

Casa Bella

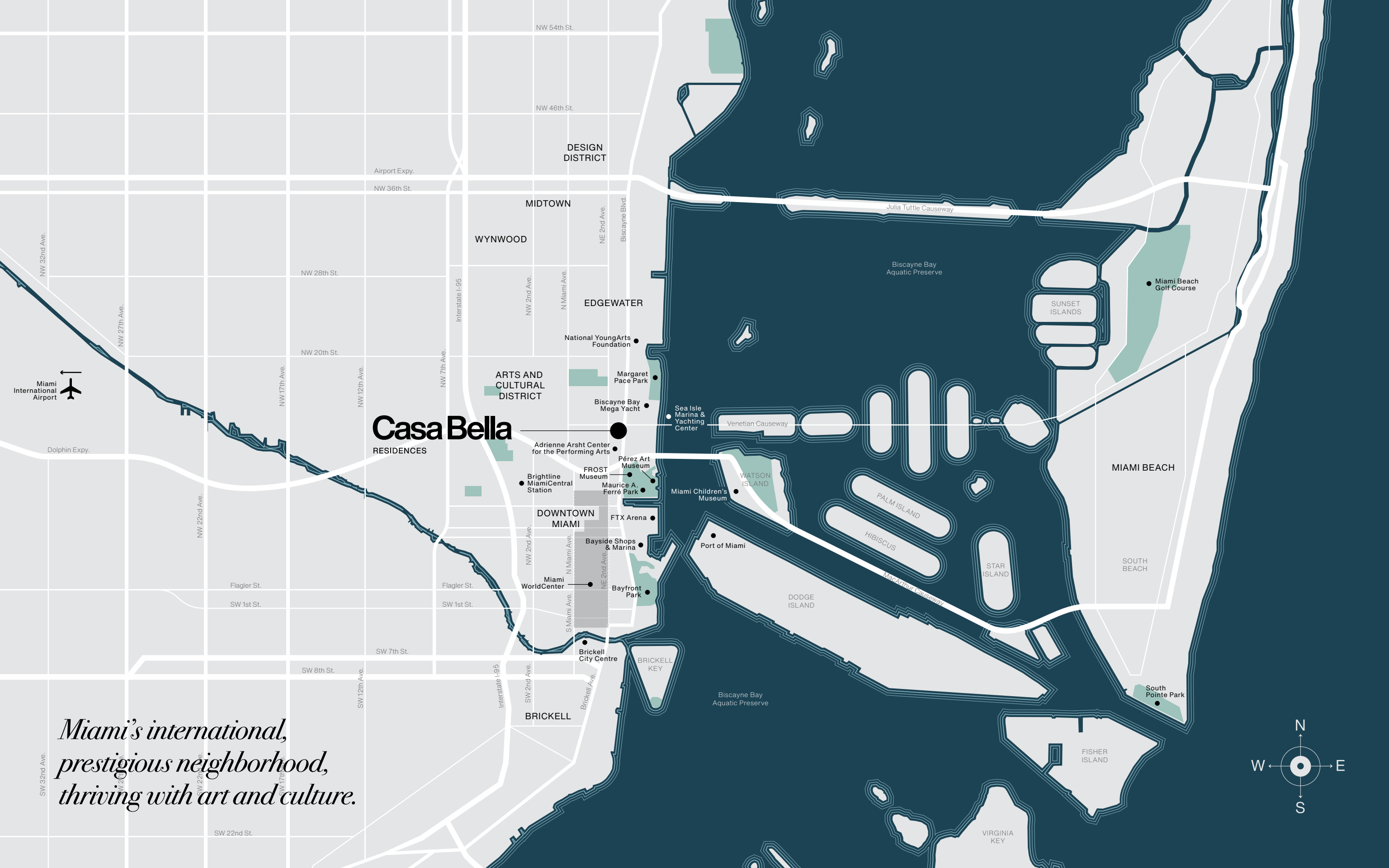
RESIDENCES

by **B&BITALIA**

The Art of Italian Living Curated by Piero Lissoni

*Welcome to the height of sophisticated
Italian living—in the heart of Miami.
CasaBella Residences by B&B
Italia—a home, and a destination,
created to bring the exquisite
experience of Italian design to life.*





Casa Bella

RESIDENCES

*Miami's international,
prestigious neighborhood,
thriving with art and culture.*

*At the heart of it all.
Miami's Arts & Cultural District*



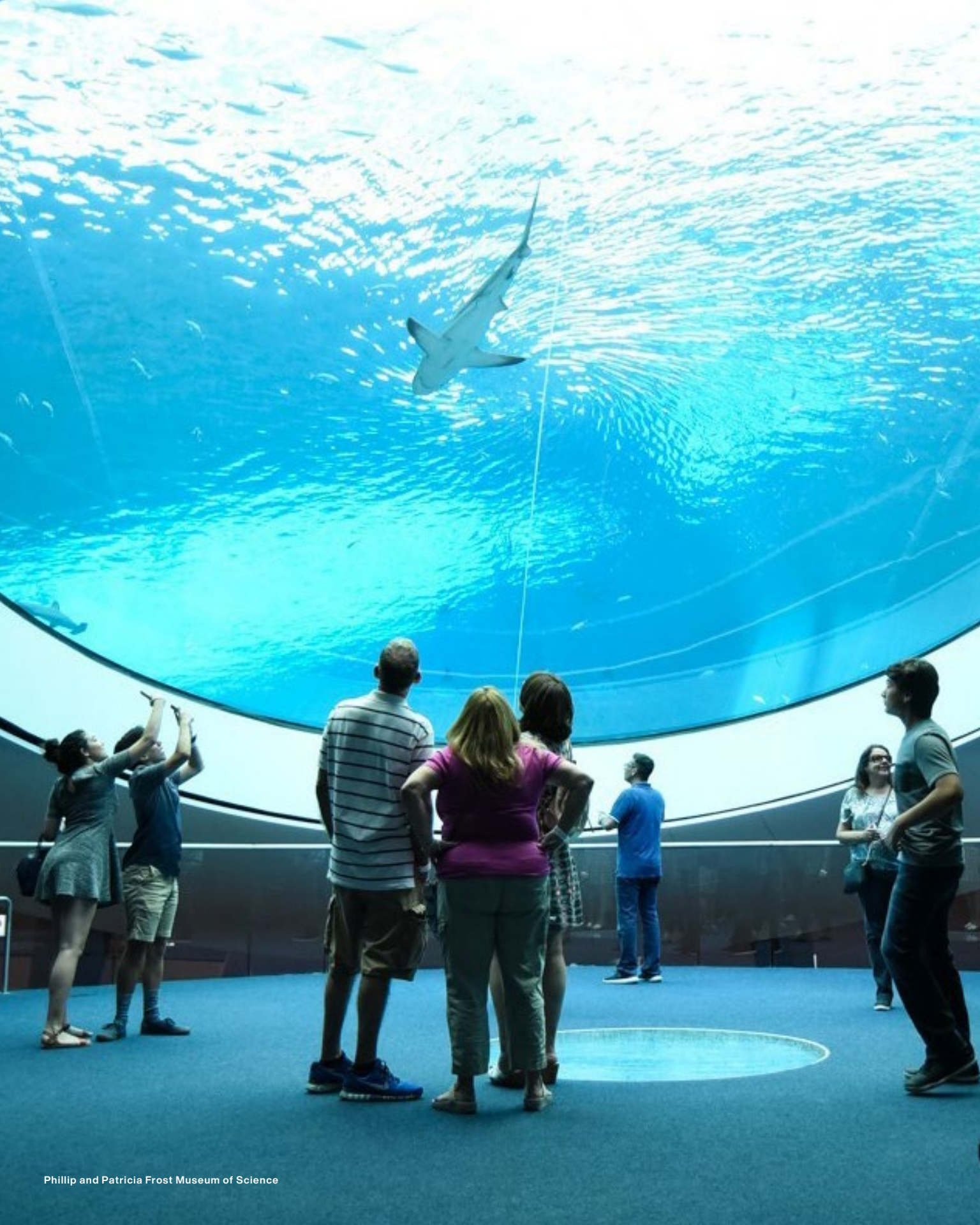
ARTIST'S CONCEPTUAL RENDERING

LOCATION

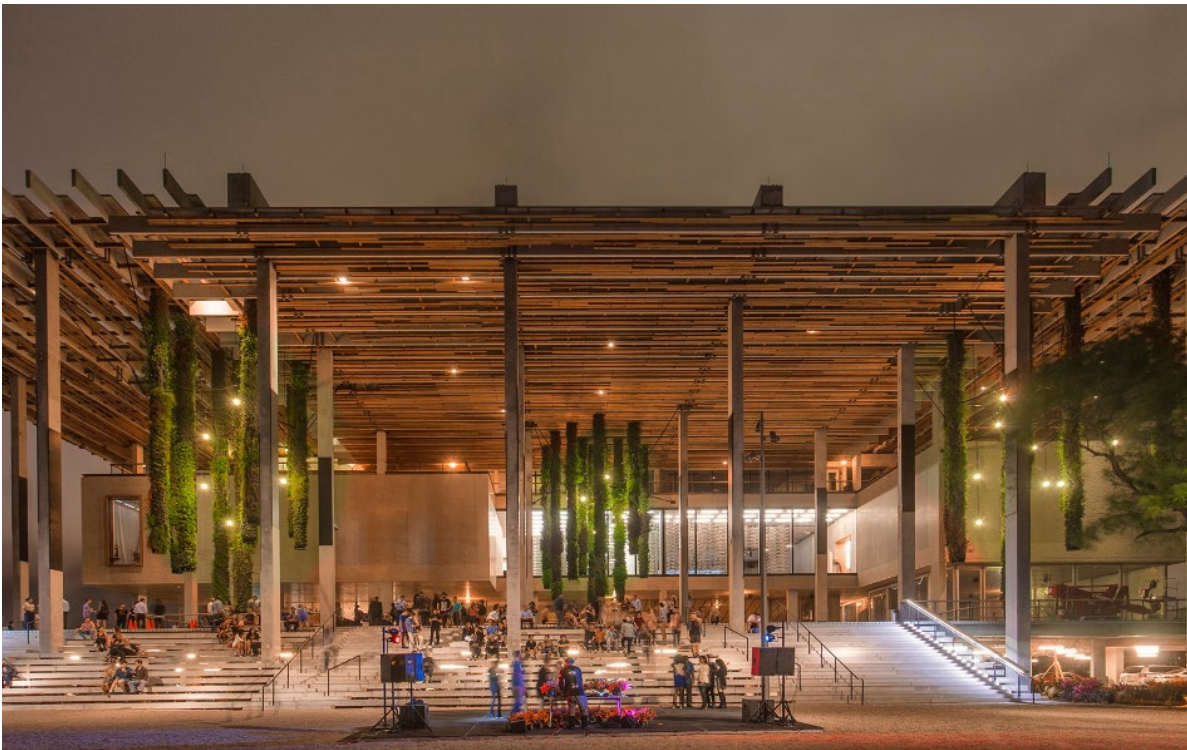
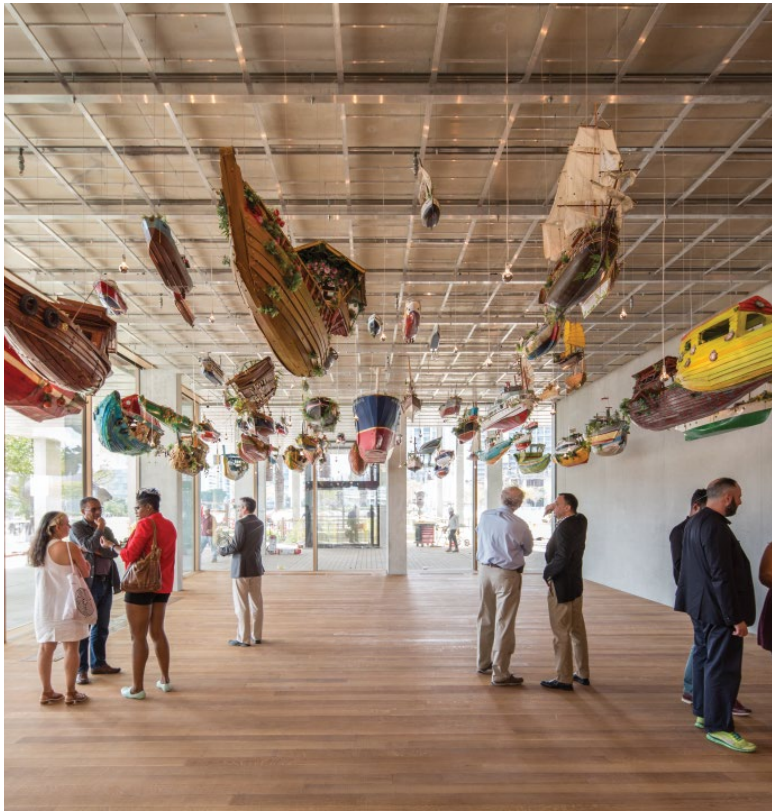
CASA BELLA BY B&B ITALIA



