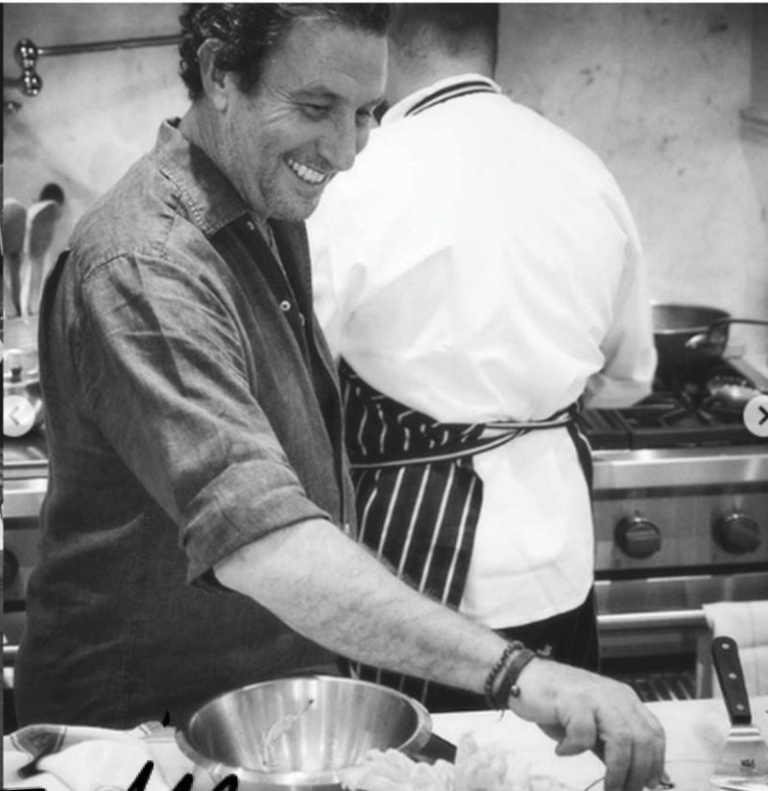


ORA

BY

Casa  Tua



We put our heart first — in
everything we do

We are introducing a new residential concept in Miami

Informed by the past, designed for the future

A vibrant, soulful, social atmosphere

Carefully curated in every way

Unparalleled culinary options by Casa Tua

Active 24 hours

It's where everything happens at once





Edgardo Defortuna



Ana Cristina Defortuna



Bernardo Fort Brescia



Miky and Leticia Grendene



Marijana Radovic



Marco Bonelli

A SYNERGY OF BRILLIANT MINDS

FORTUNE INTERNATIONAL — GROUP —

Developer

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



ST. REGIS RESIDENCES, SUNNY ISLES BEACH



THE RITZ-CARLTON RESIDENCES, POMPAÑO BEACH



THE RITZ-CARLTON RESIDENCES, SUNNY ISLES BEACH



JADE SIGNATURE, JADE BEACH, & JADE OCEAN



A SYNERGY OF BRILLIANT MINDS

ORA
BY
Casa  Tua

Lifestyle Curation

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.



CASA TUA MIAMI BEACH



CASA TUA ASPEN



CASA TUA PARIS



COMING SOON: CASA TUA NEW YORK



CASA TUA CUCINA



*Ora is now — a new way of life
informed by the past and
designed for the future*

A SYNERGY OF BRILLIANT MINDS

ARQUITECTONICA

Architect

Arquitectonica is comprised of a group of more than 650 architects, urban designers, planners, interior and landscape designers, that collectively work out of a network of nine offices around the world. Headquartered in Miami, Fla., Arquitectonica has offices in New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Lima and Sao Paulo. Founded in 1977, by Bernardo Fort-Brescia, FAIA and Laurinda Spear, FAIA, ASLA, LEED AP, the firm immediately received acclaim for its bold modernism which identified with a renaissance in Miami's urban landscape. Today the firm's work spans the globe, with projects in 59 countries on five continents.

Recognized globally for its signature designs the firm has received hundreds of design awards, and the firm's groundbreaking work has been the subject of exhibitions at numerous museums and institutions.

Well-known projects by the firm include the Microsoft Europe Headquarters in Paris, the Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mall of Asia in Manila, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the U.S. Embassy in Lima, the Infinity and Lumina towers in San Francisco, the Hilton Americas in Houston, the State Farm Arena in Atlanta and, Brickell City Centre, the FTX Arena and Virgin Voyages Cruise Terminal V in Miami.





A SYNERGY OF BRILLIANT MINDS

m²atelier

BONELLI . RADOVIC

Interior Designer

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.

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.



