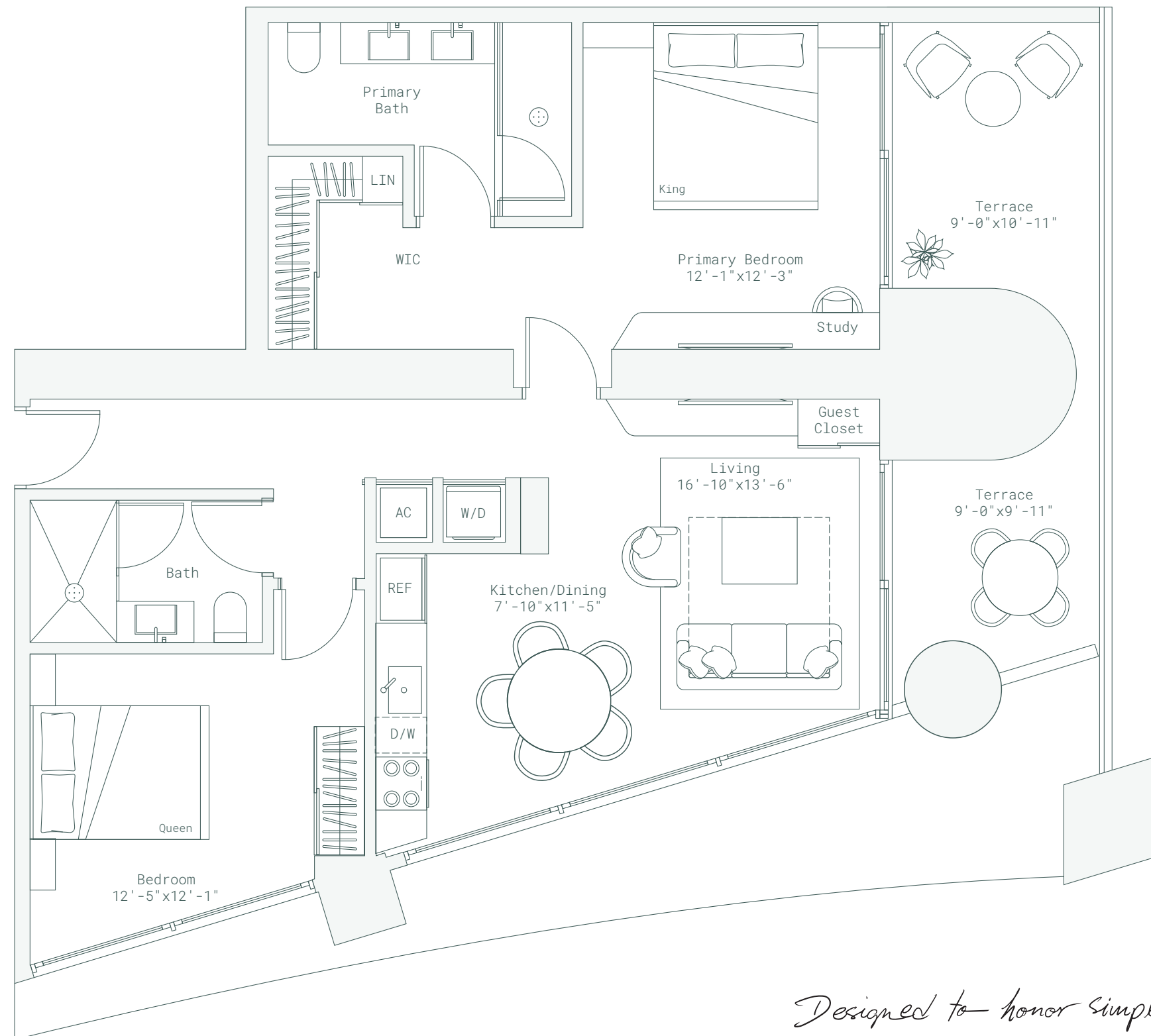


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