*Find yourself at the center of Miami's
world-class performing arts scene...*

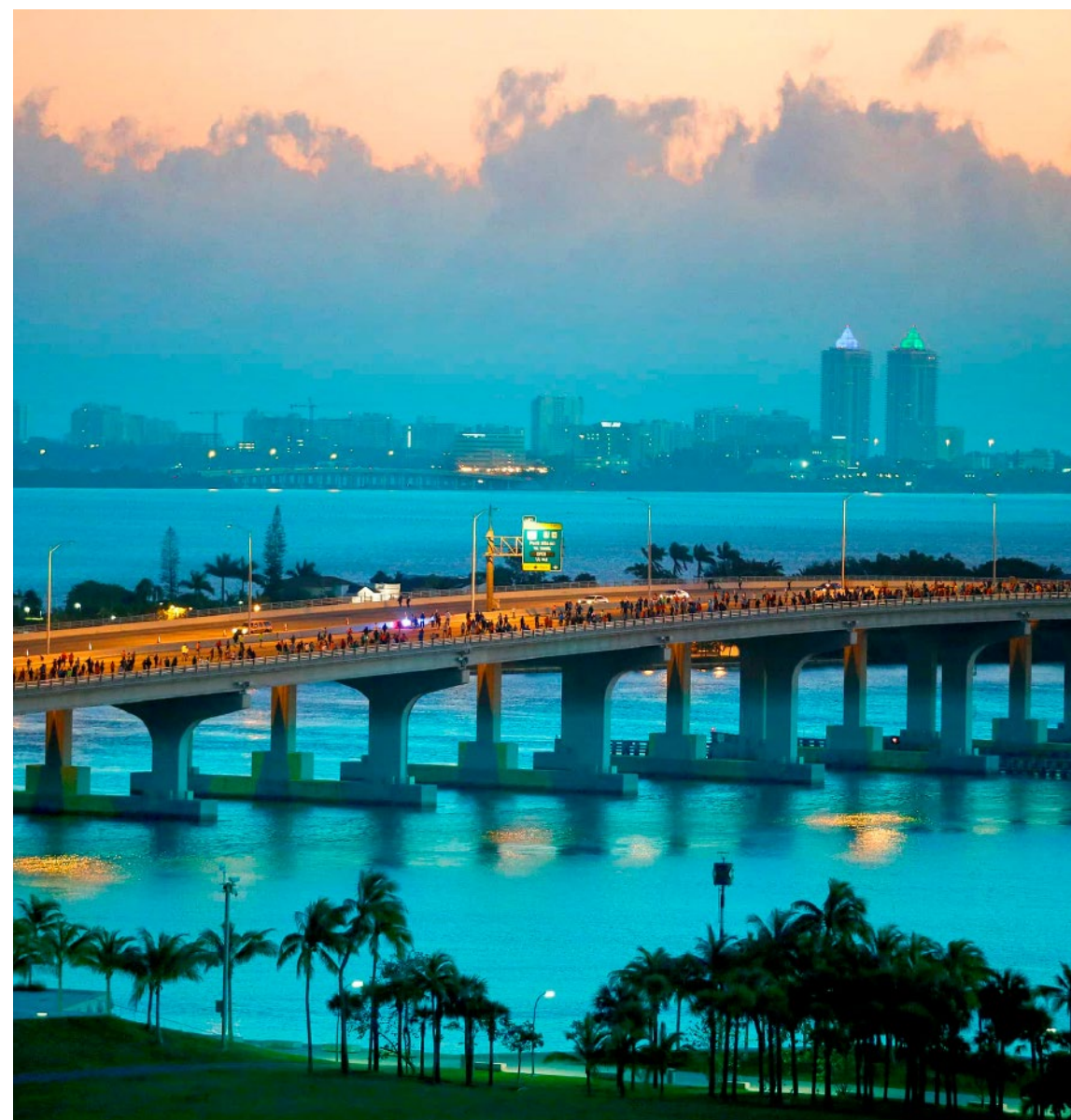


Phillip and Patricia Frost Museum of Science



Pérez Art Museum Miami





*A dynamic, waterfront scene alive
with inspiration, entertainment,
and glittering nightlife.*

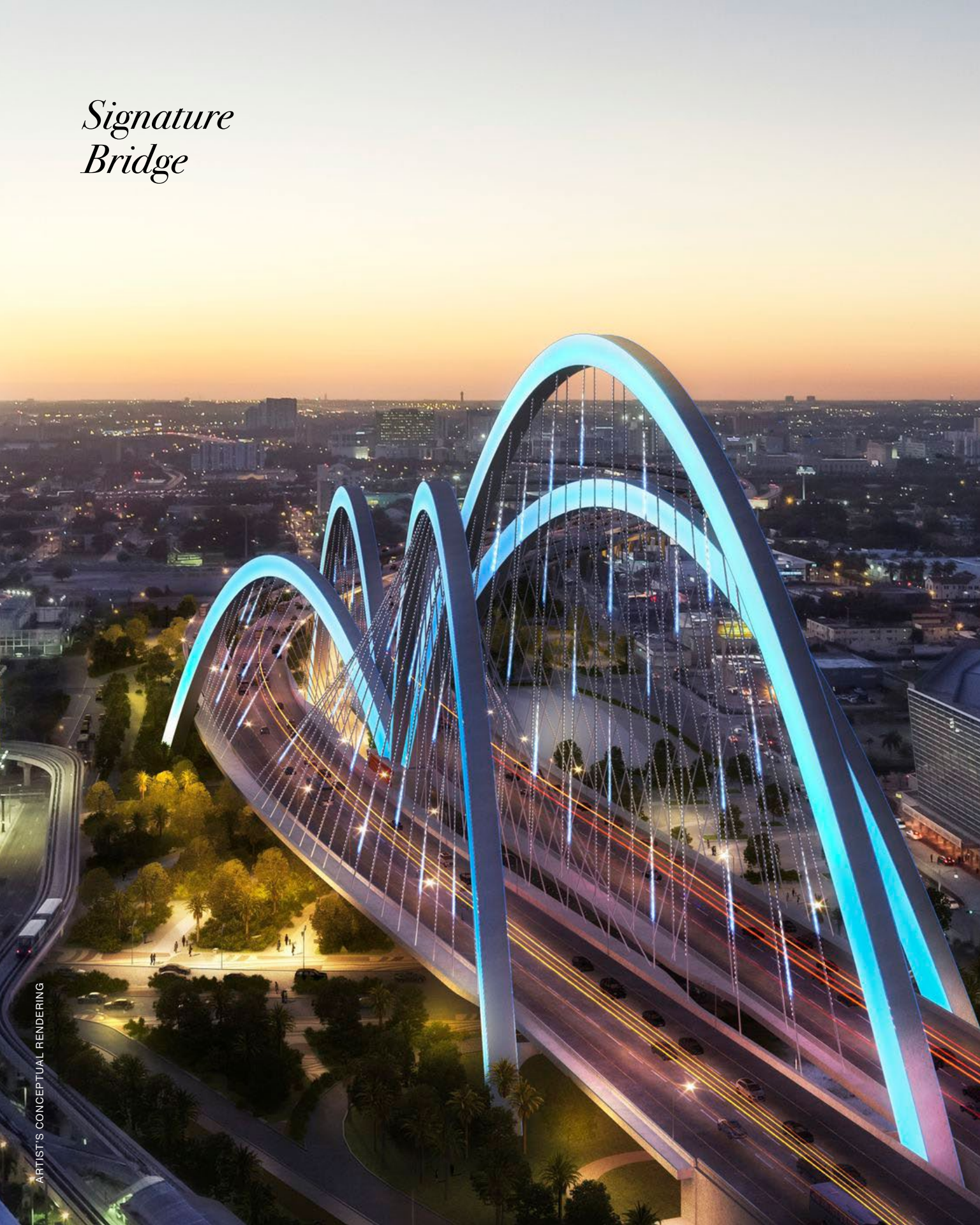


*Within minutes of Miami's Design District
and popular Brickell City Centre.*

Within walking distance of Miami's World Center, an expanse of luxury retail and dining.



Signature Bridge



ARTIST'S CONCEPTUAL RENDERING





ARTIST'S CONCEPTUAL RENDERING

“We have created the ultimate private residences—incredibly luxurious and monumental, a showcase for an exceptional lifestyle.”

JON PAUL PÉREZ

Piero Lissoni
Architect & Designer

Jon Paul Pérez
President, The Related Group

Francesco Farina
CEO, B&B Italia USA



VISIONARY TEAM

CASA BELLA BY B&B ITALIA

The Related Group

DEVELOPER

Established in 1979, Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates.

The privately held company has built, rehabilitated, and managed over 100,000 condominium, rental, and commercial units. Related Group has earned international status for its visionary designs and development of extraordinary luxury properties, including One Park Grove, Apogee, and Residences by Armani Casa, among others.

VISIONARY TEAM

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Residences by ARMANI/CASA, Sunny Isles, FL

VISIONARY TEAM

CASA BELLA BY B&B ITALIA

Alta Developers

DEVELOPER

Alta Developers is a South Florida based real estate development firm whose Principal & CEO, Raimundo Onetto, has been involved in some of the most noteworthy additions to the South Florida real estate landscape. Through advanced aesthetics and technology, Alta Developers operates with a commitment to environmental sustainability and cultural integrity, ensuring its formidable reputation of creating landmark properties.

VISIONARY TEAM

CASA BELLA BY B&B ITALIA



One Paraiso, Edgewater, FL

VISIONARY TEAM

CASA BELLA BY B&B ITALIA

B&B Italia

FURNISHINGS

Founded in 1966, B&B Italia stands out for its masterful representation of contemporary culture as well as its research and innovation, which has allowed the brand to create products with unique style and impeccable artistry, resulting in the creation of iconic pieces that have radically helped define the history of design. B&B Italia has been honored with numerous awards and is a four-time winner of the most coveted award in Italian industrial design: the Compasso d'Oro.

VISIONARY TEAM

CASA BELLA BY B&B ITALIA



VISIONARY TEAM

CASA BELLA BY B&B ITALIA



B&B Italia Collaboration with Hermès

Since its inception, B&B Italia has partnered with the world's most revered designers and brands, among them Phillipe Stark, Zaha Hadid, and Piero Lissoni, creating extraordinary destinations around the world, including One Crown Place London, The Retreat at Blue Lagoon Iceland, Bvlgari Hotel & Resort Dubai, Aman Resorts, as well as collections for boutique retailers including Montblanc, Rolex, Sergio Rossi, and Bentley.



Academy Awards 2018 Rolex Green Room

B&B Italia

FURNISHINGS



Bvlgari Worldwide



Bvlgari Worldwide

A balance of the best creative minds, unparalleled R&D, industrial know-how, and fine Italian workmanship.



Aman Resorts

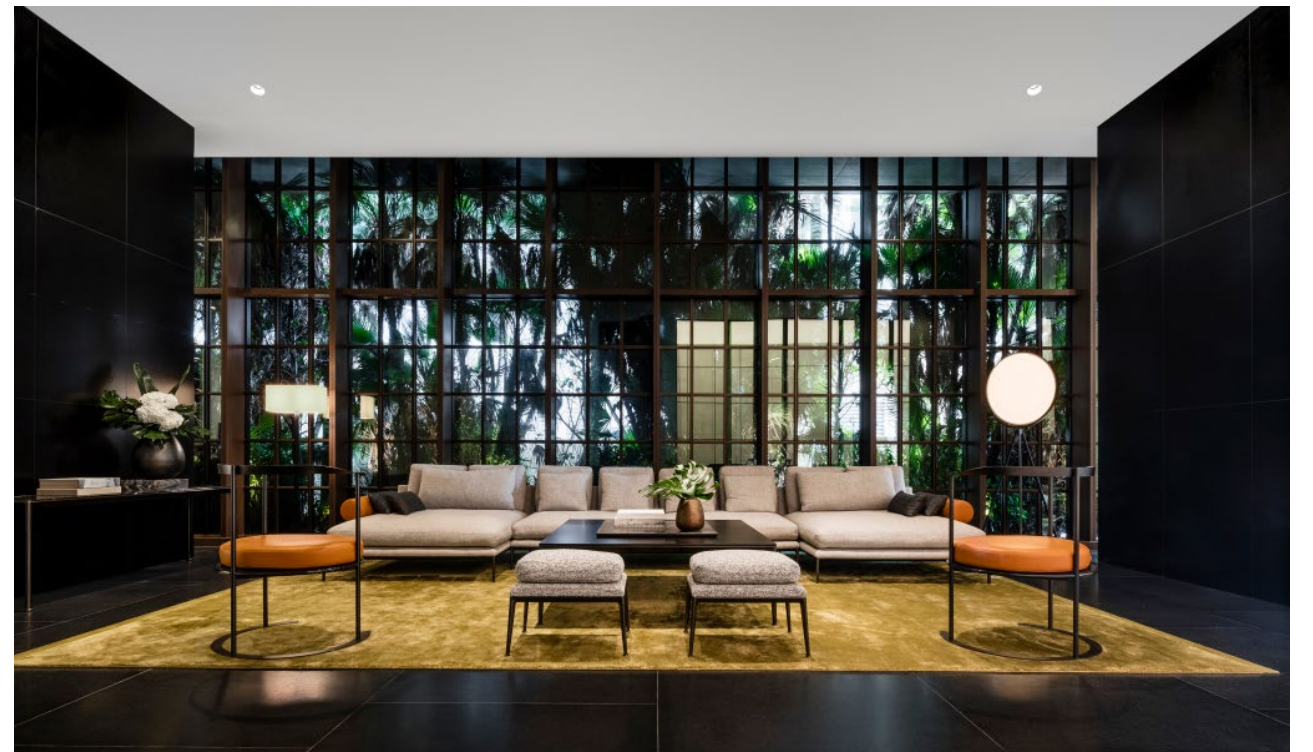
*A serene aesthetic, exquisite blend
of outdoors and in, thoughtfully
created with exclusive materials and
proprietary technique.*



One Thousand Museum



Rolls-Royce London



Arte Surfside

Lissoni &Partners

INTERIOR DESIGN

Led by Piero Lissoni, Lissoni & Partners has a 30-year history of developing international projects in the fields of architecture, landscape, interior, product, and graphic design, in addition to being responsible for the art direction for some of the world's most influential design companies. The practice combines a range of expertise with a tailored approach that sets it apart, establishing a stylistic code and visual identity that are clearly and instantly recognizable.