A SYNERGY OF BRILLIANT MINDS

ARQUITECTONICA*GEO*
RESILIENT LANDSCAPES

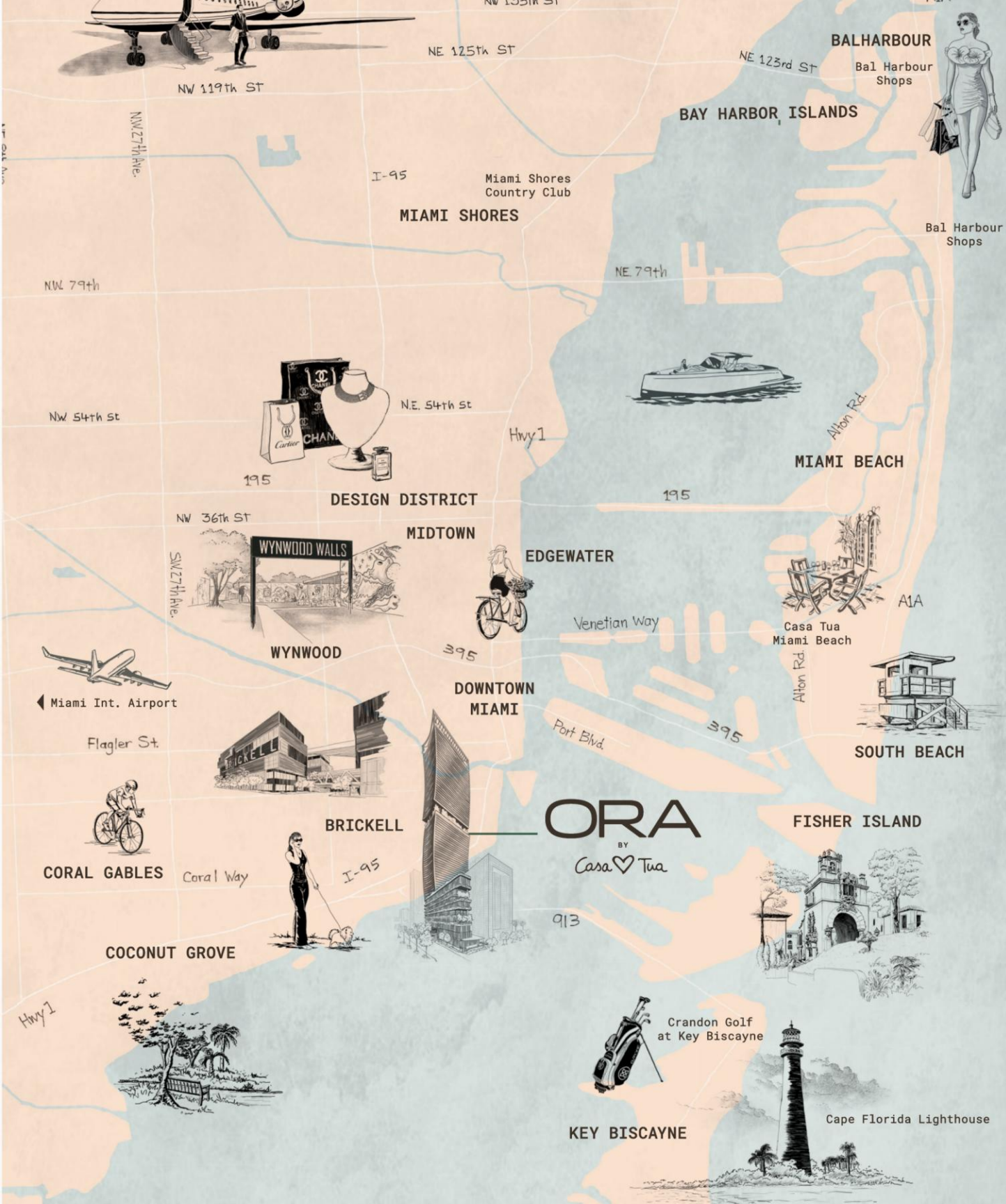
Landscape Architect

Founded in 2005, ArquitectonicaGEO is an award-winning design studio specializing in landscape architecture, planning, and urban design. ArquitectonicaGEO is led by Laurinda H. Spear and Margarita Blanco, two women steeped in architecture, has elevated the conversation about the important role landscape architecture plays and the contributions it can make in the face of climate change and sea level rise.

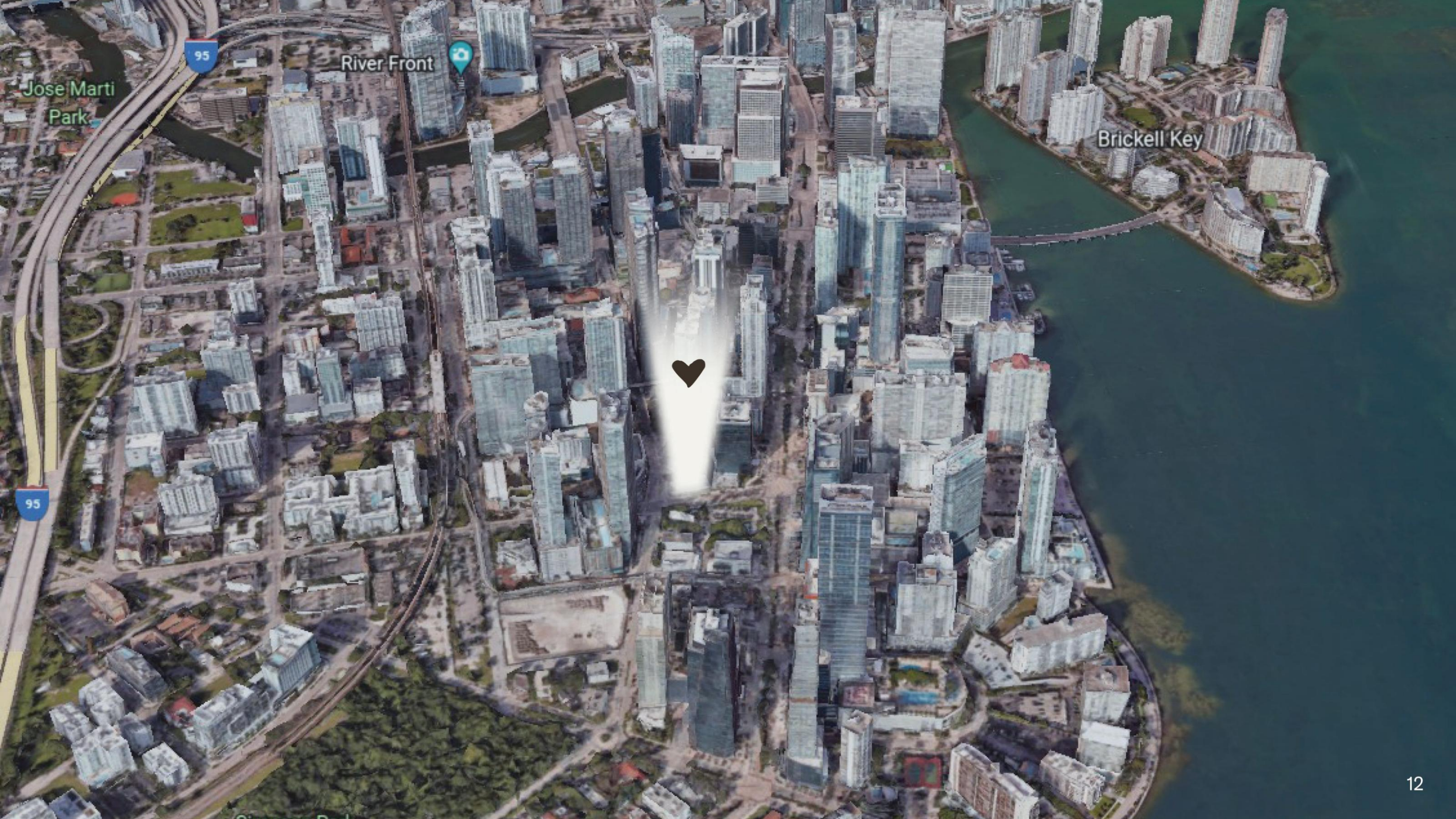
Our projects address not only ecological objectives, but also add community value and elevate the return on investment of our clients by improving performance and livability. Our approach is clear. To create innovative and bold solutions that respond to the existing conditions of each site and are adaptable to climate change and sea level rise, all while restoring biodiversity and improving the human experience. Mixing resiliency with beautiful functional landscapes has created a level of awareness in communities and the world at large where the understanding of nature being incorporated into the built environment is a priority.