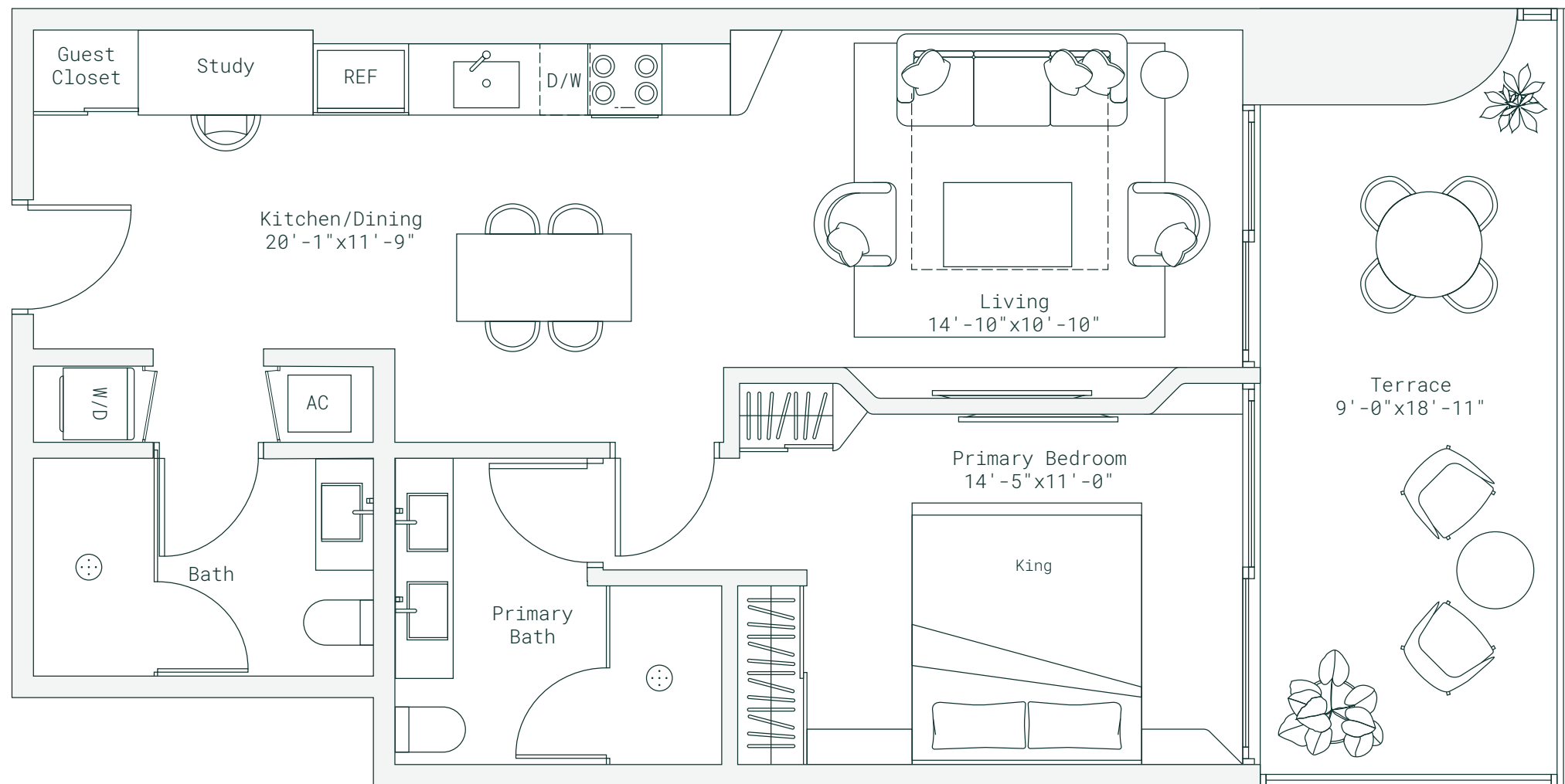
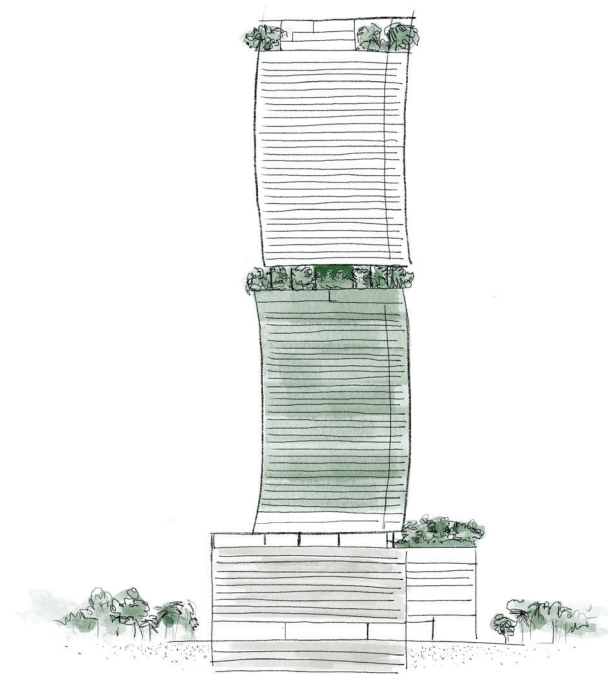
RESIDENCE B
LINE 02