VISIONARY TEAM

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Piero Lissoni

VISIONARY TEAM

CASA BELLA BY B&B ITALIA

Lissoni & Partners

INTERIOR DESIGN



Monaco Yacht Club, Miami Beach



Ritz Carlton Residences, Miami Beach



Ritz Carlton Residences, Pompano Beach

VISIONARY TEAM

CASA BELLA BY B&B ITALIA

VISIONARY TEAM

CASA BELLA BY B&B ITALIA

Arquitectonica

ARCHITECTURE

Led by Principals Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica pushes the limits of design with its groundbreaking use of materials, geometry, pattern, and color to create a new kind of humanistic modern aesthetic, redefining and elevating Miami's cityscape since 1977.

VISIONARY TEAM

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Regalia Residences, Sunny Isles, FL



Bronx Museum of the Arts, NY



Ritz-Carlton Residences,
Sunny Isles, FL

VISIONARY TEAM

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Enzo Enea

LANDSCAPES

Enzo Enea is the creator of ENEA GmbH, one of the world's leading landscape architecture firms, known for its multi-disciplinary team and extraordinary ability to create a striking balance of indoors and out, from custom luxury gardens to public parks. In 2006, Enea opened the firm's first U.S. division in Miami. The firm's work includes, among others, residential, commercial, and public projects; it has earned recognition across the globe, and locally, from the Florida Chapter of the American Society of Landscape Architects.

VISIONARY TEAM

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Park Grove, Coconut Grove, FL

VISIONARY TEAM

CASA BELLA BY B&B ITALIA





Amenities

Indoor Amenities

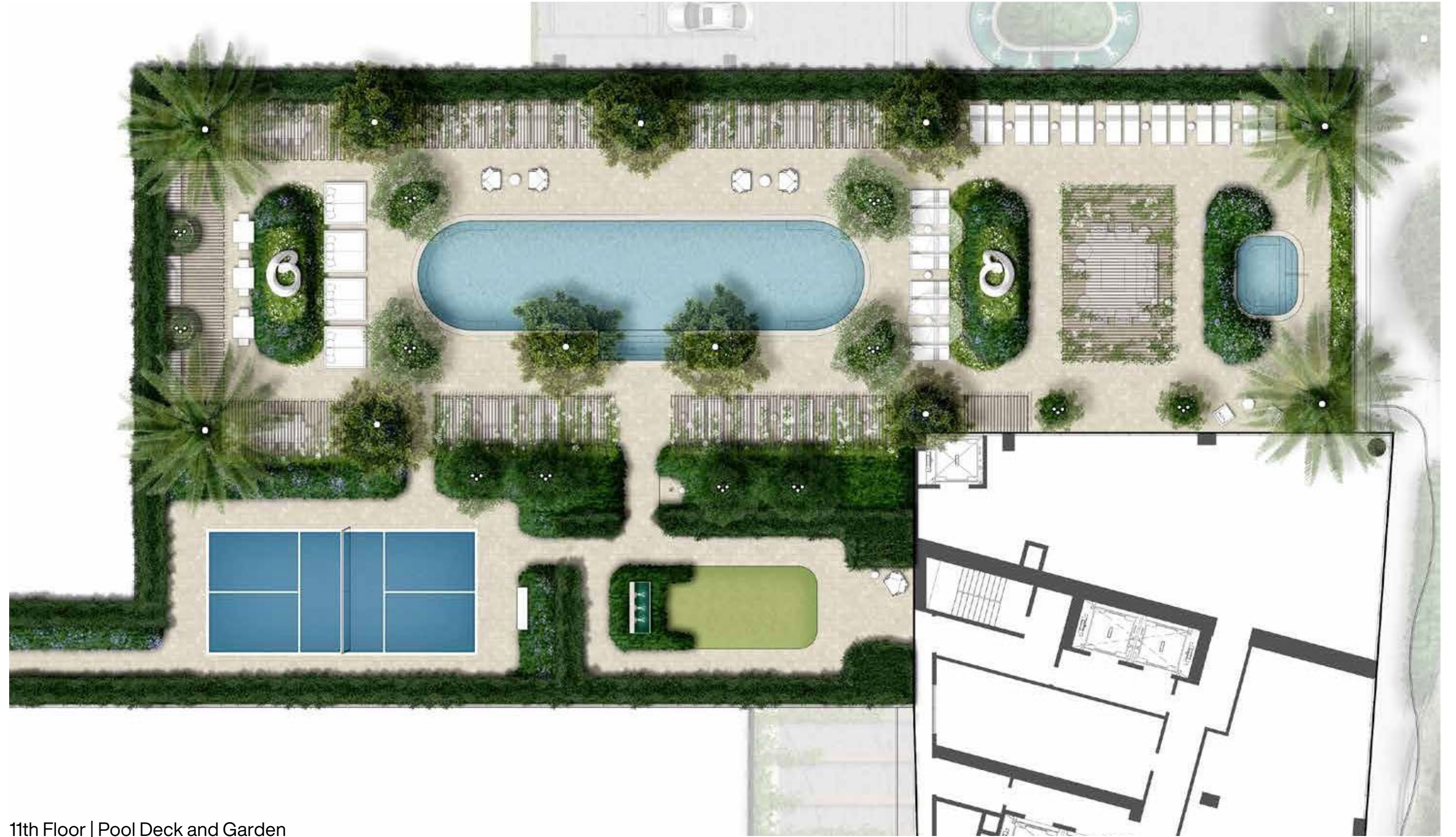
- Game Room
- Children’s Playroom, with educational games and smartboard
- Spacious Party Room overlooking Biscayne Bay
- Cinema
- Wine Room
- Museum quality art collection
- Fully equipped Business Center, including conference room
- Co-working space with a comfortable lounge
- Pet Spa
- 360 Wellness Center including: Premier fitness center overlooking Biscayne Bay, private yoga room, spin room, world-class spa offering a suite of on-demand services, and beauty salon with mani-pedi stations

Outdoor Amenities

- A stunning 11th floor pool deck featuring Italian-inspired gardens designed by world-renowned landscape architect Enzo Enea, luxury spa, and 78-foot lap pool with incredible views of Biscayne Bay
- Poolside bar and Mediterranean café
- Private cabanas and shaded lounge areas
- Towel service and sun-care kiosk
- Open-air yoga lawn
- Pickleball court
- Private dining with dedicated space for outdoor grilling
- World-class artwork throughout common areas

*Limitless luxuries and
abundant amenities, all
infused with an artful,
impeccably designed aesthetic
by B&B Italia.*





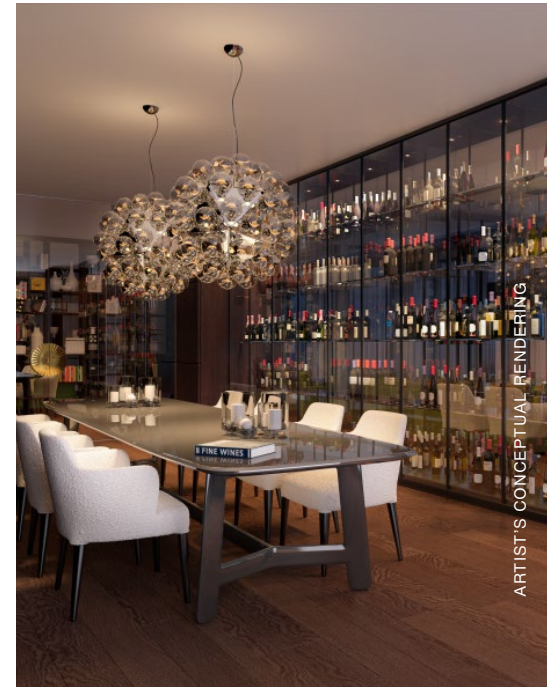
11th Floor | Pool Deck and Garden



ARTIST'S CONCEPTUAL RENDERING

78-foot lap pool with incredible views of Biscayne Bay

World-class amenities with unparalleled views of Biscayne Bay and the city beyond.



ARTIST'S CONCEPTUAL RENDERING

Wine Room



ARTIST'S CONCEPTUAL RENDERING

World-class 360 Fitness and Wellness Center

AMENITIES

CASA BELLA BY B&B ITALIA

Soaring 650 feet high, CasaBella's private observatory—with a state-of-the-art telescope—features extraordinary panoramic views.



56th Floor | Sky Pool Terrace Observatory



Services

The Grand Bay Beach Club

All residents enjoy complimentary one-year privileged access to Grand Bay Beach Club in Key Biscayne.

24/7 Services

- Valet parking
- Multilingual team on site to assist at any hour
- Security
- Maintenance staff

On-Demand Concierge

- Housekeeping
- Pre-arrival grocery shopping & delivery
- Butler & “While You’re Away” services
- Dry cleaning & laundry
- Nanny and childcare
- Overnight shoe shining
- Pet care services
- Preferred tickets to theater and other events
- Courier services
- Personal IT and tech support
- Translation services
- Newspaper delivery



56 Stories
312 Exclusive Residences
1-4 Bedroom Floor Plans

*Immerse yourself in quiet, sunlit
spaces, a constant breeze, the beauty
of a spacious private deck.*



Residential Features

State-of-the-Art Kitchens

- Sleek Italian cabinets in kitchens and baths by ITALKRAFT.
- An exquisite selection of cabinet finishes and countertops, all individually selected by Piero Lissoni.
- Top-of-the-line black glass appliance package includes integrated, paneled 36-inch Sub-Zero refrigerator/freezer, silent paneled dishwasher, Wolf built-in convection oven, Wolf built-in speed oven, ceramic glass countertop, and wine refrigeration (in most units).
- Oversized stainless steel zero-radius sink with single-lever European-designed pullout faucet drawer.

Flawless Baths

- Master baths with Italian cabinetry and design.
- Vanity backlit mirrors.
- Elongated electric water closet.
- Spacious spa tubs and frameless glass-enclosed showers in master baths.
- Imported porcelain flooring and walls.
- Italian-designed faucets.
- Powder rooms in select residences.

All residences feature two private elevators and a private vestibule. Elevators are equipped with biometric access control for enhanced security. Most units enjoy spacious pass-through layouts with soaring 10-foot ceilings and breathtaking views of Biscayne Bay, the Downtown Miami skyline, and stunning sunsets from the west.





Open entertaining. An exquisite selection of cabinet finishes and countertops, all individually selected by Piero Lissoni.

*Master baths featuring imported
porcelain and premium Italian
cabinetry with designer details.*



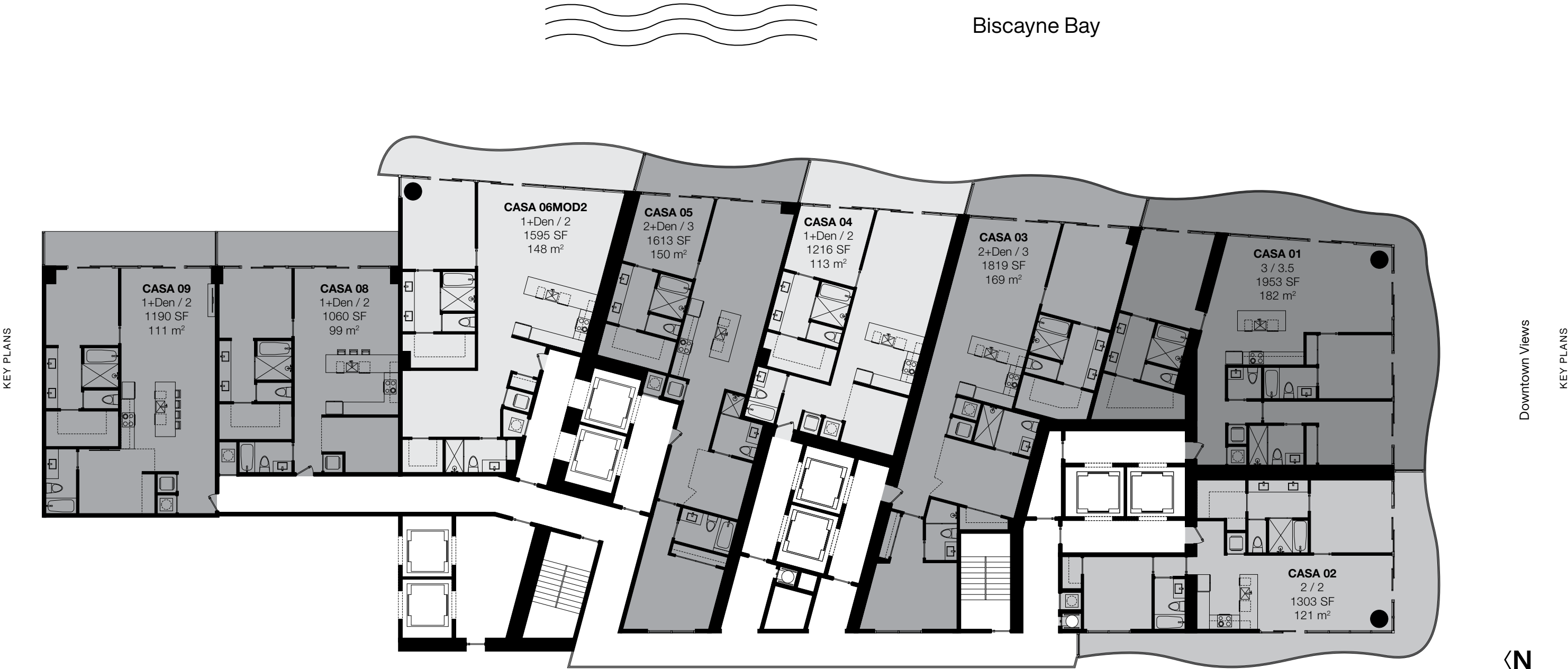
With dramatic floor-to-ceiling window walls, residents are poised within the glamorous panorama of the Miami skyline.

