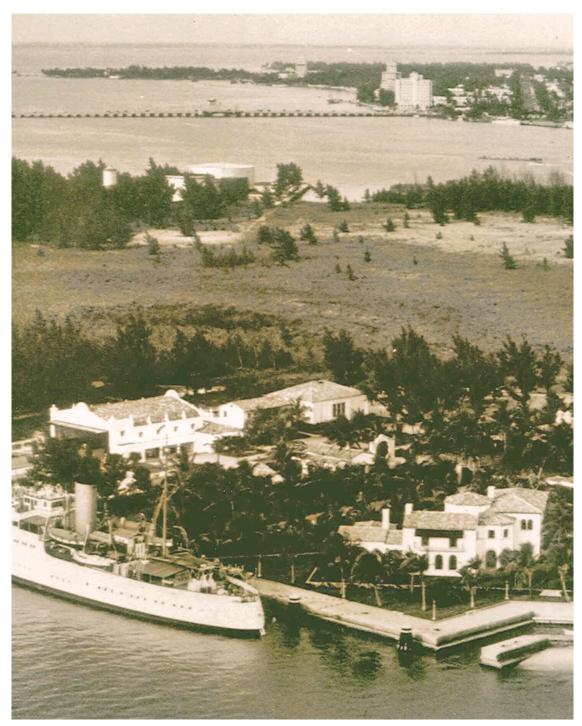
PALAZZO DEL SOL



A World Apart







Fisher Island, 1936

The History

ONCE UPON A TIME IN AMERICA



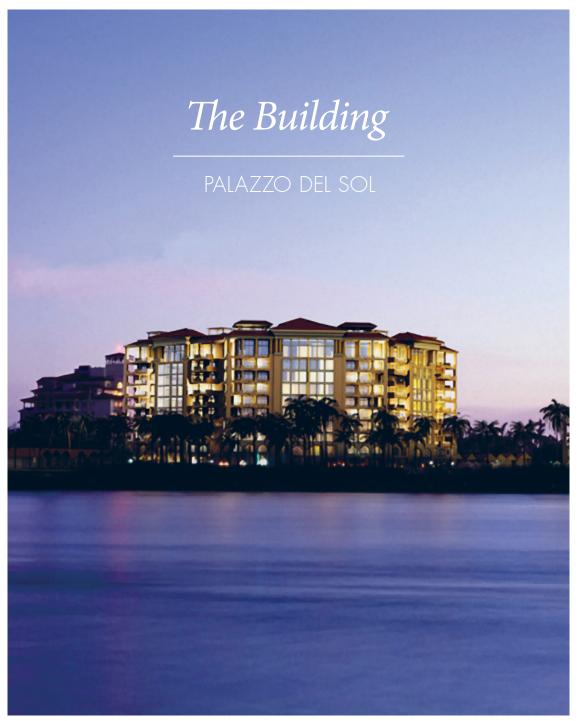


When early 20th-century A-listers wanted to *get away from it all*, they escaped to places like Long Island's Gold Coast, Newport, Rhode Island or The Berkshires. Following the path of Henry Flagler's trailblazing East Coast Railroad, they eventually migrated south to Palm Beach, and then to Miami.

They heard the sirens call of the American Tropics. Boldface names like Astor, Firestone, Woolworth, Pillsbury, Singer, Penney, Maytag, Honeywell... and *William K. Vanderbilt II*, who famously traded his 250-foot yacht, The Eagle, for seven acres of an island off the edge of Miami owned by auto-parts magnate *Carl Fisher*.

They called it Fisher Island, but *the Vanderbilts also called it home* – at least during the cool winter months.

From the beginning, Fisher Island was a place apart: a private compound imbued with the spirit of *Escape & Exclusivity...* of finding yourself in a perfect world of your own creation. Today, with the addition of *Palazzo del Sol* – and after a \$60 million renovation of the Island's infrastructure and extensive amenities – Fisher Island remains an Elite Refuge, this time for entertainers, entrepreneurs and a global community of movers, shakers and achievers. *True Luxury, after all, is timeless.*







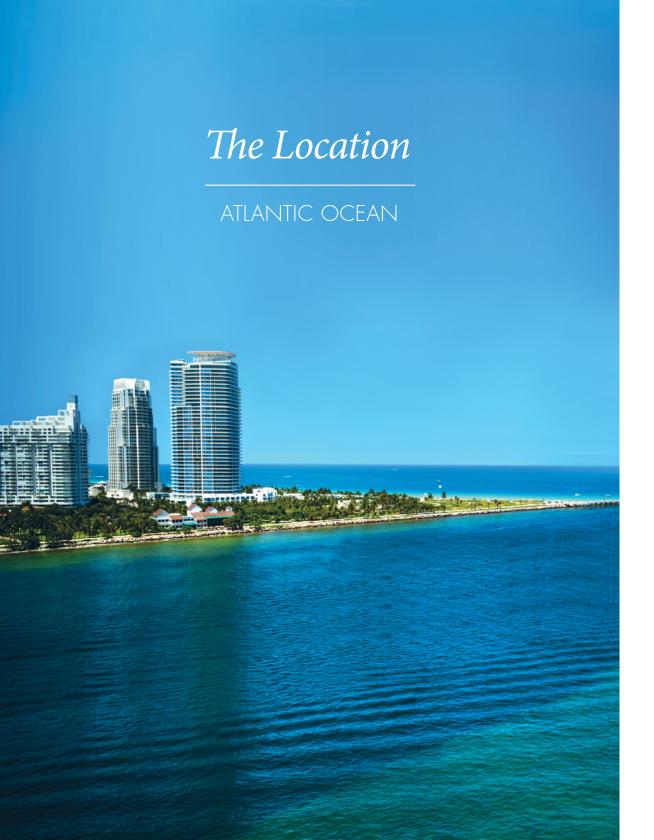
Palazzo Del Sol is a Six-Star, 10-story Residential Condominium located where Biscayne Bay meets the Atlantic Ocean. Here, on a 4.5-acre waterfront site, a piece of paradise has been reserved exclusively for the new residents of Palazzo Del Sol.