1 BED | 2 BATH
INTERIOR 799 SF | 74 M²
EXTERIOR 182 SF | 17 M²
TOTAL 981 SF | 91 M²



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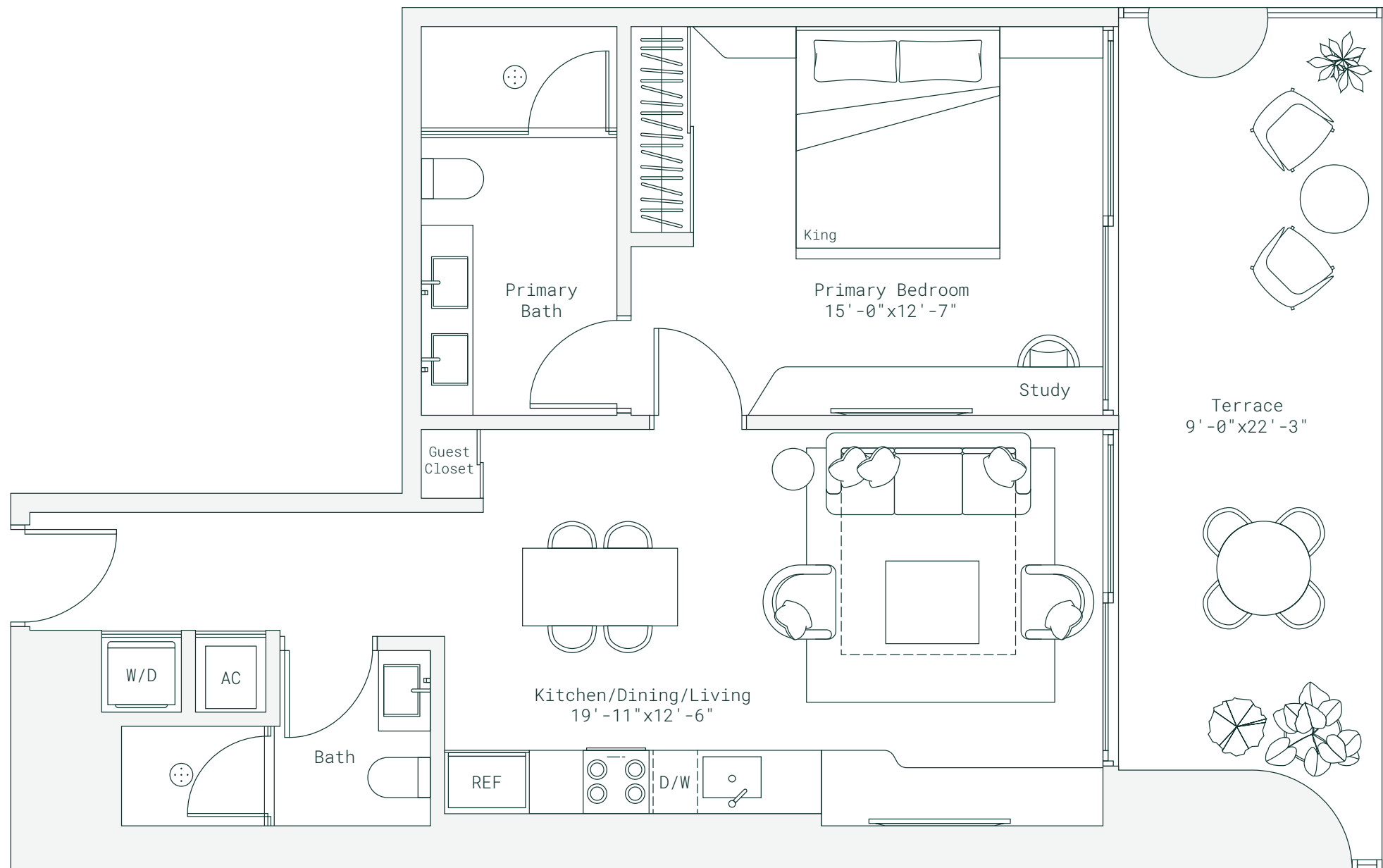
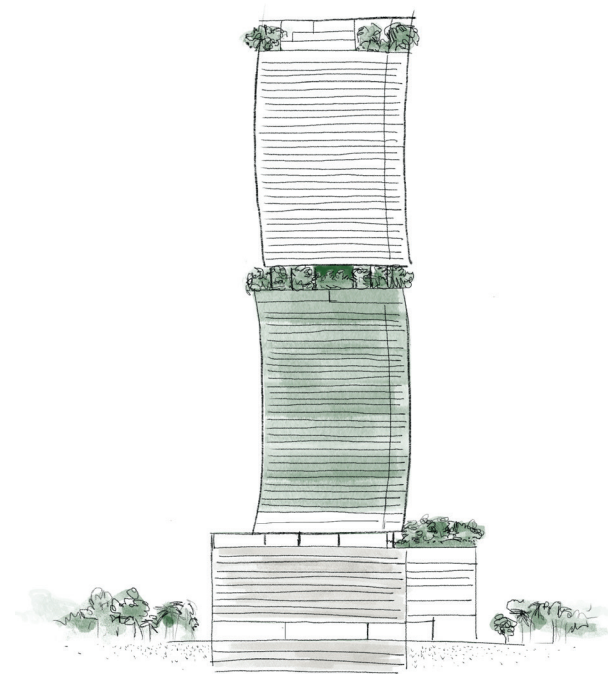
RESIDENCE C
LINE 03