ArquitectonicaGEO works in close collaboration with clients, architects, planners, engineers, developers and construction professionals to create aesthetic and functional design solutions. The international, multi-disciplinary and multi-cultural richness of our firm provides the expertise to examine projects from all angles and the agility to respond to changing issues of global concern.





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



WHO'S MOVING TO MIAMI?

Forbes

Florida Is Fast Becoming The Second Home For Wall Street

By Jack Kelly | Senior Contributor

Jan 6, 2021,01:35pm EST

NEWS MAGAZINES RESEARCH EVENTS VIDEO PODCAST PARTNERS SHOP

THE REAL DEAL

SOUTH FLORIDA REAL ESTATE NEWS

Microsoft to lease 50K sf office at under-construction Brickell tower

Tech giant was reportedly in talks to lease about 30K sf earlier this year


By Katherine Kallergis

September 08, 2021 06:00 PM

Bloomberg the Company & Its Products Bloomberg Anywhere Remote Login Bloomberg Terminal Demo Request

Bloomberg Law

Business & Practice



Kirkland & Ellis is taking significantly more office space in Miami than other Big Law firms who recently set up shop in the city.
Source: OKO Group/Cain International

Law Firm Kirkland & Ellis Expands to Miami With Big Office Lease


Dec. 19, 2022, 1:09 PM

THE WALL STREET JOURNAL.

Ken Griffin Moving Citadel From Chicago to Miami

By John McCormick and Juliet Chung

Updated June 23, 2022 4:43 pm ET





THE WALL STREET JOURNAL.


How Miami 'Caught a Wave' and Became the Hot New Tech Hub


By Mario Loyola

Aug. 5, 2022 5:47 pm ET


 CITADEL

 Microsoft

 Blackstone

 amazon

WINSTON & STRAWN LLP KIRKLAND & ELLIS LLP

AERCAP  Blockchain.com

13

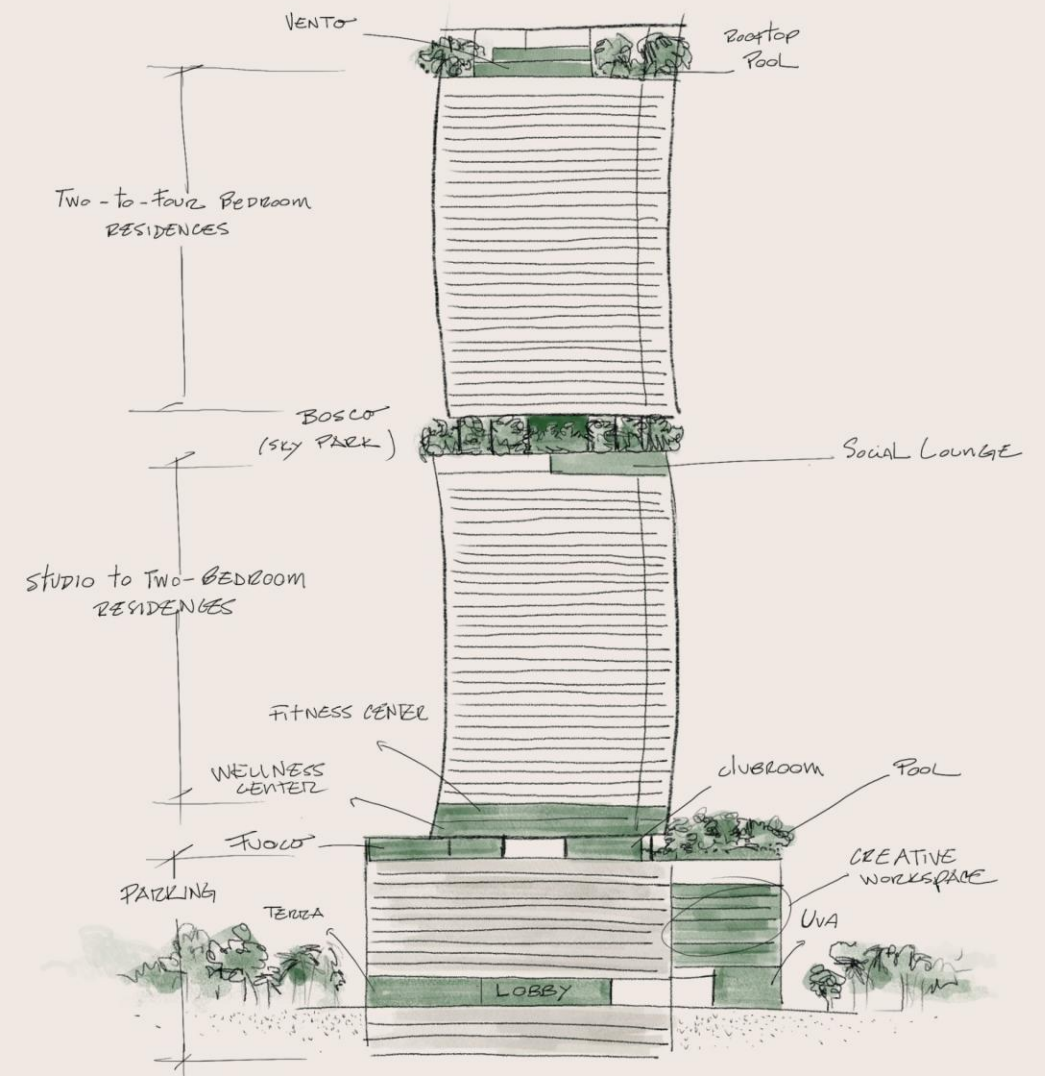
*Designed to honor simplicity
and deepen human connection*