The building has been designed by *Kobi Karp* – one of the starchitects of the Miami architecture scene – and consists of 47 residences featuring private elevators, immense outdoor terraces, Boffi kitchens and baths, 10-foot interior ceilings, and penthouses with 15-foot ceilings. Space and light abound. Classic and modern morph into an entirely new tropical island experience.

Inspired by the idea of indoor/outdoor connectivity, *Palazzo Del Sol*'s team of architects and designers has created a welcome experience like no other. Upon

entering the South Lobby, residents will be greeted by a concierge, whose expertise extends to services both on and off the Island. Should you desire a brief interlude over a cappuccino from our Aperitivo Bar, you can linger in the spacious and gracious North Lounge, where white-glove Butler Services are provided daily.

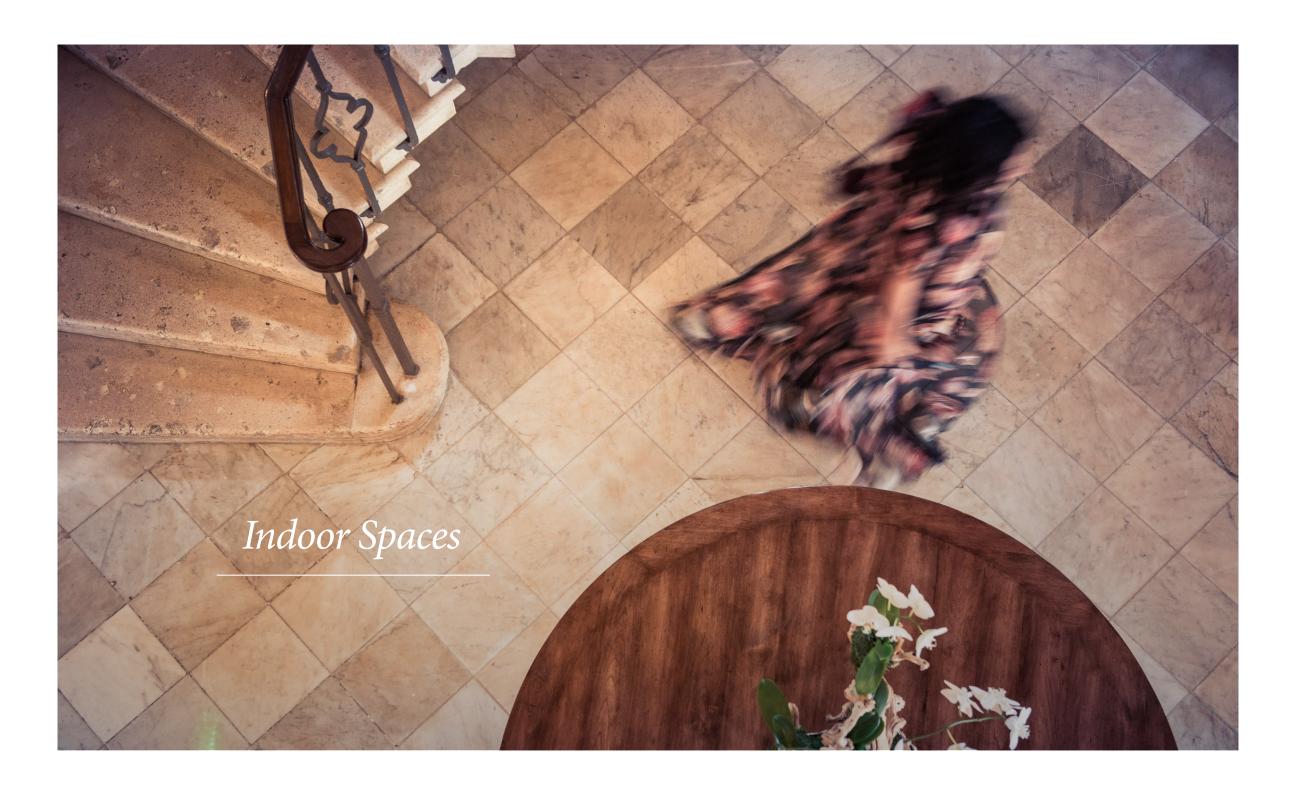
The North Lounge opens directly onto the Terrace Lounge, a covered outdoor relaxation area with remarkable views of South Beach and Downtown Miami, and where cruise ships ply the waters of Government Cut as they glide to and from the Port of Miami.

