



Jade Signature

Developed by Fortune International

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www.jadesignature.com

Site Address: 16901 Collins Avenue – Sunny Isles Beach, FL 33160

Temporary Sales Center: 1300 Brickell Avenue—Miami, FL 33131—305-940-0335

Land: 2.5 acres /300 linear feet on the ocean

Estimated Completion: - End of 2016

Deposits:

25% at contract (September 2013)

15% at construction (January 2014)

10% at top off (estimated end of 2015)

Prices - STARTING FROM \$1,800,000 - \$26,000,000

Architect: Pritzker Prize Award Winning Herzog & de Meuron (Basel, Switzerland)

Works include:

- National Stadium Beijing (Birds Nest)
- Triangle in Paris (in development process)
- MAM (under construction)
- Terraces of Beirut (under construction)
- 56 Leonard St (in development process)
- 1111 Lincoln Road (completed)
- Tate Museum in London (completed)

Interior Designer: PYR led by Pierre Yves Rochon (Paris, France)

Works include:

- Georges V (Hotel Four Seasons, Paris)
- Monte Carlo Bay Resort (Monaco)
- Sofitel (Chicago)
- Four Seasons (London, Florence, Switzerland)
- Savoy Hotel (London)

Landscape Architect: Raymond Jungles

Works include:

- Miami Beach Botanical Gardens
- 1111 Lincoln Road

Residences: 192 units (From 1+den to 5 bedrooms + PH's) / 6 "guest suites"

1+den – 1,378 sq ft

2 Bedrooms - 2,047 sq ft

3 Bedrooms –2,857 – 3,173 sq ft

4 Bedrooms – 3,292-3,766 sq ft

5 Bedrooms – 4,649 – 4,897 sq ft

Lower PH's - 6,758 sq ft – 7,095 sq ft

Upper PH's - approx. 8,711-11,000 sq ft

Maintenance: \$0.85 / square foot

Building Features:

Created by Pritzker award-winning Herzog & de Meuron
Stunning interiors by French design firm PYR led by Pierre-Yves Rochon
Botanical journey cultivated by renowned landscape architect Raymond Jungles
Impressive structure towering 57 stories above the Atlantic shoreline
Enviably beachfront address on the sands of Sunny Isles Beach
Ideal location between Bal Harbour Shops and Aventura Mall, as well as Miami and Fort Lauderdale airports
Strategic positioning of the building maximizing sun exposure to the pool and beach
Free-flowing amenity areas seamlessly connect ocean and beach to lobby and interior spaces

Residence Features:

Inspiring flow-through floor plans boasting ocean, city and Intracoastal views
Lofty ceilings of 10 feet or higher and total living areas ranging from 1,400 to 11,000 square feet
Floor to ceiling windows that frame the horizon
Expansive terraces with seamless glass railings, comprising 30% of total livable space
Modernist homes in the sky with terraces as large as a living space
Private garage spaces
Exquisite European designer cabinetry by Snaidero
Top of the line kitchen appliances by Wolf® and Sub-Zero®
Wine cooler
Cappuccino maker
Top quality stone countertops
PYR custom designed bathroom cabinetry
Private elevator vestibule
High-speed Internet and Wi-Fi
Smart technology
Walk-in closets
Laundry room with washer and dryer
Service quarters with full bath in 3, 4, 5 bedroom residences
Service entrance

Lobby Level:

Lushly landscaped grand driveway with impressive porte-cochere
Stunning two story lobby anchored by a sculptural staircase leading to a world of amenities and services
Breathtaking three stories of glass overlooking pool and beach
Worldwide concierge service
Exclusive clubroom with extensive outdoor terrace and demonstration kitchen, perfect for private events
Breakfast area with outdoor seating on beach pavilion terrace with sky dome
Doorman and valet, at your service
Business center with conference room and private office
Beachfront mail room experience
Underground parking garage with security surveillance
Car wash area
Electric car charging service
24-hour security
High speed Internet and Wi-Fi in all common areas
Private elevator lobbies
Reading lounge
Library

Beach Level:

Beachfront resort deck featuring an organic free form swimming pool with zero entry, secluded cabanas and hot tub surrounded by nature

Beach bar and grill offering pool and beach service

Private beach amenities including chaise lounges and umbrellas at the shoreline

Teen's tech lounge

Kids playroom with video games and smart board

Toddler sensory and reading center

Beachfront garden and resort deck

25 Meter lap pool on south side of tower offering maximum sun exposure

Entertainment lounge and terrace facing lap pool with billiards, poker table and wine bar

Landscaped beachfront gardens with hammocks and lounge seating

Spa Level:

Health and wellness center with sauna and steam room

Coed hamam / Turkish bath

Invigorating cold rain shower

Relaxing water terrace with massage cabanas and jacuzzi overlooking the ocean

Magnificent water terrace with massage beds and plunge pools overlooking the ocean

Full menu spa services available

Mani/Pedi Lounge

Detox juice bar

Outdoor yoga deck surrounded by zen garden

Relaxation zone

Beachfront state-of-the-art fitness center featuring Pilates reformers, free weights and cardio equipment with fully-appointed training areas and spin room

Women's and men's locker rooms