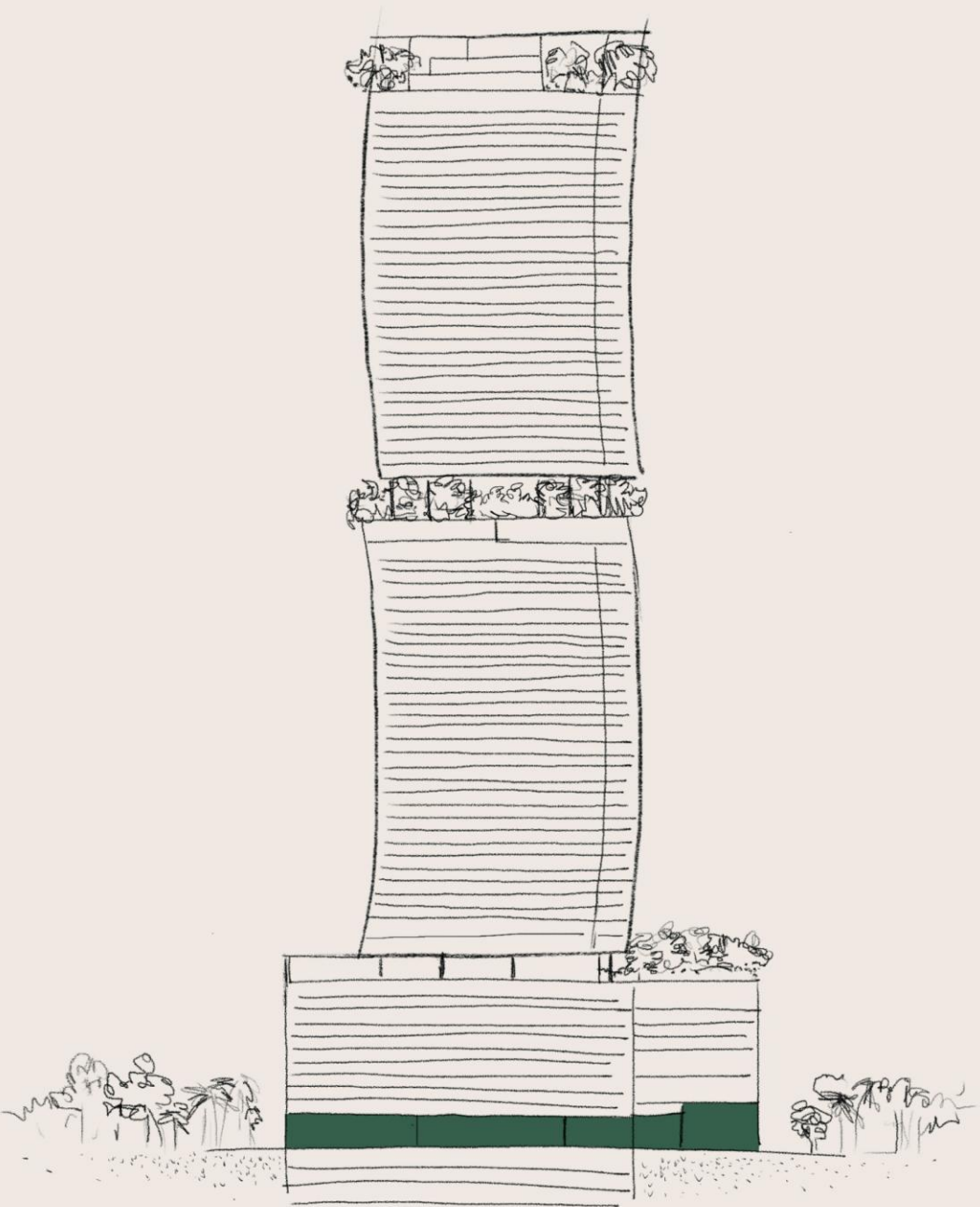




Created to be an oasis in the center of Miami—a place to live, stay, meet, work, and gather—filled with conversation, cuisine, fitness and wellness, ongoing events, and exhilarating community engagement.



LOBBY LEVEL







LOBBY

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.

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

Savor the moment



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
- Frequent wine tastings and classes
- Private tasting room and outdoor dining terrace for ORA residents and their guests