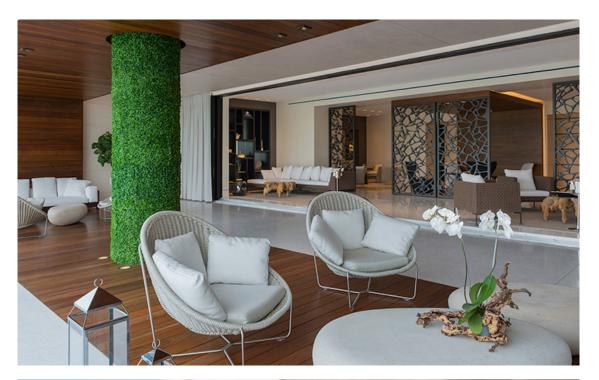


A premium Waterfront Site on an exclusive Private Island that's accessible only by private yacht or ferry. Ultra-Luxe Residences with unobstructed views of the Atlantic Ocean, South Beach, Biscayne Bay and Downtown Miami. Proximity to the hotspots of South Beach and to the cultural megazones that are the Design District, Wynwood and the downtown Arts & Entertainment District. *Palazzo Del Sol* puts all the cosmopolitan pleasures and treasures within reach. As The New York Times once noted of Fisher Island:

"There are a few tropical island retreats these days where one can be cut off from the world and still be close to civilization."

Civilization, these days, means the Cesar Pelli-designed Adrienne Arsht Center for The Performing Arts, the bayfront American Airlines Arena (home to the Miami Heat basketball champions), the world-class Perez Art Museum Miami (designed by Herzon & de Meuron), the new Miami Science Museum, the 17-acre South Pointe Park (designed by Hargreaves & Associates) and, of course, the hottest South Beach restaurants like Il Mulino, Milos, Red the Steakhouse, Prime 112 and the ever-popular Joe's Stone Crab.







North Terrace Lounge

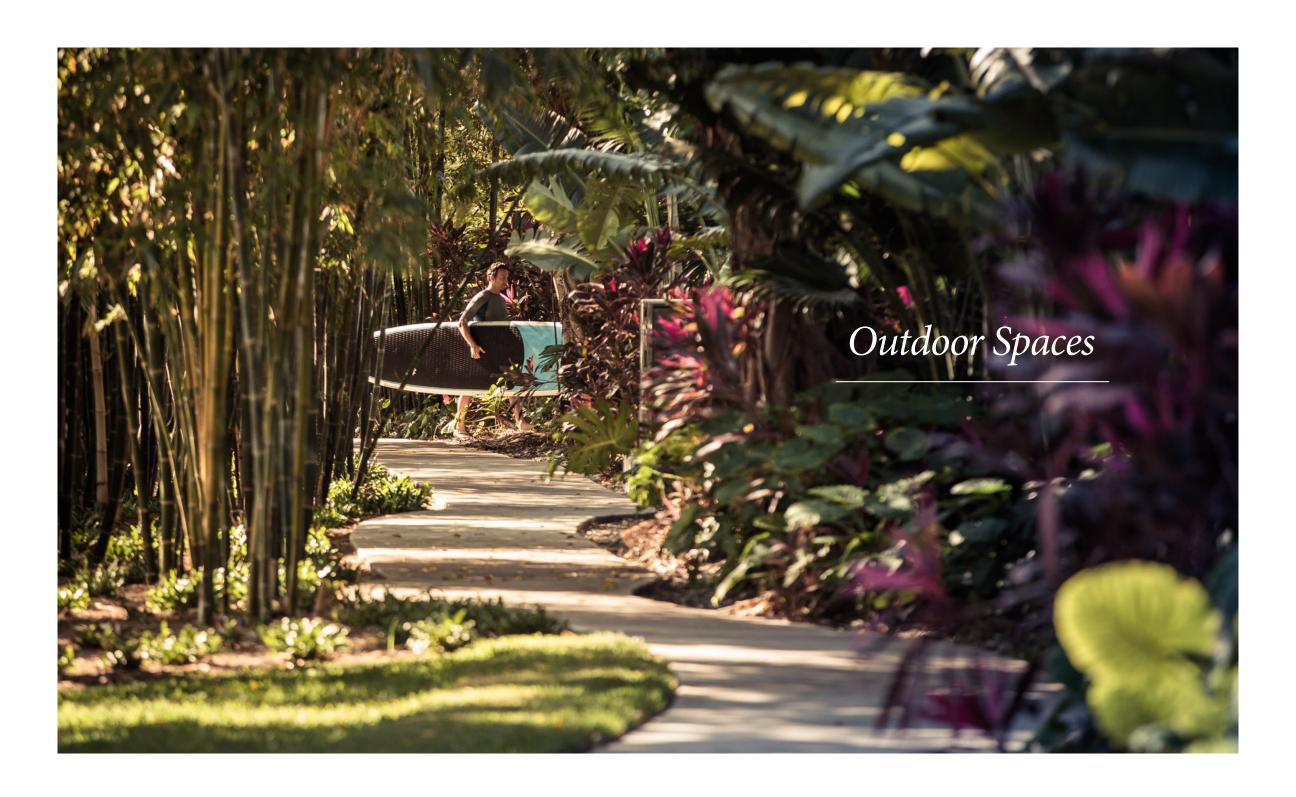
Antrobus + *Ramirez*

INTERIOR DESIGN

Drawing inspiration from the classic concept of the enfilade as well as the prominence of *Palazzo del Sol*'s waterfront location, A+R has reinterpreted the Italian palazzo by injecting modern design into traditional architectural forms, never losing the vital connection between the interior and exterior as one space opens seamlessly to the next, and you find yourself casually sipping a cappuccino or an aperitivo while overlooking Government Cut and the South Beach skyline.