*Welcome home to the best of
all worlds—fine Italian design,
endless amenities, and the most
extraordinary water views.*

Key Plans

Podium Typical Floor

Floors 2 through 8



KEY PLANS

Downtown Views

KEY PLANS

CASA BELLA BY B&B ITALIA

CASA BELLA BY B&B ITALIA

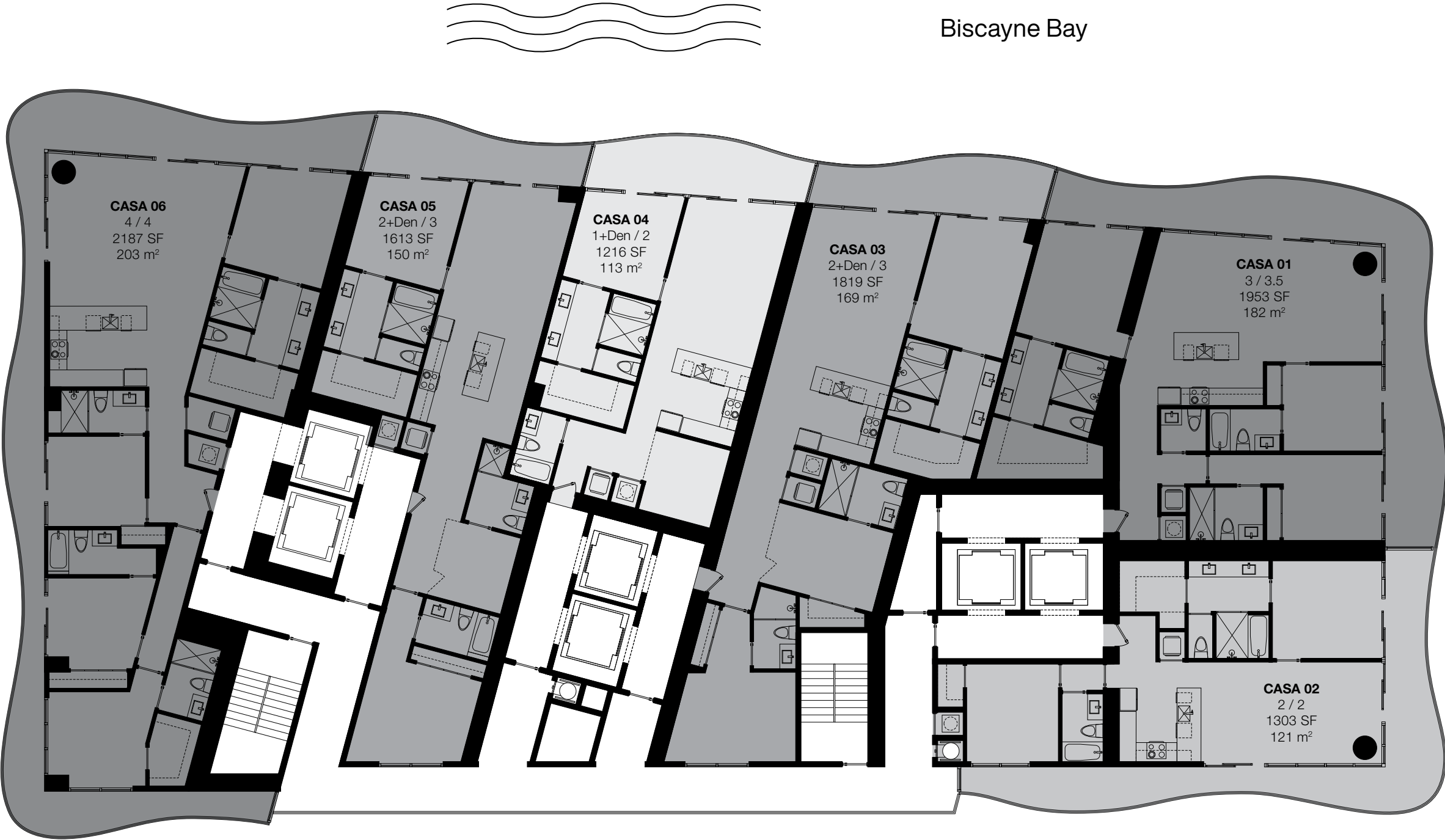
The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in the Developer's Prospectus and the method set forth in the Developer's Prospectus may result in a square footage calculation less than the method used here. The balconies depicted are conceptual and the size will vary based on floor level of unit, final permitting and completed construction. The illustrations and images are conceptual and may vary from concept to actual construction. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guarantee or represent any specific use of space. Furnishings, design features, fixtures, and décor illustrated are conceptual and are not included with purchase of a Unit. Consult the Developer's Prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions. The Developer, PRH 1400 BISCAYNE 1, LLC, is a licensee of: The Related Group; B&B Italia; and Piero Lissoni, but none of these licensors is the Developer. © 2021 with all rights reserved PRH 1400 BISCAYNE 1, LLC

Tower Typical Floor

Floors 23 through 47

KEY PLANS

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KEY PLANS

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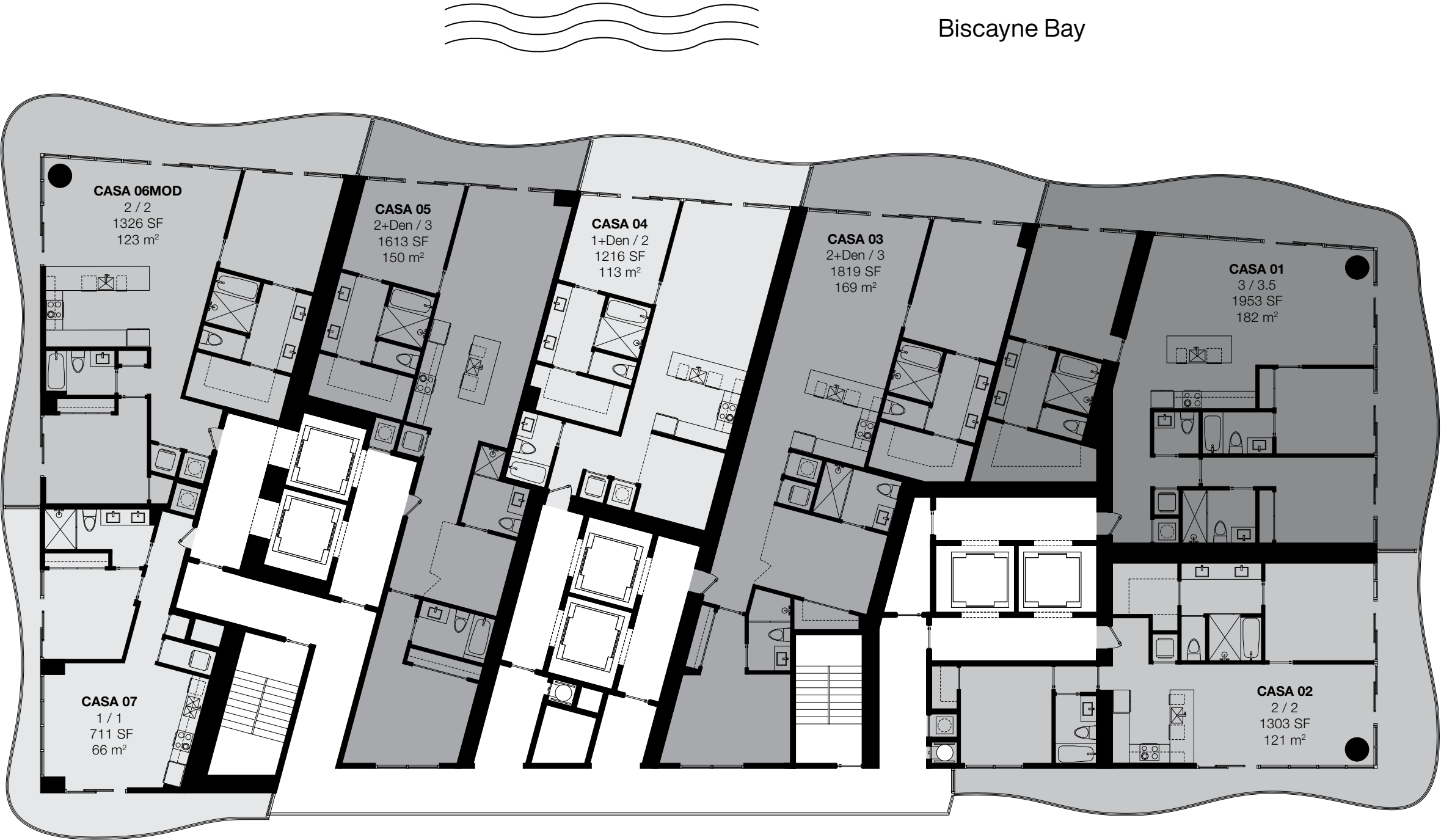
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Tower Typical Floor - Mod

Floors 12 through 22

KEY PLANS

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Downtown Views

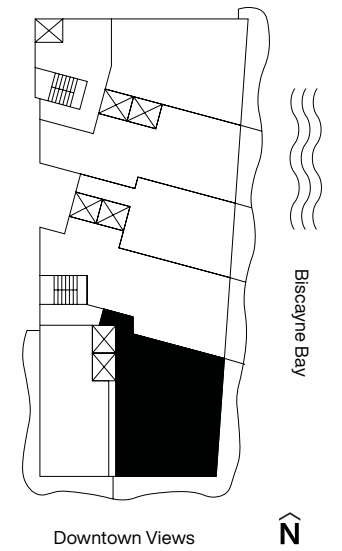
KEY PLANS

CASA BELLA BY B&B ITALIA

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Floor Plans

Floors 2 *through* 47



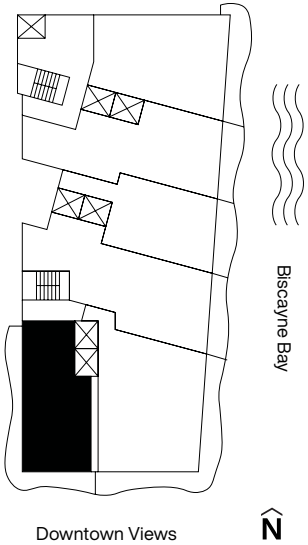
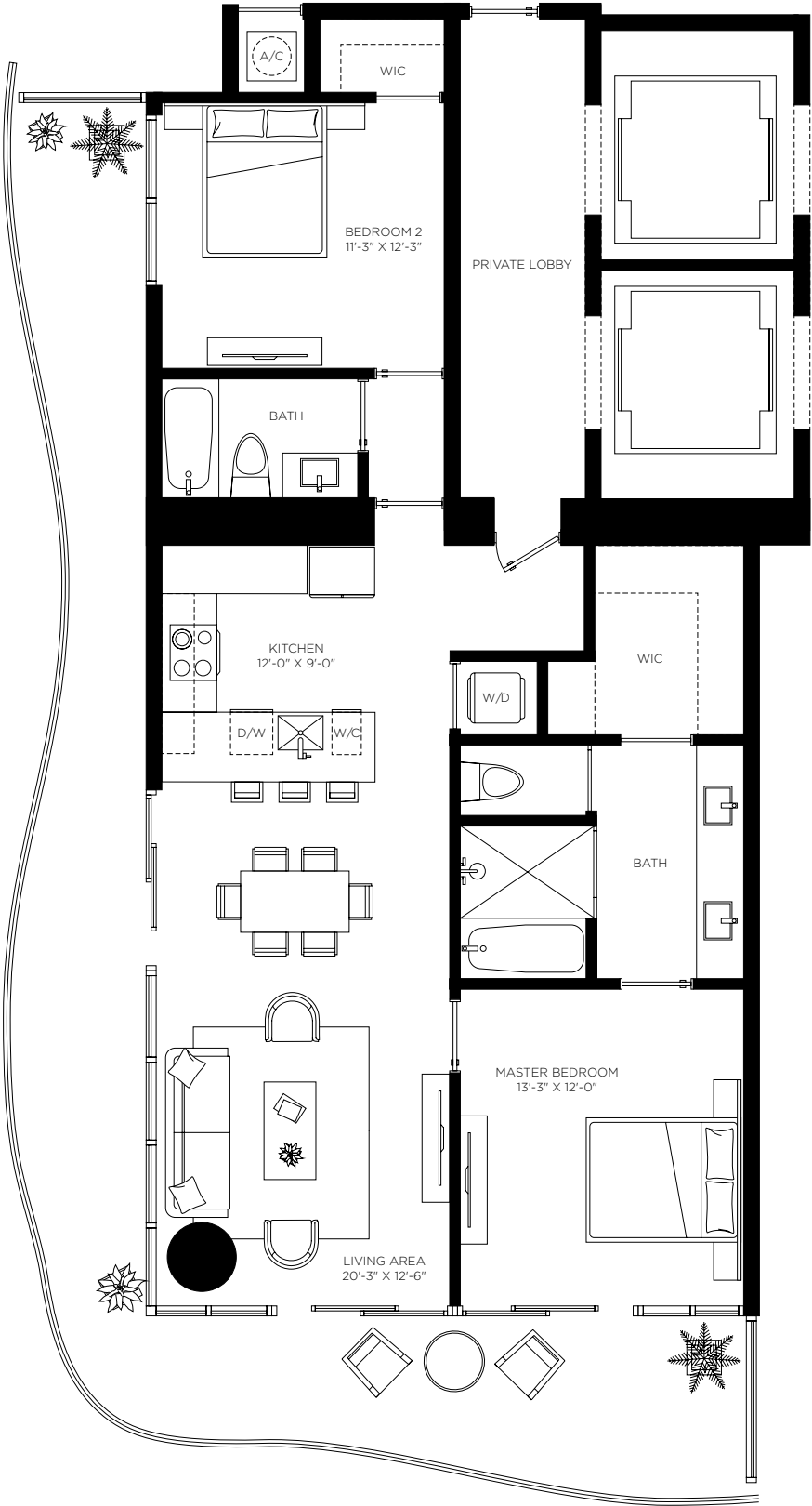
Total Area
2,523 sf / 235 m²