1 BED | 2 BATH
INTERIOR 791 SF | 73 M²
EXTERIOR 221 SF | 21 M²
TOTAL 1,012 SF | 94 M²




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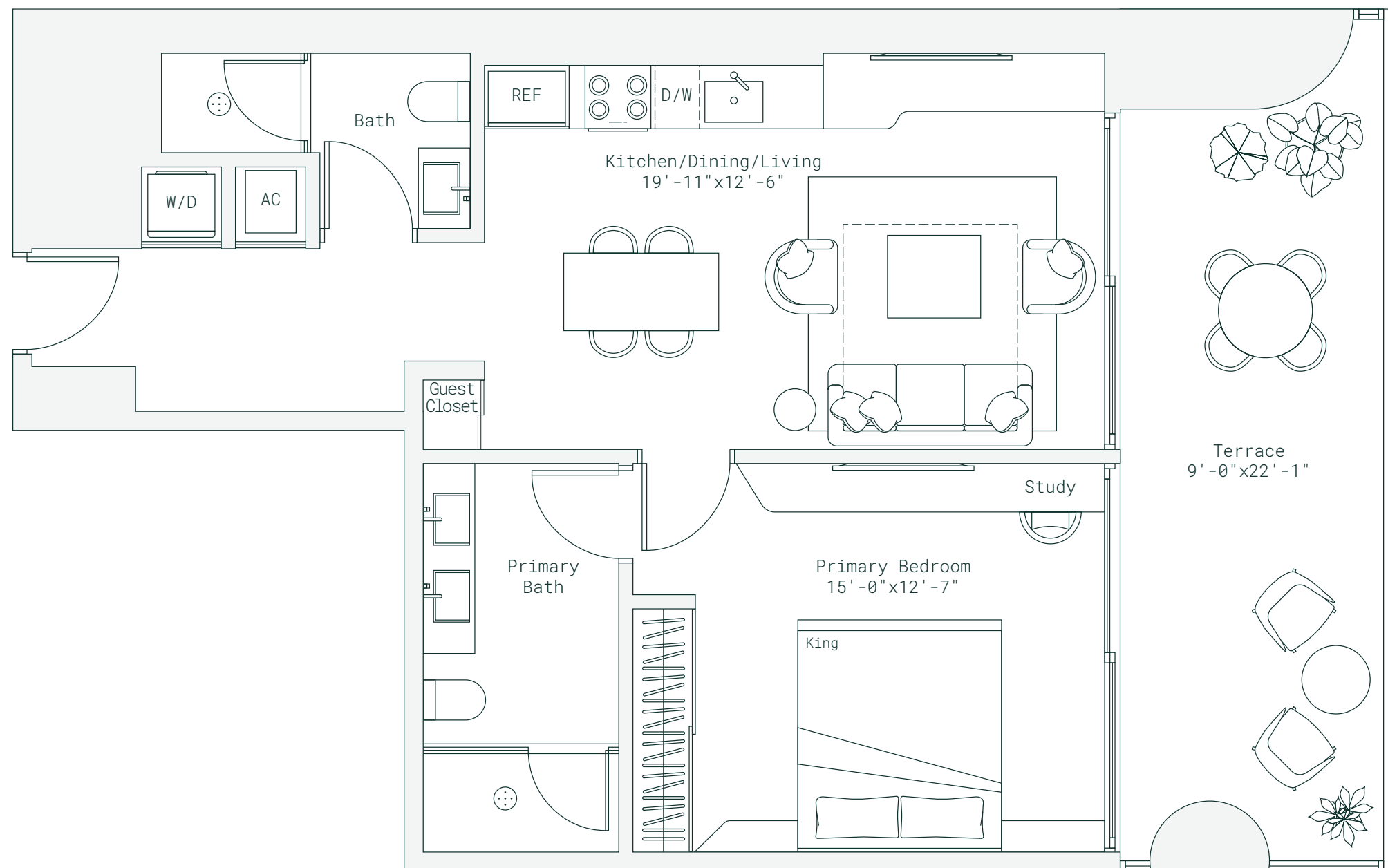
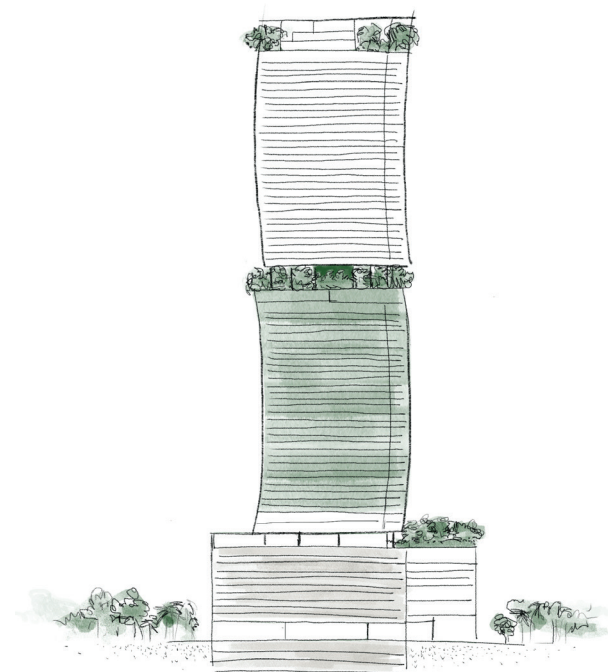
RESIDENCE D
LINE 04