"No detail is overlooked in the accumulation of exceptional parts that create a dynamic whole."

Known for her design work for celebrity clients and their trophy waterfront properties, Alison Antrobus (and her business partner Ruby Ramirez) goes beyond a commitment to any one signature style and instead takes a holistic approach to the design process. No detail is overlooked in the accumulation of exceptional parts that create a dynamic whole.





ENZO ENEA CENTRAL PARK

The Pool Terrace

ENZO ENEA

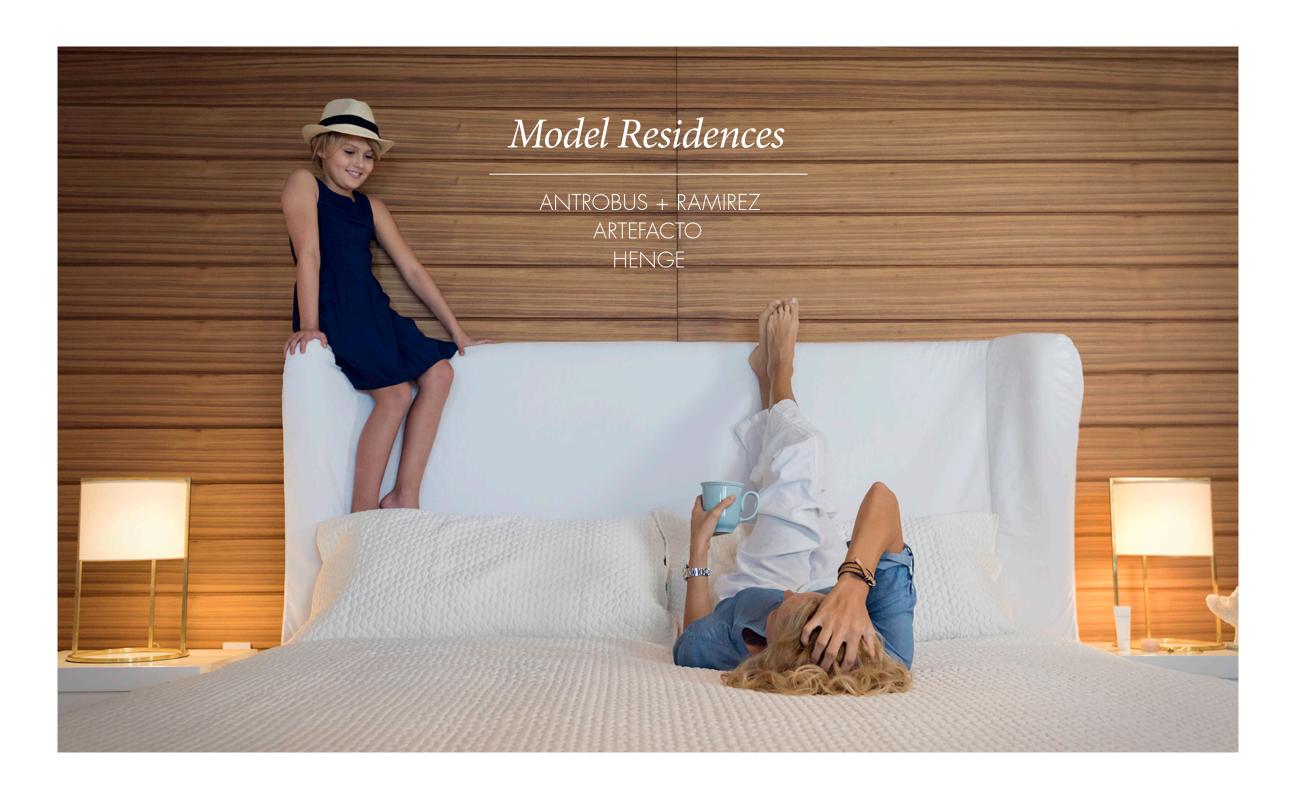
It is the tranquility that draws you to *Palazzo del Sol's* gardens and Pool Terrace — an artful composition of linear hardscape and solf greenscape, scented by tropical blossoms and stirred by gentle breezes off the Atlantic Ocean. Private cabanas wrapped in ipe wood are draped with colorful

bougainvillea. An underwater bench invites you to linger in the zero-edge pool. Gracefully floating by on their way to exotic ports of call are the mega cruiseships that you can almost touch. It is the modern Miami stage and you are the leading players.