Casa 02

Floors 2 through 47

FLOOR PLANS

CASA BELLA BY B&B ITALIA



FLOOR PLANS

CASA BELLA BY B&B ITALIA

2 Bedrooms

2 Bathrooms

AC Area

1,303 sf / 121 m²

Outdoor Area

464 sf / 43 m²

Total Area

1,767 sf / 164 m²

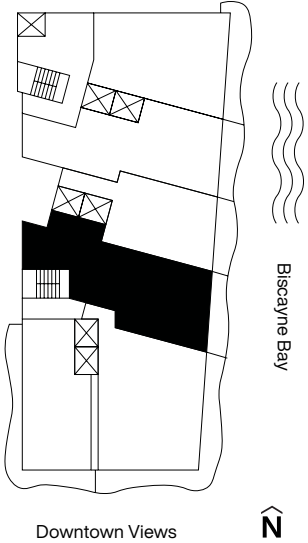
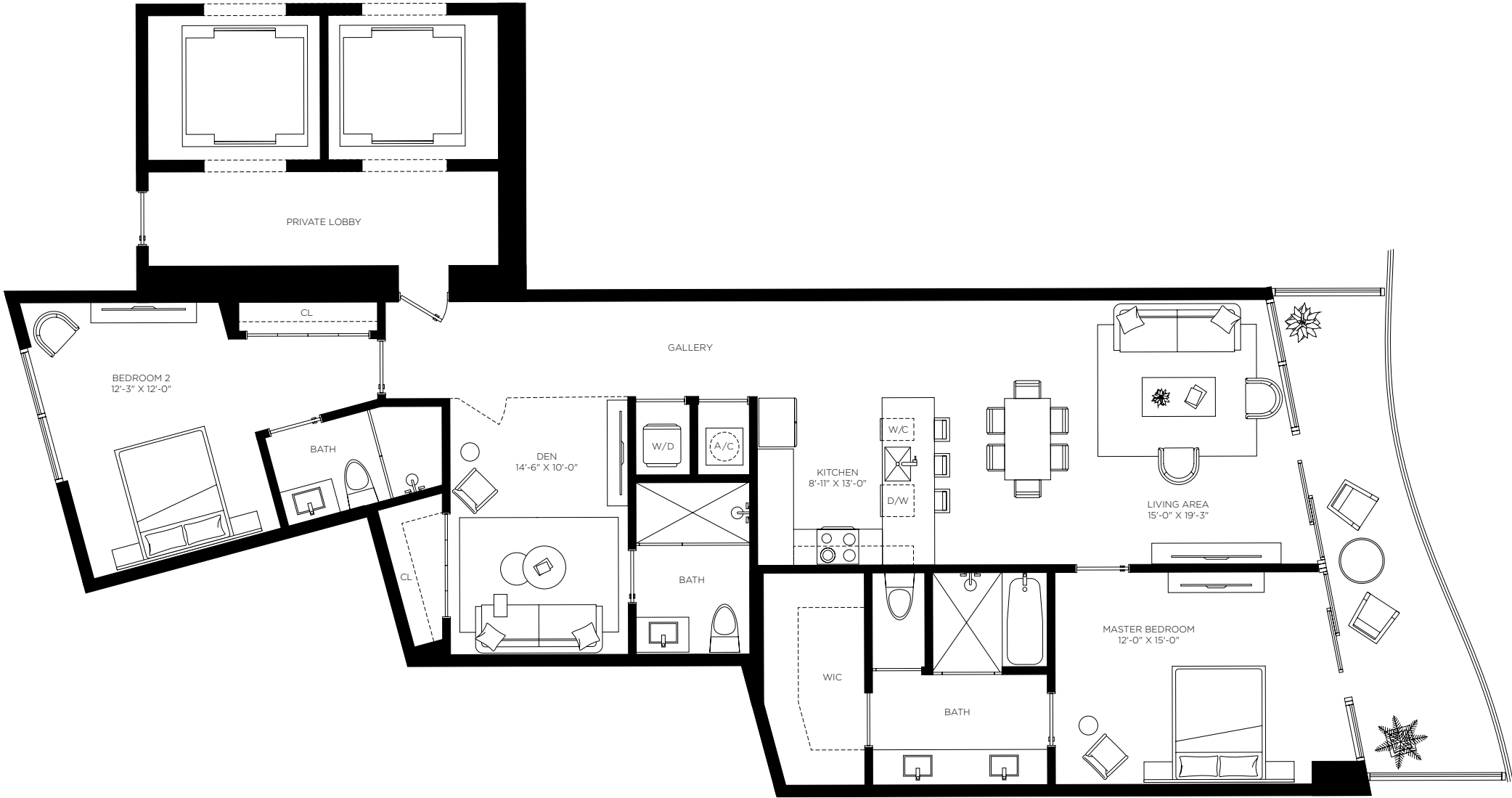
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Casa 03

Floors 2 through 47

FLOOR PLANS

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FLOOR PLANS

CASA BELLA BY B&B ITALIA

2 Bedrooms
3 Bathrooms
Den

AC Area
1,819 sf / 169 m²

Outdoor Area
199 sf / 18 m²

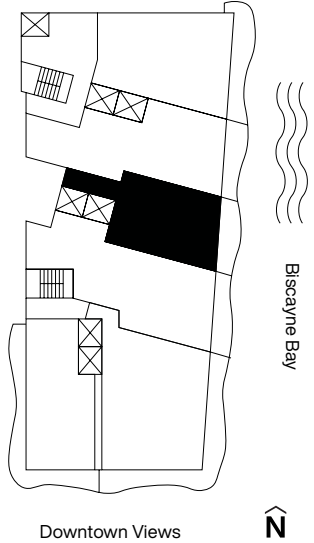
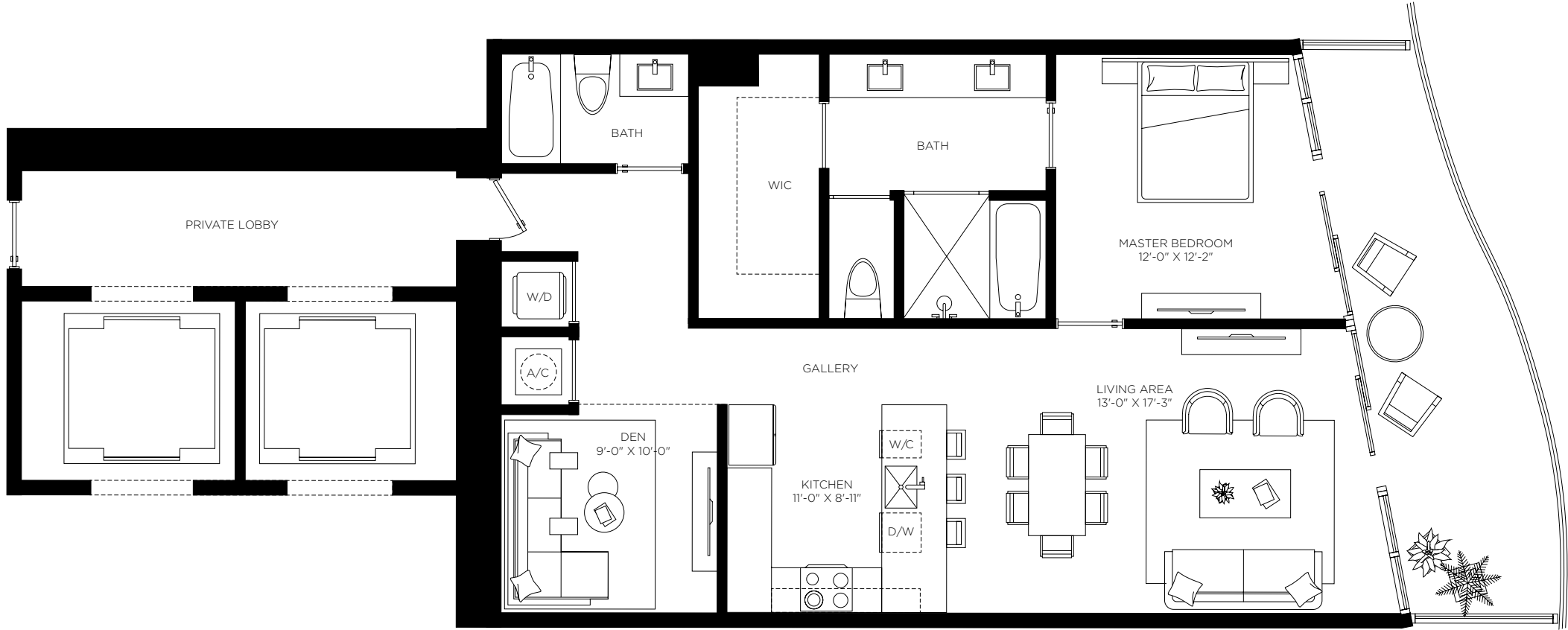
Total Area
2,018 sf / 187 m²

The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in the Developer's Prospectus and the method set forth in the Developer's Prospectus may result in a square footage calculation less than the method used here. The balconies depicted are conceptual and the size will vary based on floor level of unit, final permitting and completed construction. The illustrations and images are conceptual and may vary from concept to actual construction. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guarantee or represent any specific use of space. Furnishings, design features, fixtures, and décor illustrated are conceptual and are not included with purchase of a Unit. Consult the Developer's Prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions. The Developer, PRH 1400 BISCAYNE 1, LLC, is a licensee of: The Related Group; B&B Italia; and Piero Lissoni, but none of these licensors is the Developer. © 2021 with all rights reserved PRH 1400 BISCAYNE 1, LLC

Casa 04

Floors 2 through 47

FLOOR PLANS



FLOOR PLANS

1 Bedroom
2 Bathrooms
Den

AC Area
1,216 sf / 113 m²

Outdoor Area
192 sf / 18 m²

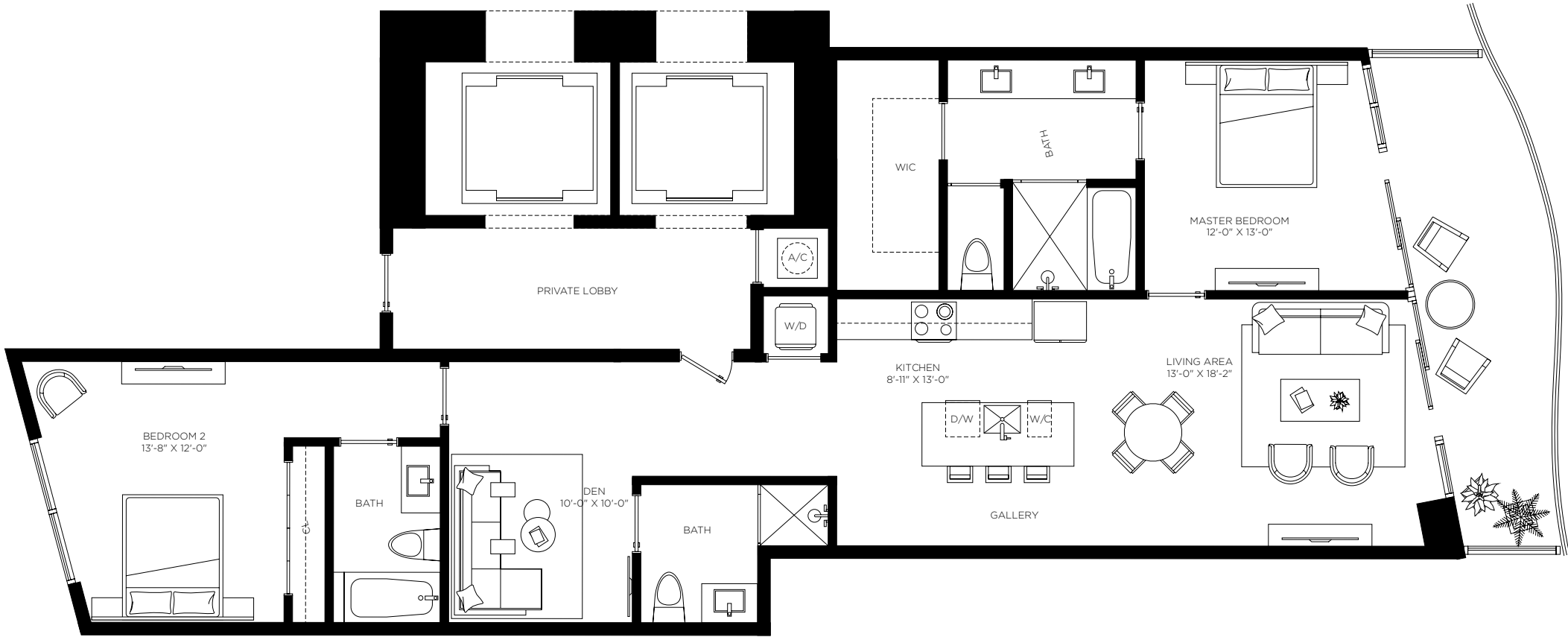
Total Area
1,408 sf / 131 m²

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Casa 05

Floors 2 through 47

FLOOR PLANS



2 Bedrooms

3 Bathrooms

Den

AC Area

1,613 sf / 150 m²

Outdoor Area

189 sf / 18 m²

Total Area

1,802 sf / 168 m²

The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in the Developer's Prospectus and the method set forth in the Developer's Prospectus may result in a square footage calculation less than the method used here. The balconies depicted are conceptual and the size will vary based on floor level of unit, final permitting and completed construction. The illustrations and images are conceptual and may vary from concept to actual construction. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guarantee or represent any specific use of space. Furnishings, design features, fixtures, and décor illustrated are conceptual and are not included with purchase of a Unit. Consult the Developer's Prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions. The Developer, PRH 1400 BISCAYNE 1, LLC, is a licensee of: The Related Group, B&B Italia, and Piero Lissoni, but none of these licensors is the Developer. © 2021 with all rights reserved PRH 1400 BISCAYNE 1, LLC