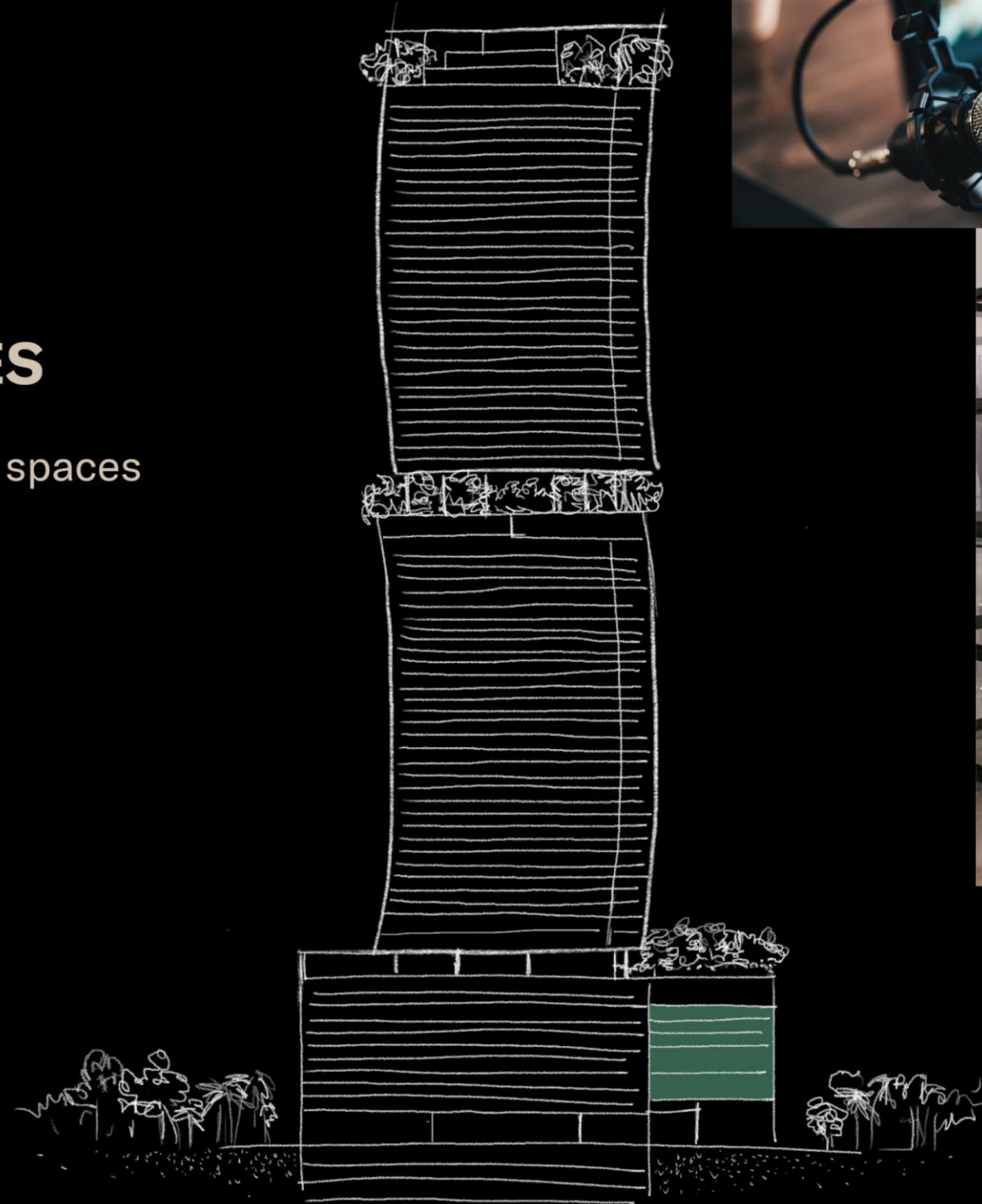




CREATIVE WORKSPACES

Fully wired commercial co-working spaces available—in an open, airy setting.

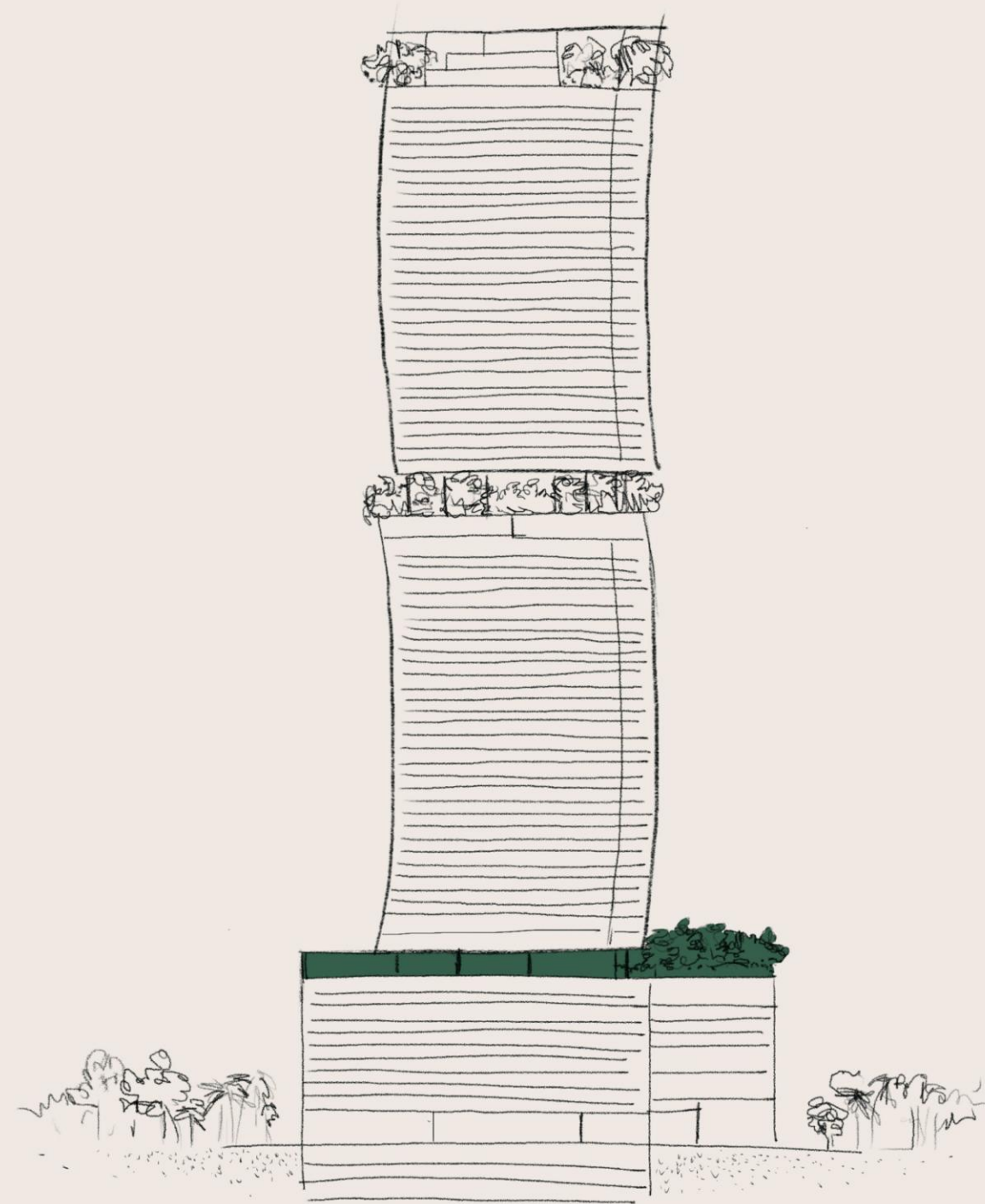
- Open and shared workspaces
- Private office spaces
- Private conference rooms