Antrobus + *Ramirez*

BEACH HOUSE CHIC

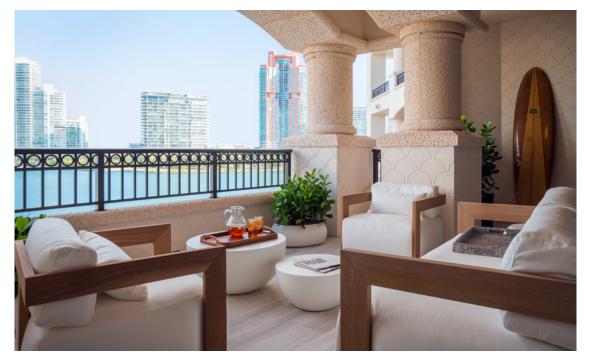


With a design relationship spanning multiple continents and companies Antrobus and Ramirez have been recognized internationally for projects ranging from real estate to fashion.













Artefacto

CONTEMPORARY CLASSICS



Led by Paulo Bacchi, Artefacto is a leading source for contemporary and enduring classic furnishings. At *Palazzo Del Sol*, Artefacto designer Christina Hamoui has created a sophisticated and contemporary residence characterized by neutral bases and noble materials such as marble, tapestries and unique finishes.







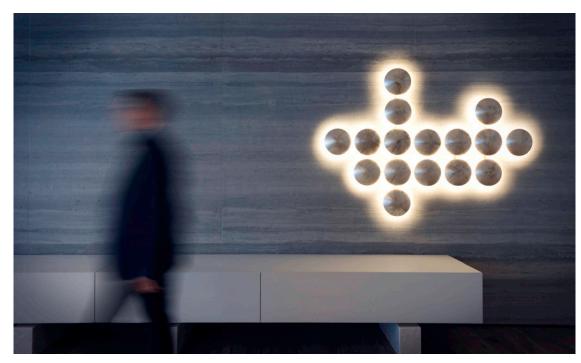






Henge

AN ITALIAN POWERHOUSE



The Henge model residence at *Palazzo Del Sol* brings together six powerhouse Italian brands under one luxurious roof. *Henge, Boffi, Listone Giordano, Roda, DePadova, and nerosicilia* unite with an inspiring and creative design vision that is both cultured and modern.



















Kitchens & Baths

MOST ADVANCED AND STYLISH
APPOINTMENTS, FINISHES
AND APPLIANCES











Master Bathrooms

- "Boffi" Iceland stand-alone soaking tub designed by Piero Lissoni
- Wall-mounted vanities
- "Starphire" glass vanity mirror with built-in LED lighting
- Statuary book-matched marble
- Oak Creta wood flooring
- "Starphire" frameless glass shower doors
- "Dornbracht" rain shower, plumbing controls and infinity floor drain
- "Duravit" wall-mounted porcelain lavatories with integrated bidet functions

Secondary Bathrooms

- Wall-mounted vanities in white
- "Starphire" frameless glass shower doors
- "Dornbracht" and "Duravit" plumbing fixtures
- Italian-quarried statuary marble

Kitchens

- "Boffi" Xila Collection
- "Gaggenau" appliances
- "Sub-Zero" refrigeration and wine coolers
- "Blum" self-closing hardware

Fisher Island

AN UNMATCHED COMBINATION OF LUXURY, PRIVACY, SECURITY, EXCLUSIVITY & GLAMOUR



Fisher Island is a celebrated private island off the shores of Miami Beach, Florida — a self-contained 5-Star residential community with serious upscale credentials. Often cited as one of the wealthiest zip codes in America, it offers an unmatched combination of luxury, privacy, security, exclusivity and glamour.

Its 216 acres of exquisitely designed and maintained greenspaces offer an oasis-like respite from the rigors of modern life, attracting families from around the world, including the United States, South America, Europe, Russia, the Middle East and Asia.







Set in this magical landscape are the individual residential enclaves, each discreetly distanced from one another and surrounded by the World-Class Fisher Island amenities. Among them are two marinas, a 9-hole golf course, 18 professional-

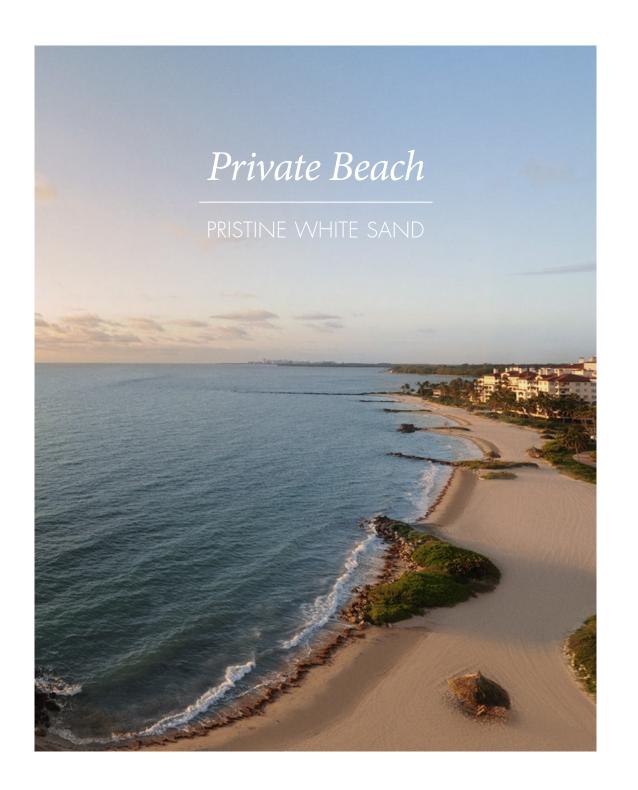
grade Tennis Courts, over a mile of pristine white sand beaches, a world-class spa, a boutique hotel (rated one of "The Leading Hotels of The World"), a gourmet market and six dining venues to suit any palate and every occasion.