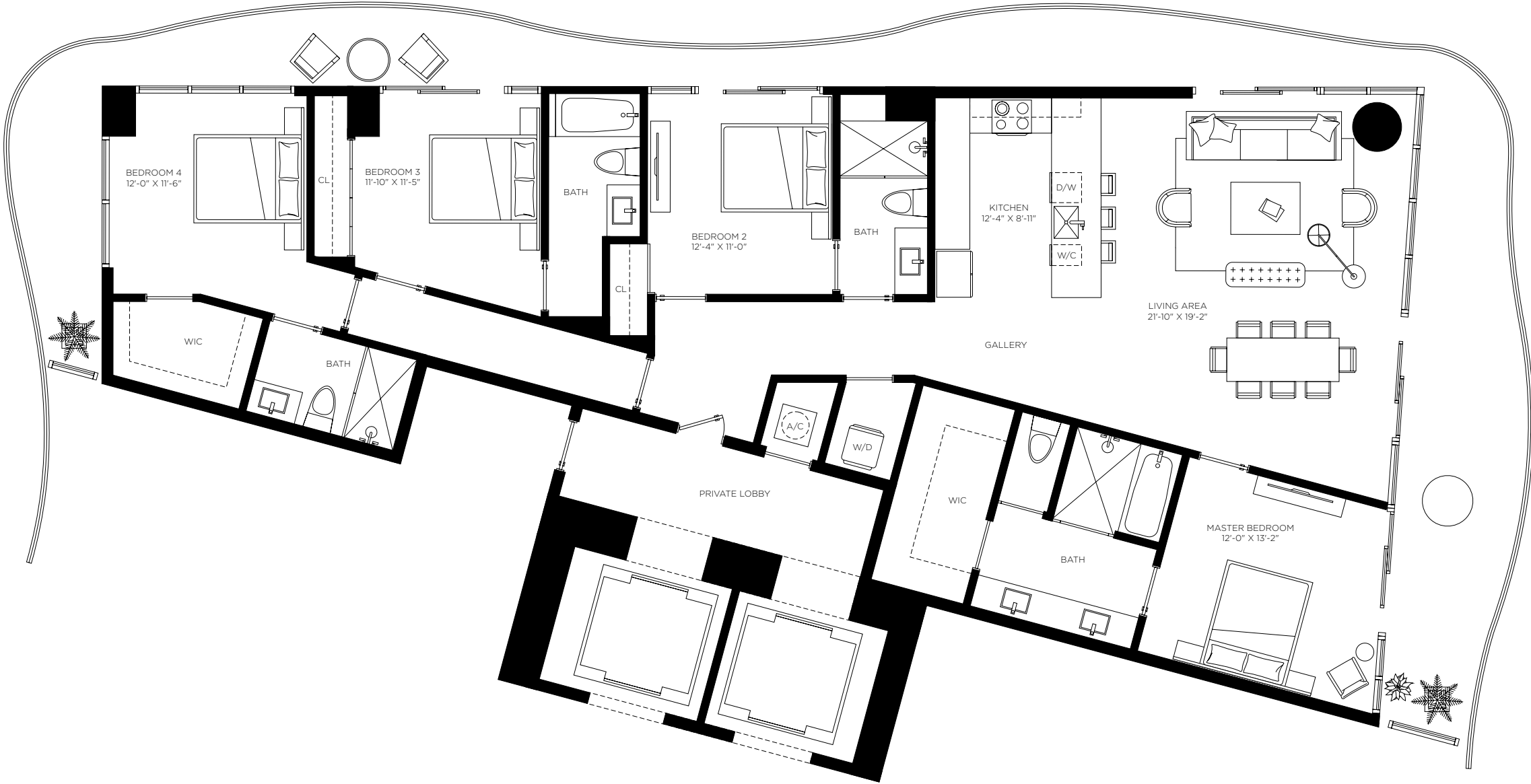
FLOOR PLANS

Casa 06

Floors 23 through 47

FLOOR PLANS

CASA BELLA BY B&B ITALIA



4 Bedrooms
4 Bathrooms

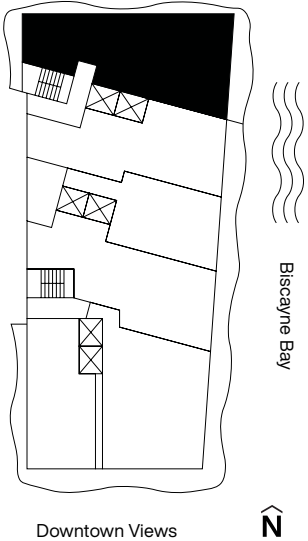
AC Area
2,187 sf / 203 m²

Outdoor Area
722 sf / 67 m²

Total Area
2,909 sf / 270 m²

FLOOR PLANS

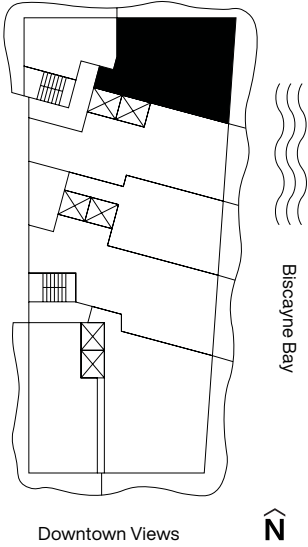
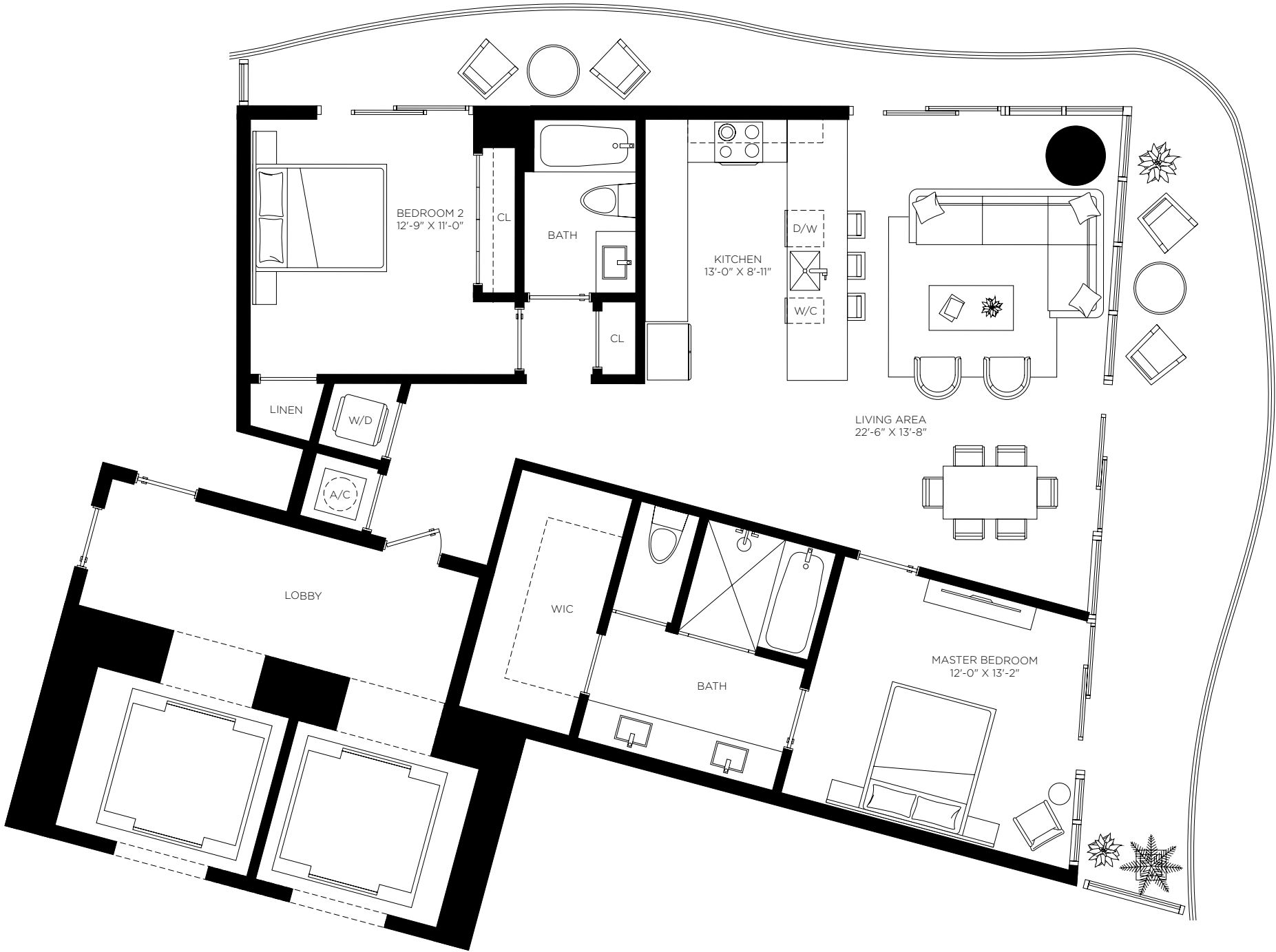
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Casa 06 MOD

Floors 12 through 22



2 Bedrooms
2 Bathrooms

AC Area
1,326 sf / 123 m²

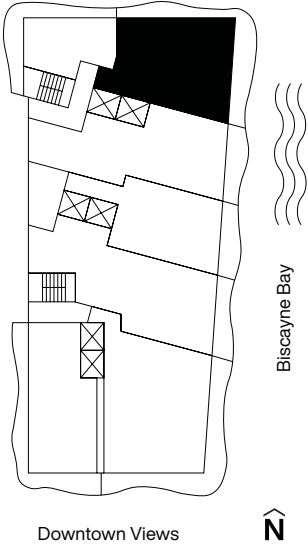
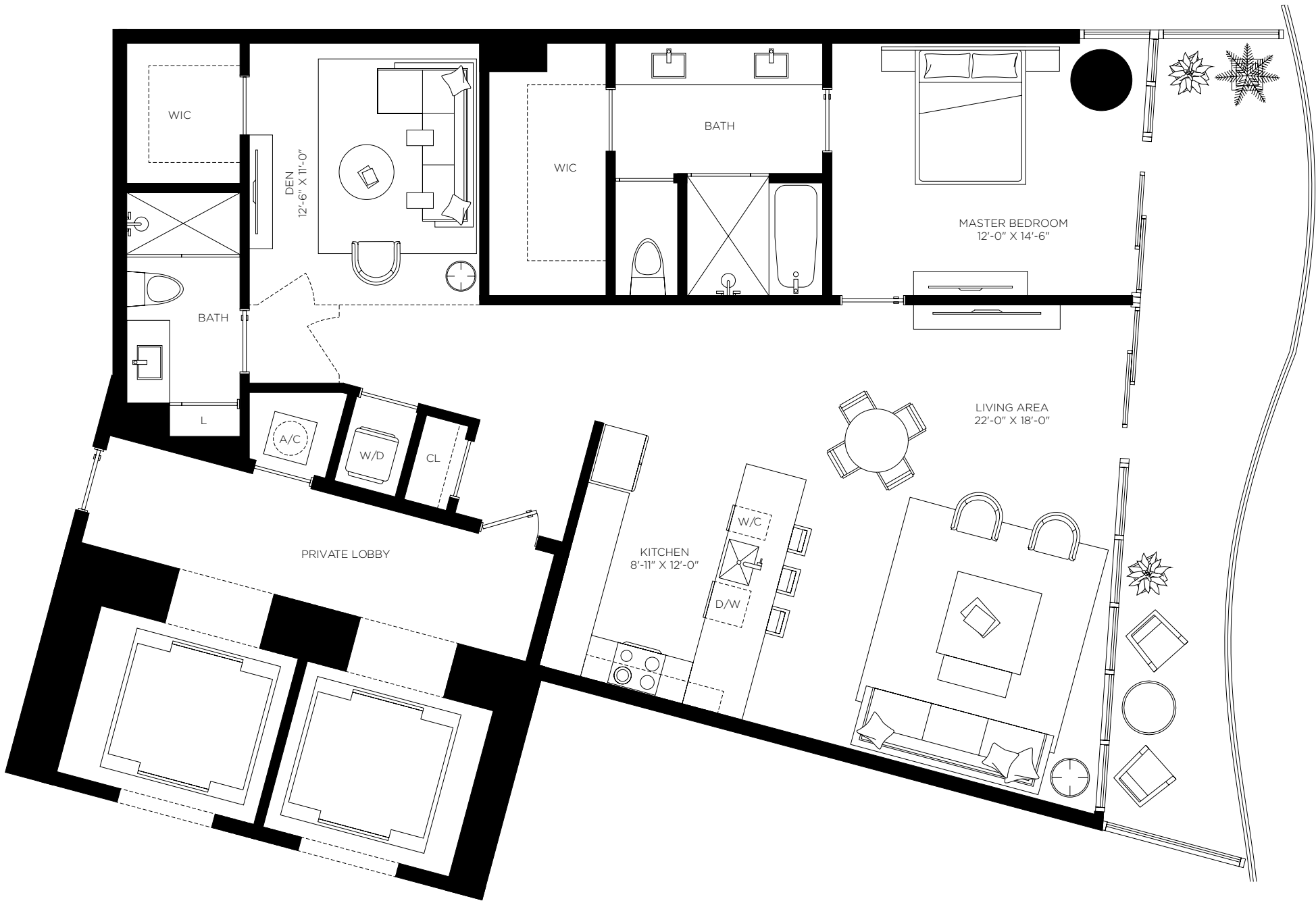
Outdoor Area
449 sf / 42 m²