9TH FLOOR AMENITY LEVEL



20 STORY C.B.S.
OFFICE BUILDING





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' door







*We create spaces intended
to be used and shared*

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 POOL



THE POOL



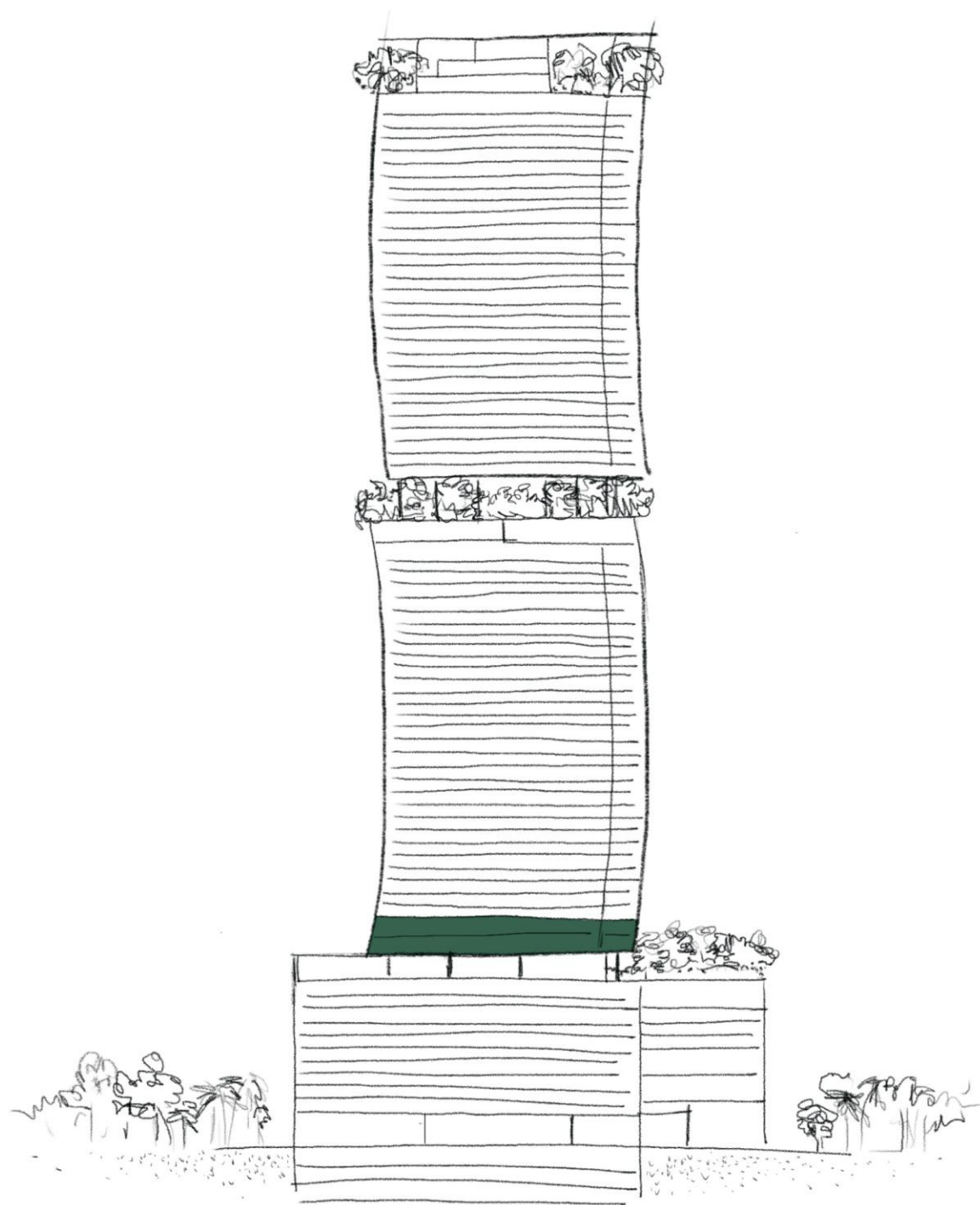
THE POOL

CLUBROOM

Adjacent to the pool and full of natural light, an event space designed for social gatherings of all kinds.

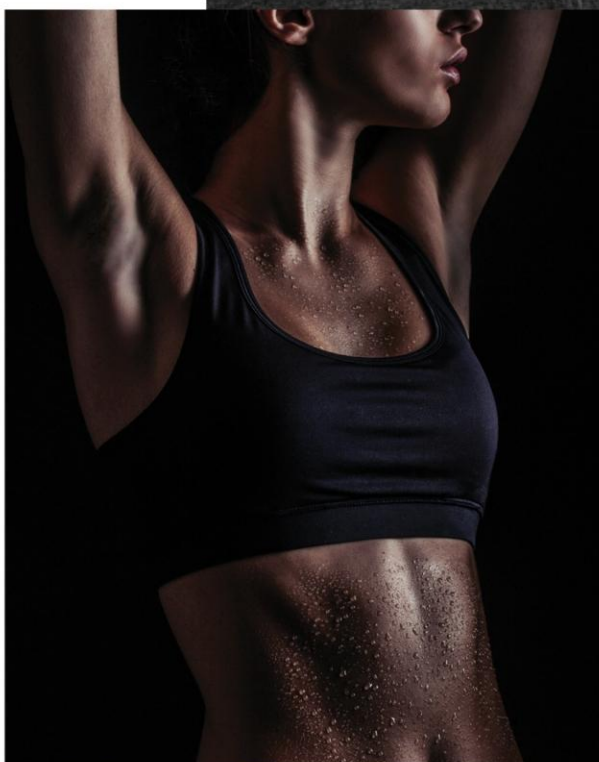
- Bar and lounge
- Prep kitchen
- Chef's kitchen
- Indoor and outdoor seating
- Oversized LED screen
- Game tables/area