Take a walk on the mild side in over a mile of private *Seaside Beach*. This scenic and uncrowded sanctuary is lapped by gentle waves from the Atlantic Ocean on pristine white sand imported directly from the Bahamas. Reserved for the exclusive use of residents and Fisher Island Club

Members, the private beach is a place to lose yourself — without getting lost. It is also a perfect place to try your hand at America's fastest-growing sport — paddle-boarding. Or do what you've always wanted to do — absolutely nothing at all.





The Beach Club

THE MOST POPULAR SPOT ON THE ISLAND

E asygoing and casually chic, *The Beach Club** is ideal for swimming, sunbathing, relaxing and of course for outdoor dining and socializing. The Sushi Bar is a must, and end-of-day cocktails have a special allure when imbibed at the appropriately named *Sunset Bar*.

Tropical lounge music sets the tone of relaxed informality, while a uniformed staff attends to all your food and beverage needs, including service requests directly from the beach.

Set along the beach overlooking the Atlantic Ocean, *The Beach Club* reminds you of the glories of nature — and the joys of, say, a stirred martini or a perfectly prepared mimosa.

This is a convivial place to recess from stress, as the proverbial sun sets over Miami. Now you understand why they call it "*The Magic City*."









City View Café

A WATERFRONT CAFE WITH A VIEW OF THE CITY

One of the acknowledged stars of Fisher Island dining is *City View Café**, which is open to Members of the *Fisher Island Club*. Located in the historic Vanderbilt mansion, the café serves an array of menu items, along with a spectacular view of the celebrated Miami skyline.

Residents also have access to the *Island Market*, which offers a variety of organic products, freshly brewed coffees, deli selections, produce, baked goods, caviar and a choice of fine domestic and imported wines.

Other dining venues on Fisher Island include:

Café Porto Cervo*

An Italian menu inspired by the cuisine of Sardinia.

• La Trattoria

Gourmet pizza, pasta dishes and other Italian specialties, including a children's menu.

• The Beach Club*

Al fresco dining adjacent to the beach.

• Umi Oceanside Sushi*

Asian specialties served alongside the Sunset Bar.

ullet The Golf Grill*

Casual dining at the Links Clubhouse.

Garwood Lounge*

An elegantly intimate setting in the Mansion for prime steaks and fresh seafood.

*Available only to Fisher Island Club Members.

The Mansion

LIVE THE VANDERBILT WAY YOUR WAY



In the mid-1920s – while many of their well-heeled friends built their winter homes in Palm Beach – *William K. Vanderbilt II* and his wife Rosamund wintered in Miami Beach and lived on their yacht at Fisher Island. In 1936 they moved into the modest (by Vanderbilt standards) house designed by the

famed Palm Beach architect *Maurice Fatio*, whose elegant yet functional plan consisted of a two-story main house, several guest cottages, a pump house and a seaplane hangar, which today houses *Spa Internazionale*.



This historically significant building has been restored to its original splendor and operates as part of Fisher Island Club, which includes the Garwood Lounge, the Mansion pool, corporate meeting and dining rooms, the Ballroom, the Snooker Club and City View Café, along with the Fisher Island Club Hotel & Resort, recently ranked #3 out of 401 properties among the Leading Hotels of the World and consisting of 6 Courtyard Villas, 4 historic cottages, and a 2000-sq. ft. Guest House with 5 Junior Suites. The Club's wine collection has recently been expanded by over 325 bottles and includes highly-rated Bordeaux 1st, 2nd and 3rd growths.







The Snooker Club

YOU'RE AT THE TOP OF YOUR GAME

LIVE ACCORDINGLY

Occupying the second floor of *The Mansion* – in what once served as the Vanderbilt bedrooms – *The Snooker Club* is a private billiards and dining venue which ranks as one of the small gems of Fisher Island.

Available only to *Equity Club Members of Fisher Island Club*, *The Snooker Club* is reminiscent of the intimate private clubs of New York and London, such is its aura of exclusivity and refined camaraderie.

Library & Private Dining

REFLECTIONS OF GRANDFUR



From the Library – sometimes referred to as the Napoleon Room for its elaborately carved 19th century boiseries – to the lounges, salons, private dining rooms, chandeliered ballroom and expansive outdoor terraces, The Mansion serves as the social and event epicenter of Fisher Island Club. It is a

moment in time re-captured for enjoyment in the here and now. In a setting unlike any other in South Florida – so redolent of history, yet so of-themoment – Fisher Island Club Members can enjoy life in the best of all possible worlds. On an island with a past, in the "City of the Future."