Total Area
1,775 sf / 165 m²

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Casa 06 MOD2

Floors 2 through 9



1 Bedroom
2 Bathrooms
Den

AC Area
1,595 sf / 148 m²

Outdoor Area
290 sf / 27 m²

Total Area
1,885 sf / 175 m²

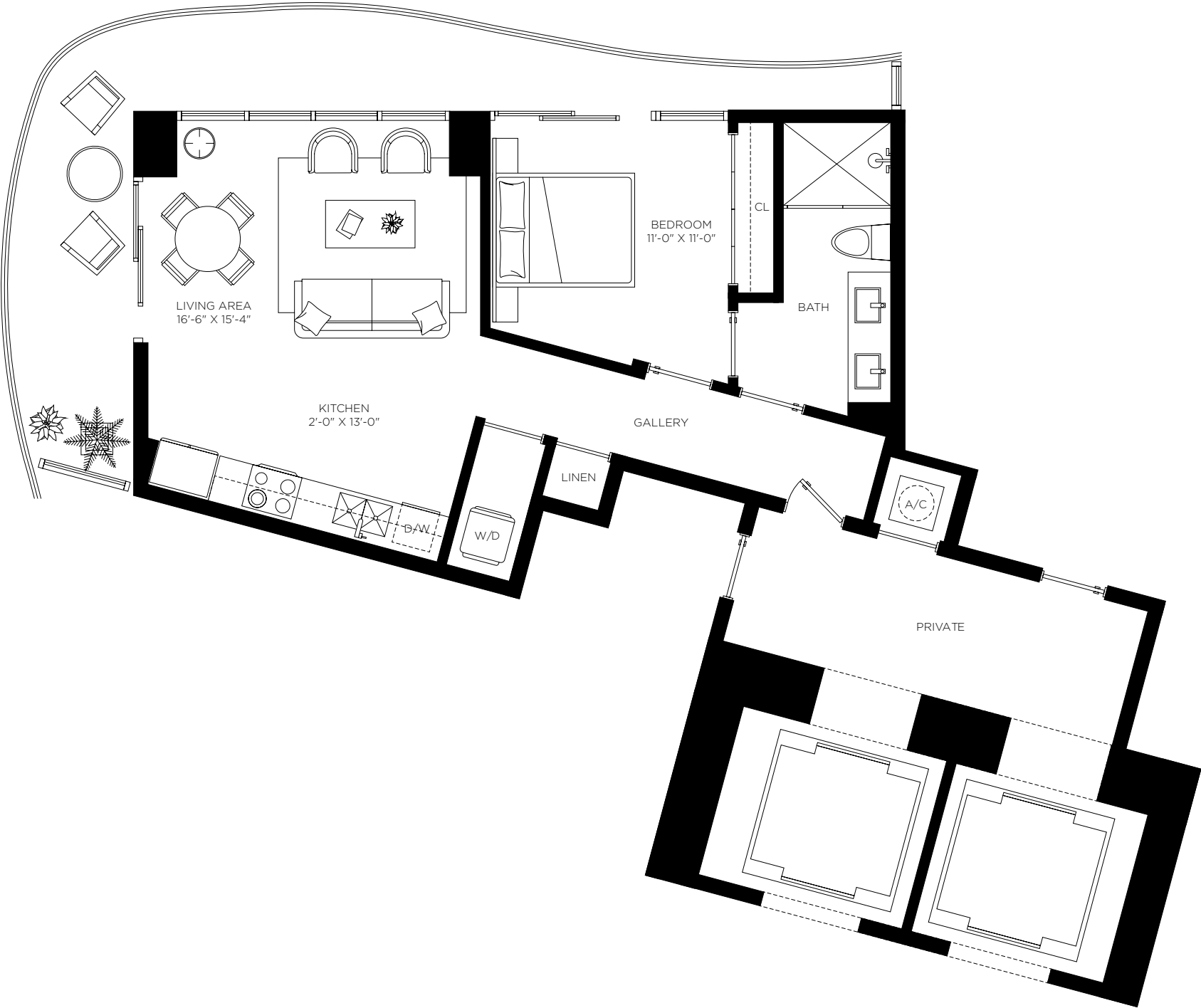
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Casa 07

Floors 12 through 22

FLOOR PLANS

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1 Bedroom
1 Bathroom

AC Area
711 sf / 66 m²

Outdoor Area
281 sf / 26 m²

Total Area
992 sf / 92 m²

FLOOR PLANS

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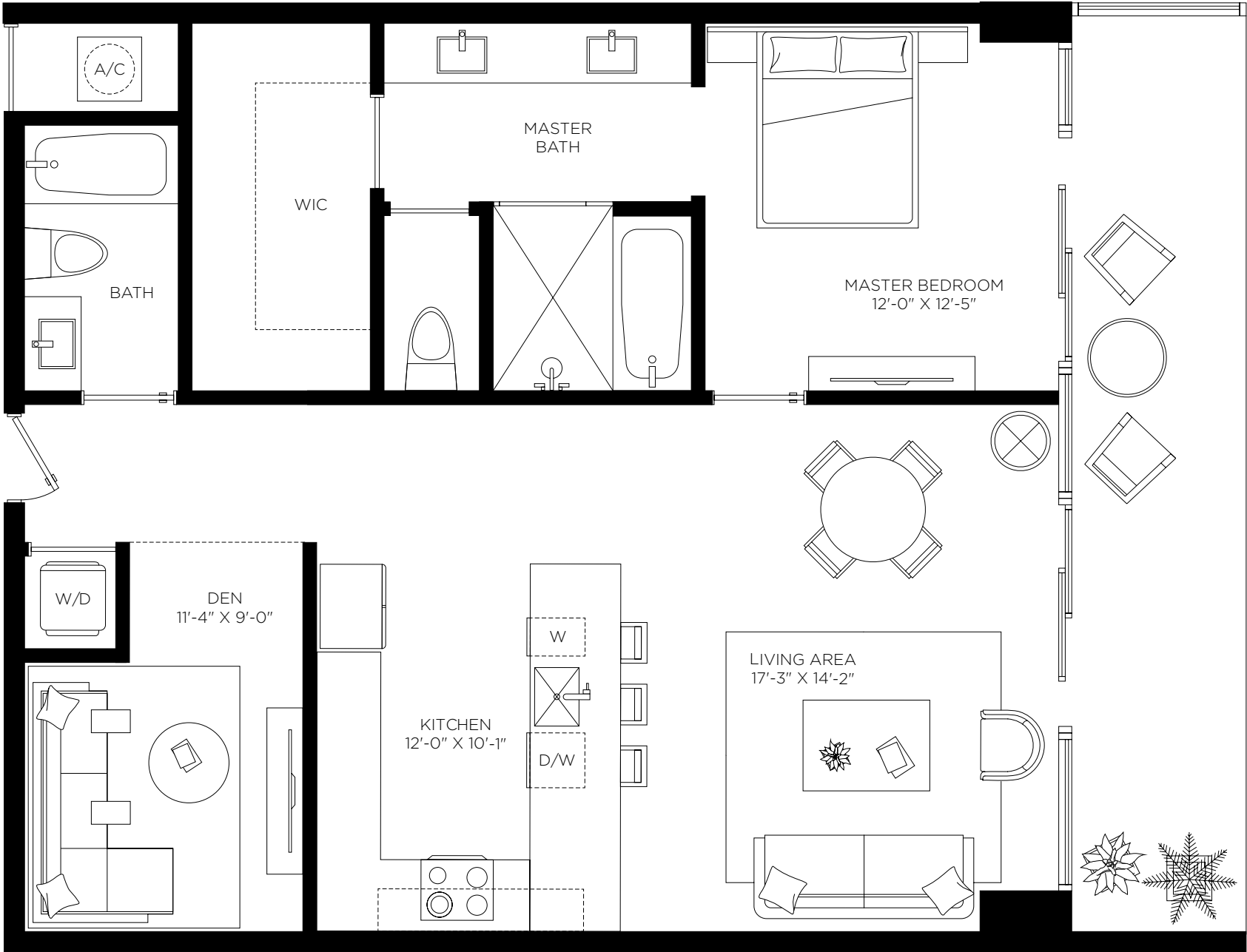
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Casa 08

Floors 2 through 8

FLOOR PLANS

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1 Bedroom
2 Bathrooms
Den

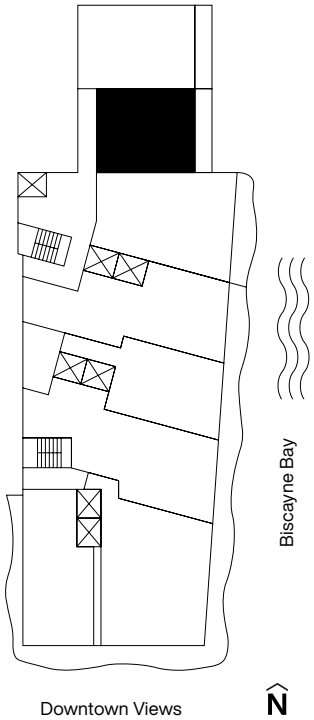
AC Area
1,060 sf / 98.5 m²

Outdoor Area
181 sf / 17 m²

Total Area
1,241 sf / 115.5 m²

FLOOR PLANS

CASA BELLA BY B&B ITALIA



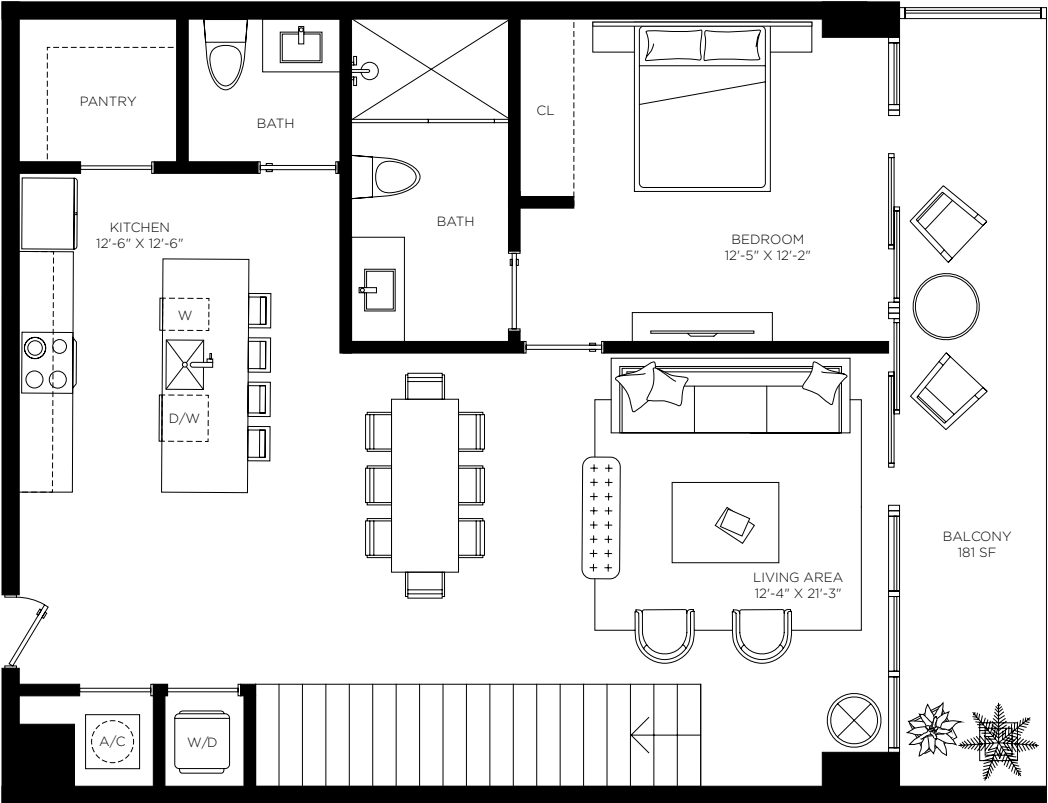
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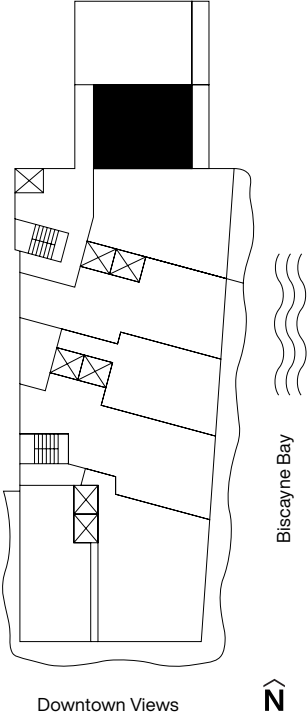
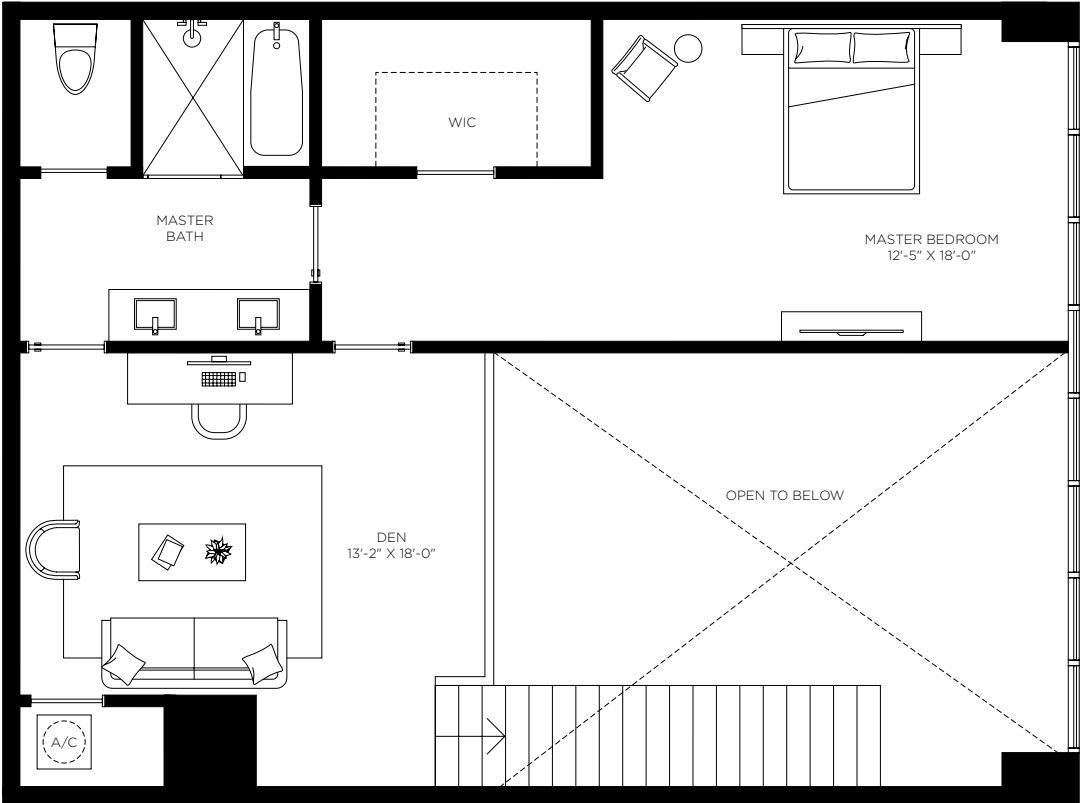
Floor 9