1 BED | 2 BATH
INTERIOR 817 SF | 76 M²
EXTERIOR 219 SF | 20 M²
TOTAL 1,036 SF | 96 M²



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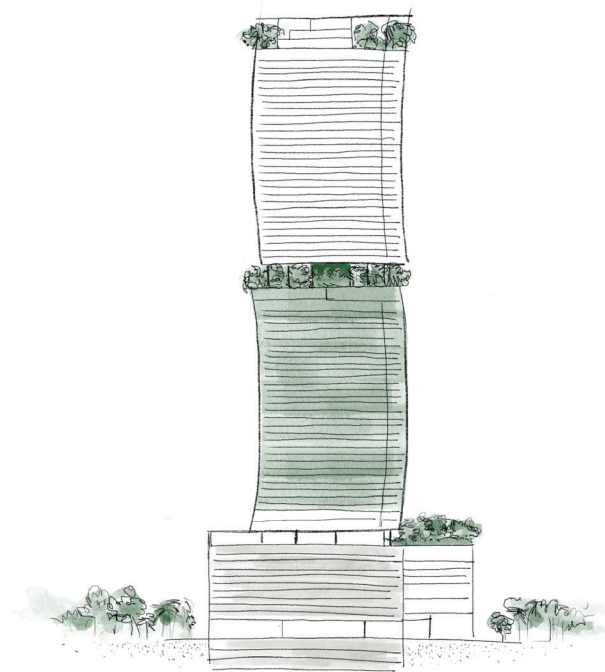
RESIDENCE E
LINE 05