Spa Internazionale

IMMERSE YOURSELF

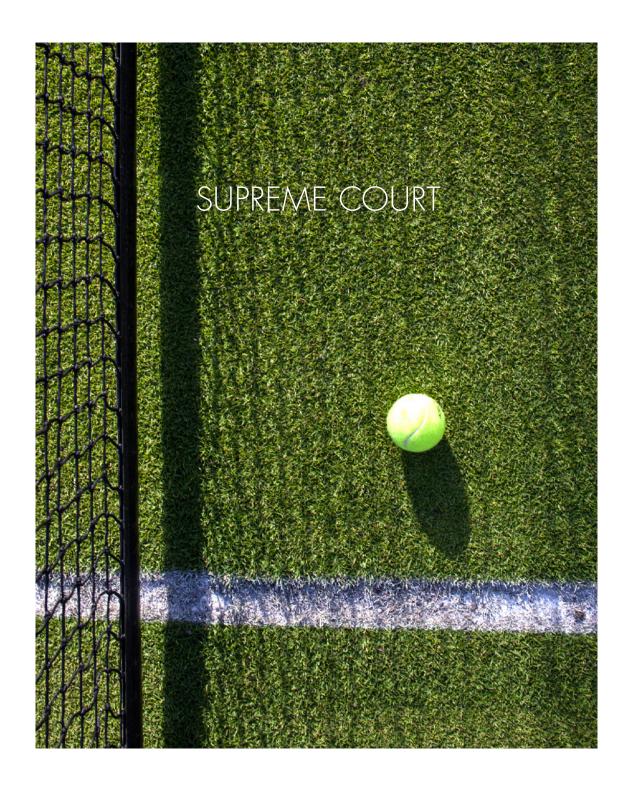


The newly refurbished 24,000-square-foot spa and fitness center offers *Members of Fisher Island Club* a completely updated environment in which to pursue the quest for improved health, beauty and overall physical fitness. An extensive menu of spa treatments, classes and one-on-one fitness consultations is offered, along with amenities

such as a lap pool, jacuzzis, an inversion machine, spinning bikes, cold-plunge pools, saunas, steam rooms, full-service salon, and a large, fully equipped exercise room. Physical therapy services by *Mathew Cooper* and *Lindsey Himmel* are also offered. Here, it's totally about you.







Tennis Center

ALL FOUR GRAND SLAM SURFACES





This World-Class facility features 18 tennis courts with *all four Grand Slam playing surfaces* to choose from, including 12 hydro har-tru courts, two "deco turf" cushion hard courts (official surface of the U.S. Open), two grass courts and two red clay courts, all of which are maintained at *Championship Levels* to provide a superior playing surface for Fisher Island Club Members of all ages and ability levels.

Enhanced Lighting Systems encourage game play by day or night in what Tennis Magazine rated one of the best tennis facilities of its kind on the East Coast. The newly remodeled *Tennis Pro Shop* offers a wide selection of tennis merchandise from the top clothing and racquet brands in the game, as well as modern his/hers locker rooms that each include a steam room and sauna to enjoy after an afternoon on the courts.



The Links

GOLF COURSE

The Links Golf Course at Fisher Island Club is a 3,069-yard-long, 9-hole showcase of seaside golf, boasting impeccable conditions, deep-emerald *Paspalum Supreme* grass and laser-leveled tees, along with a driving range, a new putting, chipping and practice area, and a clubhouse. Famed swiss watchmaker *Audemars Piquet* has designed a beautiful new clock especially for the course.

Under the direction of the course's original designer, *P. B. Dye* the course contours have been restored. The new grass is salt-tolerant and heat-resistant to enable improved play on the fairways. The 10,000-square-foot Clubhouse includes a full-service Golf Pro Shop and a new Island Sports Bar, complete with flat-screen TVs and an outside terrace. The Links Golf Course and its amenities are available exclusively to *Fisher Island Club Members*.









The Marinas

SLIP INTO SOMEPLACE COMFORTABLE



 $T_{
m his}$ seaworthy amenity for Fisher Island Club new "Greenheart" pilings with a life expectancy of new hardwood decking and continuing with over 400 constantly monitor activity.

Members consists of two marinas: one interior marina approximately 20 years. New power pedestals have and one deep-water marina accommodating yachts been installed and are protected by weatherproof lift over 200 feet. Safety and efficiency have been built into covers. The entire electrical infrastructure has been the Marina's master plan, beginning with handsome upgraded and new security cameras are in place to









Fisher Island Day School

LOVE OF LEARNING



To prepare young residents for their academic journeys, Fisher Island is home to the accredited *Fisher Island Day School*, serving students from early education through fifth grade. With an enrollment of more than 80 students, the school is led by a faculty whose passion and qualifications instill a life-long love of learning through exciting subjects ranging from Mandarin Chinese to nature

studies which takes advantage of the surrounding natural eco-systems. State-of-the-art facilities and opportunities for further instruction and after school care contribute to the appeal of the school, while the academic performance of its students has solidified *Fisher Island Day School* as one of the leading elementary schools in Miami-Dade County, Florida.











Security & Privacy

A WORLD APART



Securing the safety and welfare of our residents is always a top priority on Fisher Island. To that end, transport to and from the Island is regulated and monitored by means of a 24-hour ferry system overseen by a staff of trained professionals.

The identity of guests visiting the Island is always verified. For the convenience of our residents, guests and Club Members, the ferries operate around the clock at 15-minute intervals.