WELLNESS & FITNESS

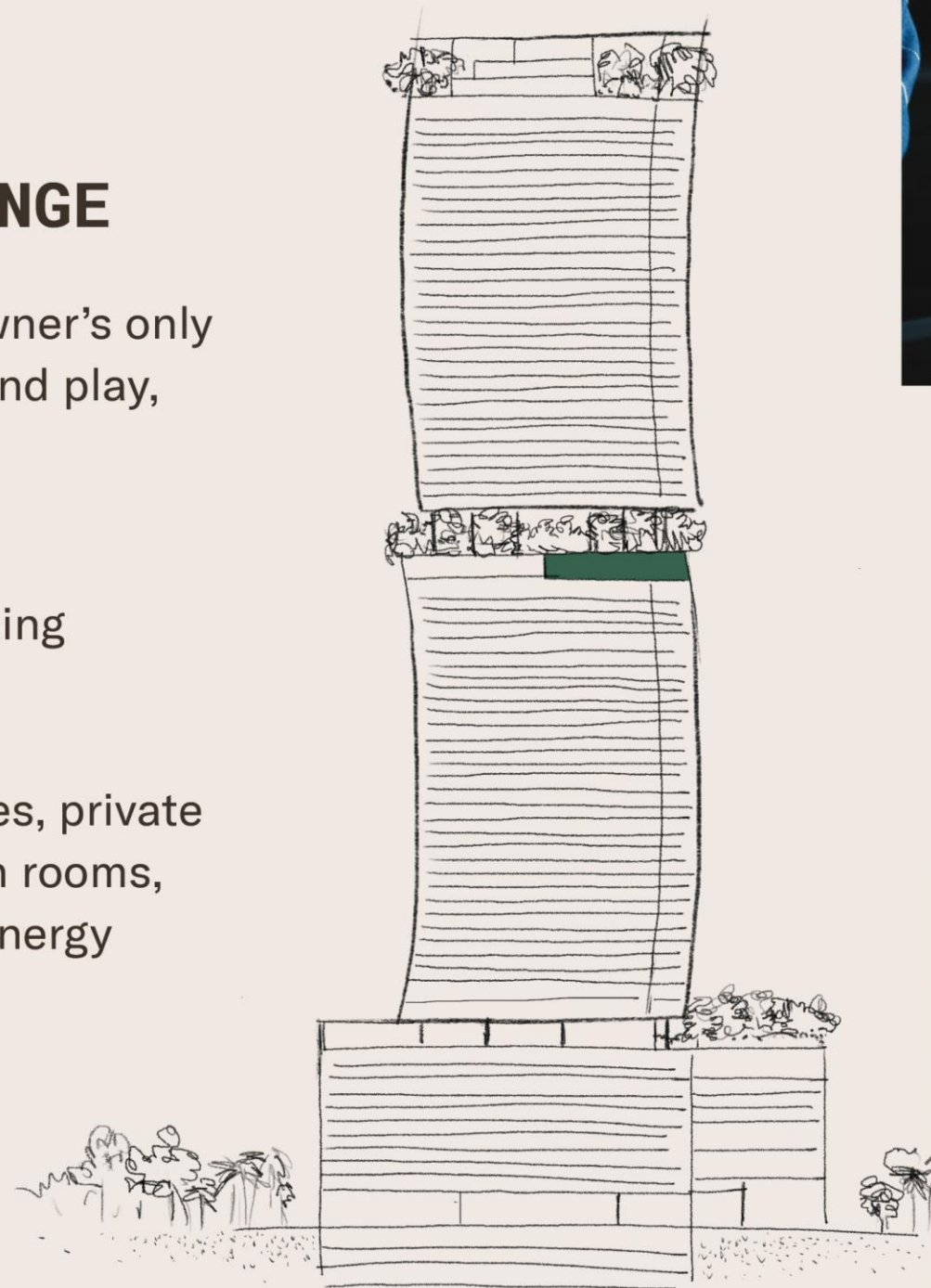
18,000 SQ. FT.
DEDICATED TO
HEALTH & WELLNESS