2 BED | 2 BATH
INTERIOR 1,035 SF | 96 M²
EXTERIOR 290 SF | 27 M²
TOTAL 1,325 SF | 123 M²

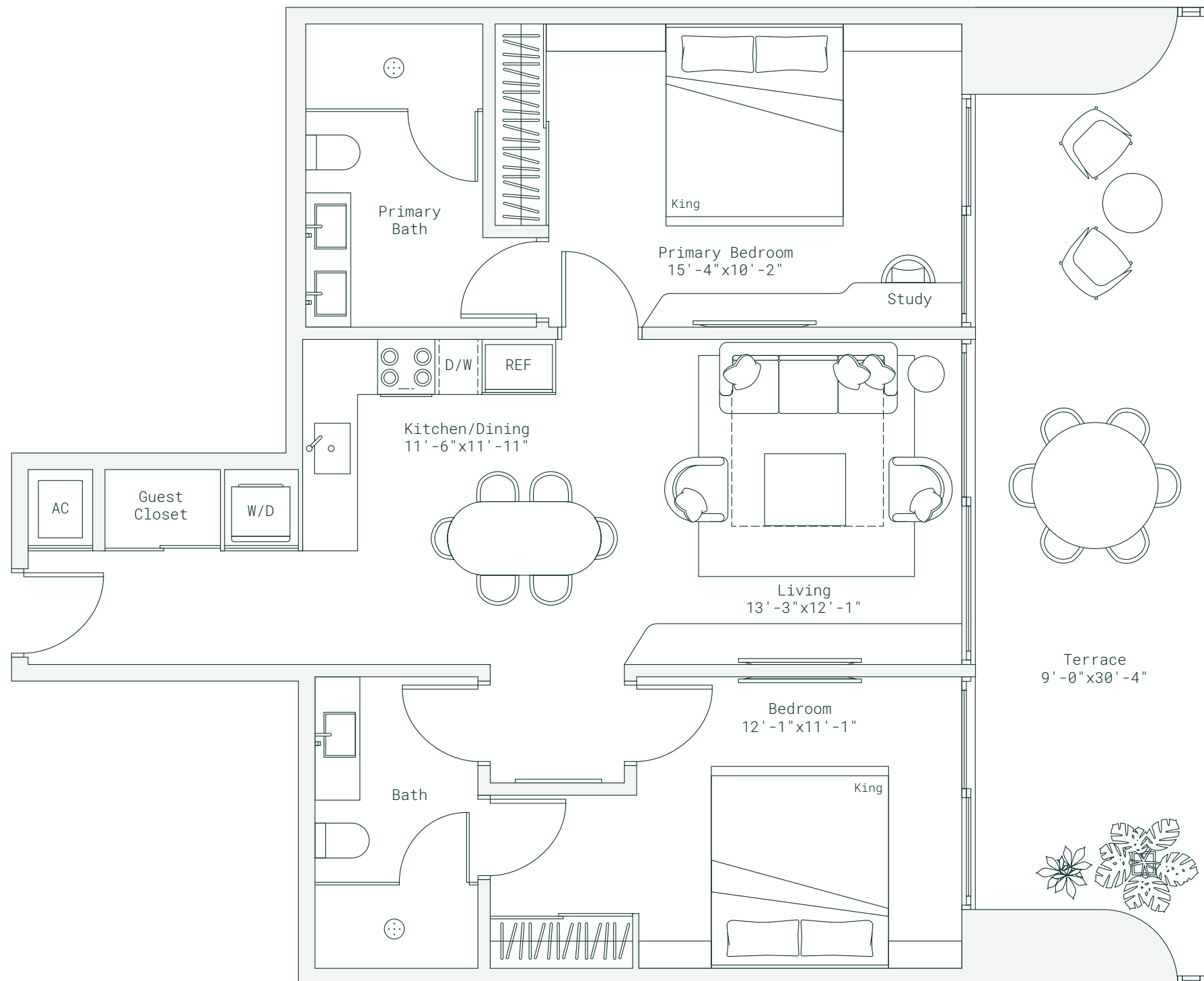


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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO 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 PROJECT IS NOT OWNED, DESIGNED, DEVELOPED, OFFERED OR SOLD BY ORA BY CASA TUA LLC OR ITS AFFILIATES. 1210 BRICKELL OWNER, LLC, THE DEVELOPER OF THE PROJECT OR ITS AFFILIATES 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. 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. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. All depictions of appliances, counters, soffits, floor coverings, accessories, furniture, fixtures, and all other items of decoration are strictly for illustrative and display purposes only and is intended to act as an example to assist purchasers in visualizing a fully furnished unit. Such depictions should not be relied upon as a representation of the final product. All such items will not be included with the unit unless otherwise provided for in the purchase and sale documents and are subject to changes or substitution without notice. Stated interior square footage is measured to the exterior face of exterior walls and to the centerline of interior demising walls or to the exterior face of walls adjoining corridors or other common elements or shared facilities without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0079