Other important facilities operating on the Island include a Post Office, a public safety office, a dockmaster's office and the Fisher Island Fire Department, which works in tandem with the Marina staff in emergency situations. New technologies have been incorporated with the Island's Access Control System for the ongoing benefit of residents, guests and Members.



The Team

PDS DEVELOPEMENT, LLC

— Developer

Palazzo Del Sol is owned and managed by PDS Development, LLC. The company is headed by Heinrich von Hanau, who has more than 30 years of experience managing over \$2 billion in real estate development projects around the world, with particular expertise in project capitalization and management oversight. Previously, he served as the Chief Development Officer for the Continuum Group.

ASR CONSTRUCTION

Construction

ASR Construction is the general contractor for *Palazzo Del Sol* and is known for its global expertise and for the consistently high quality of its many developments. Headed by Cedrik Denain and Joseph Dieppa, the company is also providing interior design services for *Palazzo Del Sol* through ASR Custom Interiors, in conjunction with Kobi Karp Architecture and Interior Design.

KOBI KARP ARCHITECTURE AND INTERIOR DESIGN

— Building Architecture & Interior Design

For over two decades, Kobi Karp Architecture and Interior Design has provided innovative design solutions to the residential and hospitality industries. Headquartered in Miami, the firm has worked extensively with cutting-edge and luxury real estate developers, offering planning, design, construction and management services both nationally and internationally.

ANTROBUS + RAMIREZ

— Interior Design

Alison Antrobus is widely known for her crisp yet luscious interiors, which have been seen in publications such as Architectural Digest, Architectural Digest Italia and Hospitality Style, among many others.

In 2011, she joined forces with Ruby Ramirez to create Antrobus + Ramirez. The company has designed lobby areas for *Palazzo Del Sol*, as well as one of the Model Residence B interiors.

ENZO ENEA

— Landscape Architecture

After training as an industrial designer, Swissborn Enzo Enea studied landscape architecture in London and then traveled to Brazil and Hawaii to work on his first major landscape project.

Today, the strength of Enea Landscape Architecture lies in the overall execution of a given project, always drawing inspiration from the fusion of outdoor and indoor spaces and the creative intertwining of the soul of a building with its surroundings.

SABOTAGE FILMS

— Marketing

The marketing of *Palazzo Del Sol* has been spearheaded by Creative Director Gernot Schaffler, principal of Sabotage Films, who has broken the boundaries of traditional real estate marketing and whose overall vision and multi-media expertise has guided and coordinated team initiatives across all creative disciplines.

SAPIENT NITRO

— Marketing

Sapient NitroSM, as part of Sapient^{*}, is a new breed of agency redefining storytelling for an always-on world. Its innovative Storyscaping technique – where art and imagination meet the power and scale of systems thinking – changes the way Sapient's clients connect with today's consumers through integrated, immersive stories across brand communications, digital engagement and Omni-channel commerce.

DORA PUIG, P.A.

— Sales and Marketing

Dora Puig, P.A. is the exclusive Sales & Marketing broker for *Palazzo Del Sol*. Since beginning her real estate career 24 years ago in Beverly Hills, Dora has become one of the most successful luxury residential real estate marketing and sales professionals in Miami-Dade County. In 2013 she placed number one in condominium sales on Miami Beach and number one in overall residential and luxury condominium sales in South Beach. She also placed in the top three of sales agents in Miami-Dade County, with over \$1.35 billion in career real estate sales.

Dora is fluent in English, Spanish and Italian. She is an active member of the Master Brokers Forum and is a founding member of the Women of Tomorrow mentoring organization.

ZAKARIN MARTINEZ

— Public Relations

Zakarin Martinez Public Relations is a publicity firm founded in 2000 and headquartered in Miami, with aligned agencies in New York, Washington, D.C., Chicago, Latin America, London and Europe. ZMPR transcends the boundaries of conventional publicity with multi-faceted editorial, strategic marketing, social media and event campaigns to generate precise media, consumer and industry attention.



- Palazzo Del Sol
- Palazzo della Luna
- Ferry Terminal
- Sales Pavilion
- O Post Office
- **6** Fire Station
- Auxiliary Ramp
- The Links Golf Club / Golf Grill
- Cafe Porto Cervo
- Island Market
- La Trattoria
- Barge
- Membership Office
- Accounting Regions Bank
- **15** Tennis Center / Conference Center
- Spa Internazionale Salon di Belleza
- Dockmaster's Office
- Vanderbilt Mansion Garwood Lounge City View Cafe Library Ballroom Snooker Club
- Fisher Island Hotel
- Beach Club Restaurant
- Sunset Bar
- Member Beach
- Fisher Island Day School
- Vanderbilt Park
- Seaside Villas
- Courtyard Villas
- Rosemary's Cottage
- Junior Suites
- Resident Marina
- Deep Water / Guest Marina
- Water Taxi planned

PALAZZO DEL SOL



A World Apart

Sales Pavilion

One Fisher Island Drive
Fisher Island, Florida 33109
+1 305 535 6071
info@palazzodelsol.com
palazzodelsol.com



ARAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTIV STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718, 503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OF RESSET. All centr's or architectural renderings, sketches, graphic materials and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon a based upon a