FLOOR PLANS

1st Floor



2nd Floor



FLOOR PLANS

2 Bedrooms
2.5 Bathrooms
Den

AC Area
1,878 sf / 175 m²

Outdoor Area
181 sf / 17 m²

Total Area
2,059 sf / 192 m²

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CASA BELLA BY B&B ITALIA

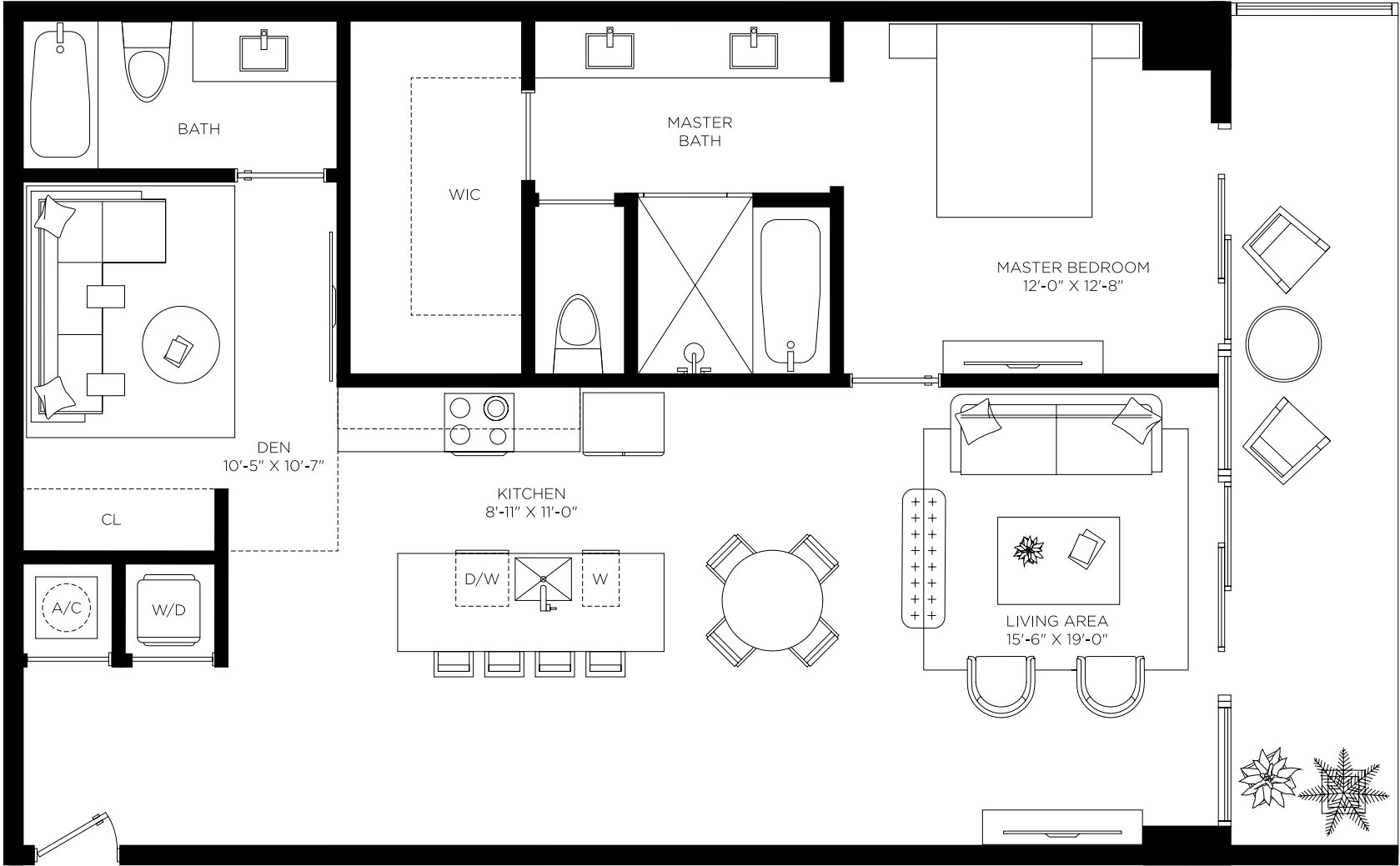
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Casa 09

Floors 2 through 8

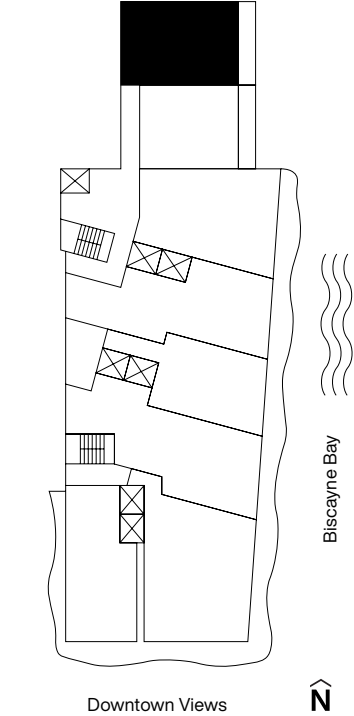
FLOOR PLANS

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FLOOR PLANS

CASA BELLA BY B&B ITALIA



1 Bedroom
2 Bathrooms
Den

AC Area
1,190 sf / 111 m²

Outdoor Area
172 sf / 16 m²

Total Area
1,362 sf / 127 m²

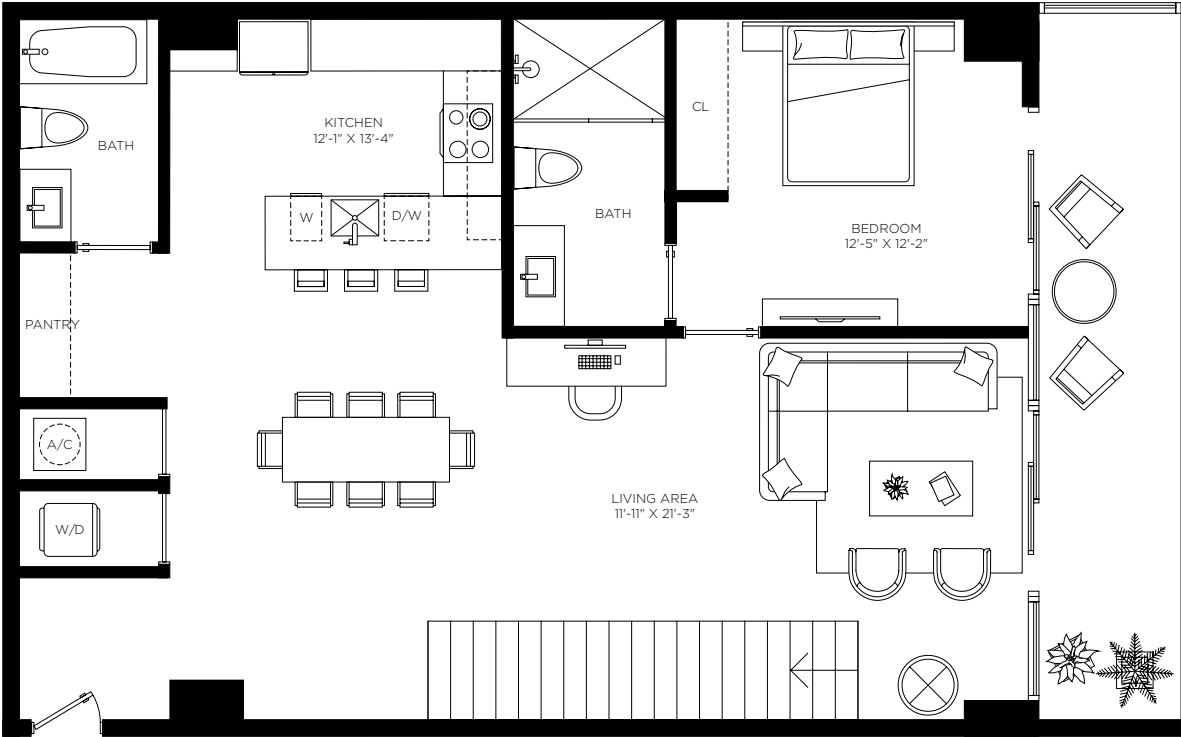
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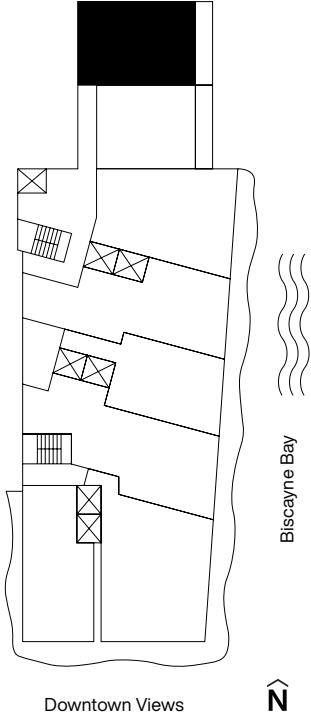
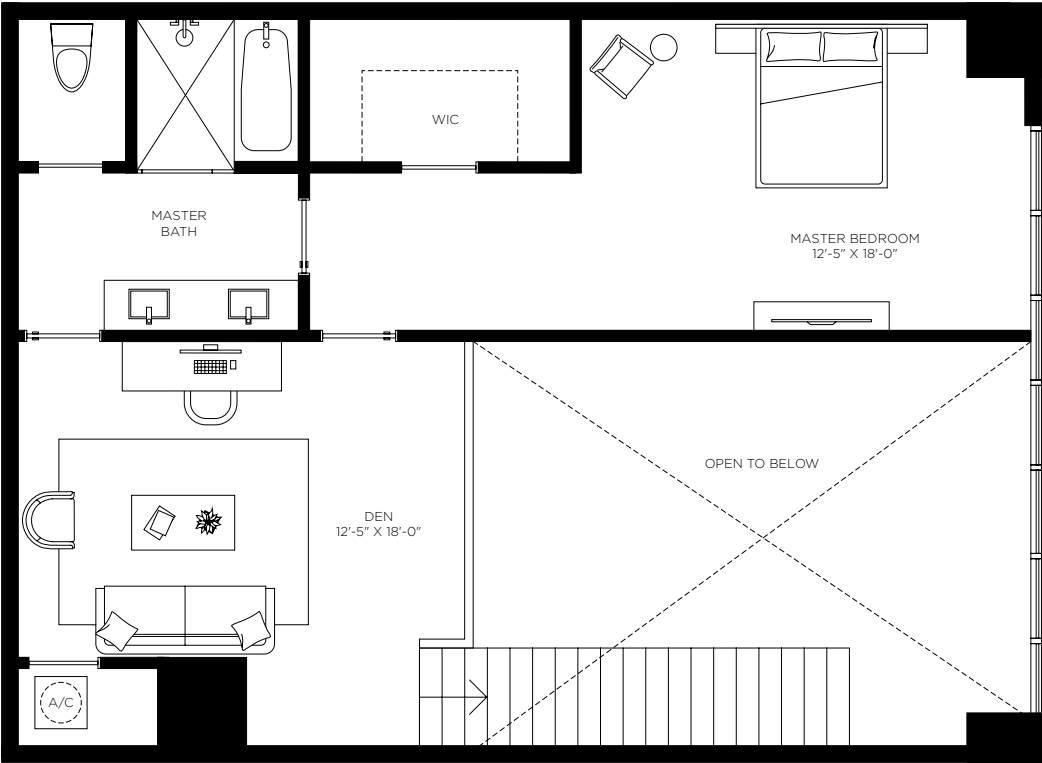
Floor 9

FLOOR PLANS

1st Floor



2nd Floor



FLOOR PLANS

2 Bedrooms
3 Bathrooms
Den

AC Area
2,063 sf / 191 m²

Outdoor Area
172 sf / 16 m²

Total Area
2,235 sf / 207 m²

The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in the Developer's Prospectus and the method set forth in the Developer's Prospectus may result in a square footage calculation less than the method used here. The balconies depicted are conceptual and the size will vary based on floor level of unit, final permitting and completed construction. The illustrations and images are conceptual and may vary from concept to actual construction. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guarantee or represent any specific use of space. Furnishings, design features, fixtures, and décor illustrated are conceptual and are not included with purchase of a Unit. Consult the Developer's Prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions. The Developer, PRH 1400 BISCAYNE 1, LLC, is a licensee of: The Related Group, B&B Italia, and Piero Lissoni, but none of these licensors is the Developer. © 2021 with all rights reserved PRH 1400 BISCAYNE 1, LLC

Buyer Deposit Schedule

10%	At Reservation
10%	At Contract
10%	At Groundbreaking
10%	At Top Off
60%	At Closing



Casa Bella

RESIDENCES

by **B&B**ITALIA

The Art of Italian Living Curated by Piero Lissoni



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