RESIDENCE F
LINE 06

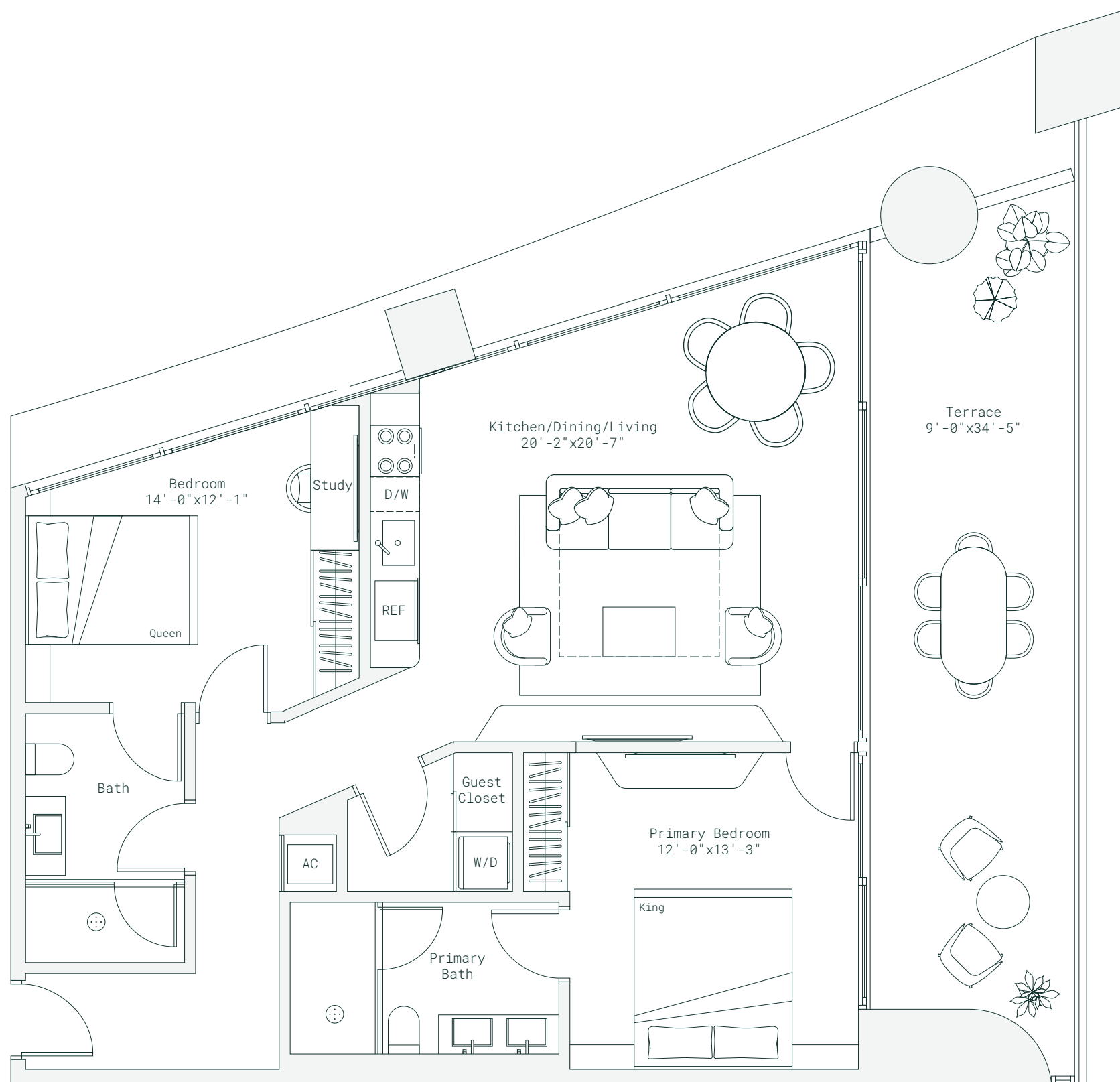
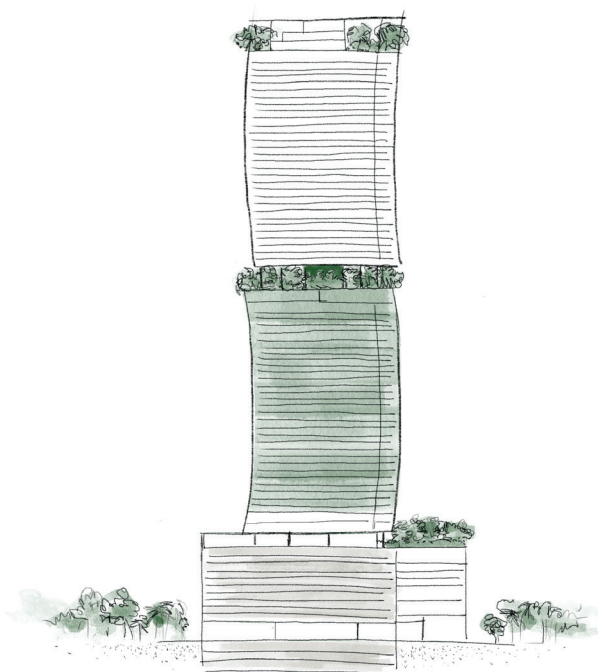
2 BED | 2 BATH
INTERIOR 1,109 SF | 103 M²
EXTERIOR 302 SF | 28 M²
TOTAL 1,411 SF | 131 M²

SOUTHWEST 12TH STREET



Below Bosco

LEVELS 12-42



ORA
BY
Casa Tua

*Designed to honor simplicity
and deepen human connection*

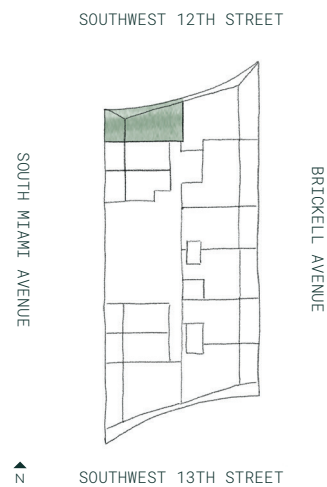
Developed By
FORTUNE
INTERNATIONAL
— GROUP —



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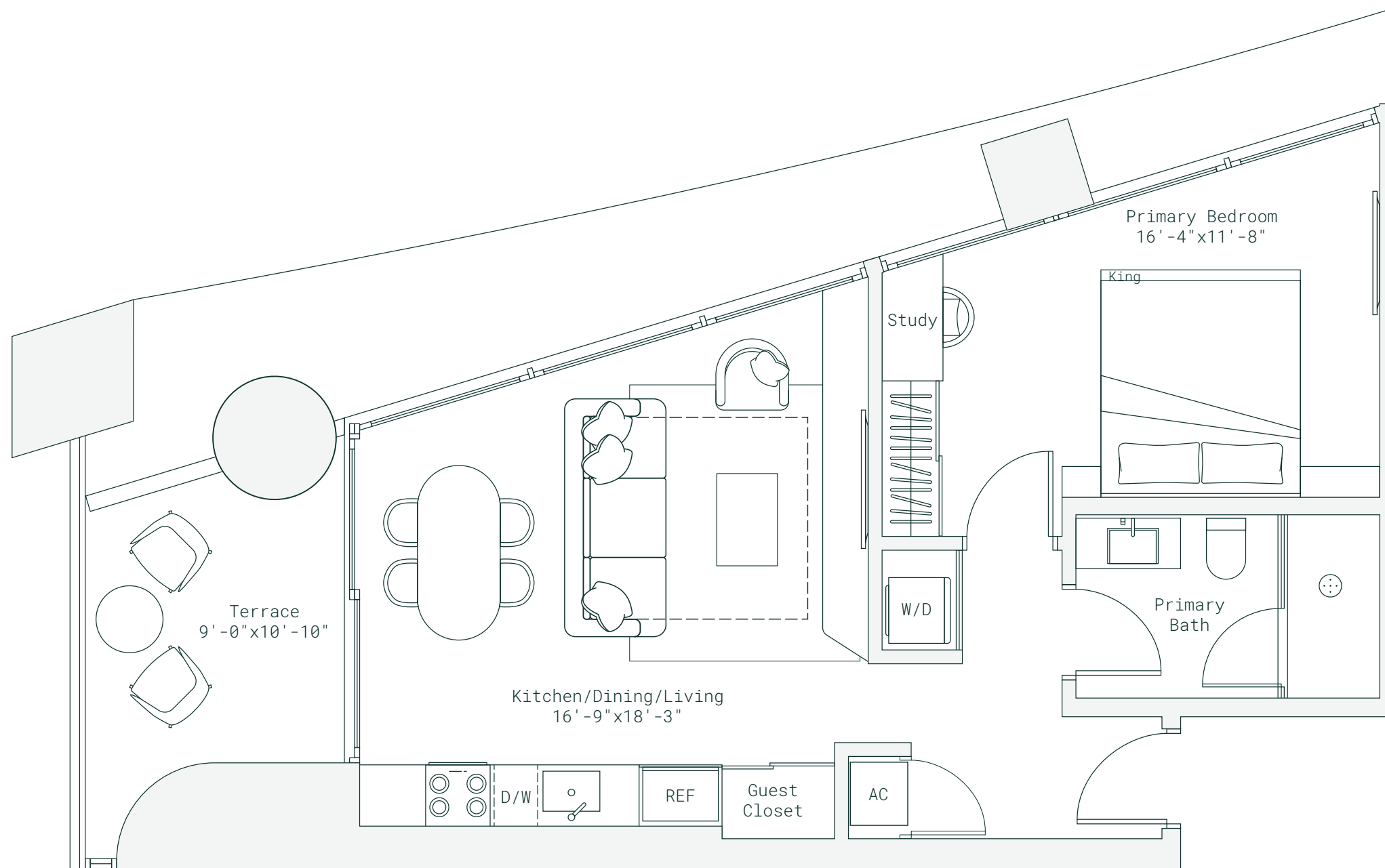
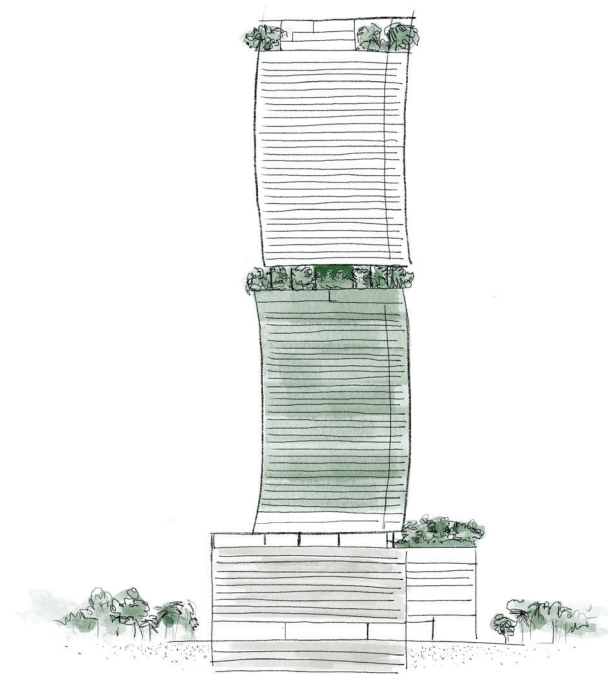
RESIDENCE G
LINE 07

1 BED | 1 BATH
INTERIOR 670 SF | 62 M²
EXTERIOR 100 SF | 9 M²
TOTAL 770 SF | 72 M²



Below Bosco

LEVELS 12-42



*Designed to honor simplicity
and deepen human connection*

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