THE SOCIAL LOUNGE

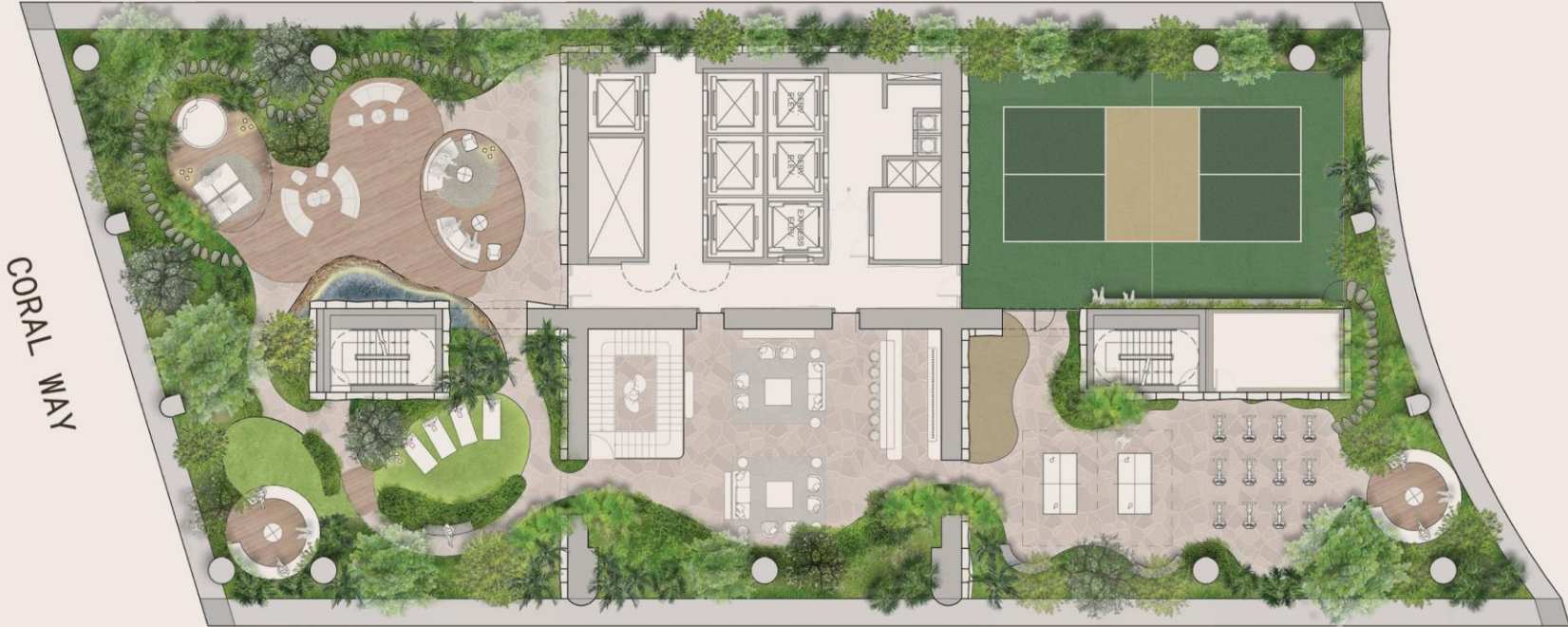
Just beneath Bosco, an owner's only inspired space to gather and play, reconnect and recharge.

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

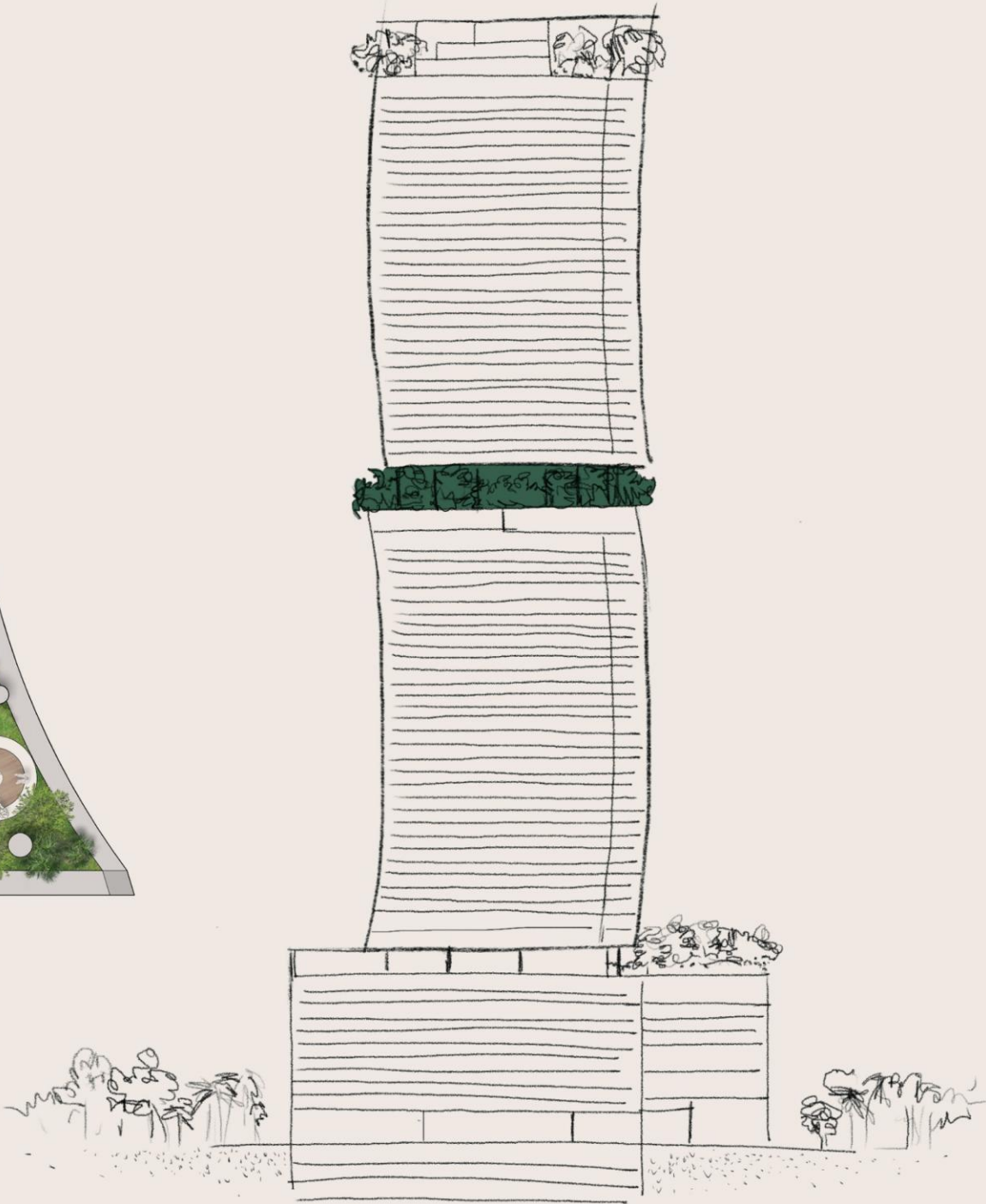


BOSCO

S. MIAMI AVE



CORAL WAY



BOSCO

A tranquil, 40-foot sky park at the heart of ORA and soaring 500 feet — with nature in every corner.

- 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





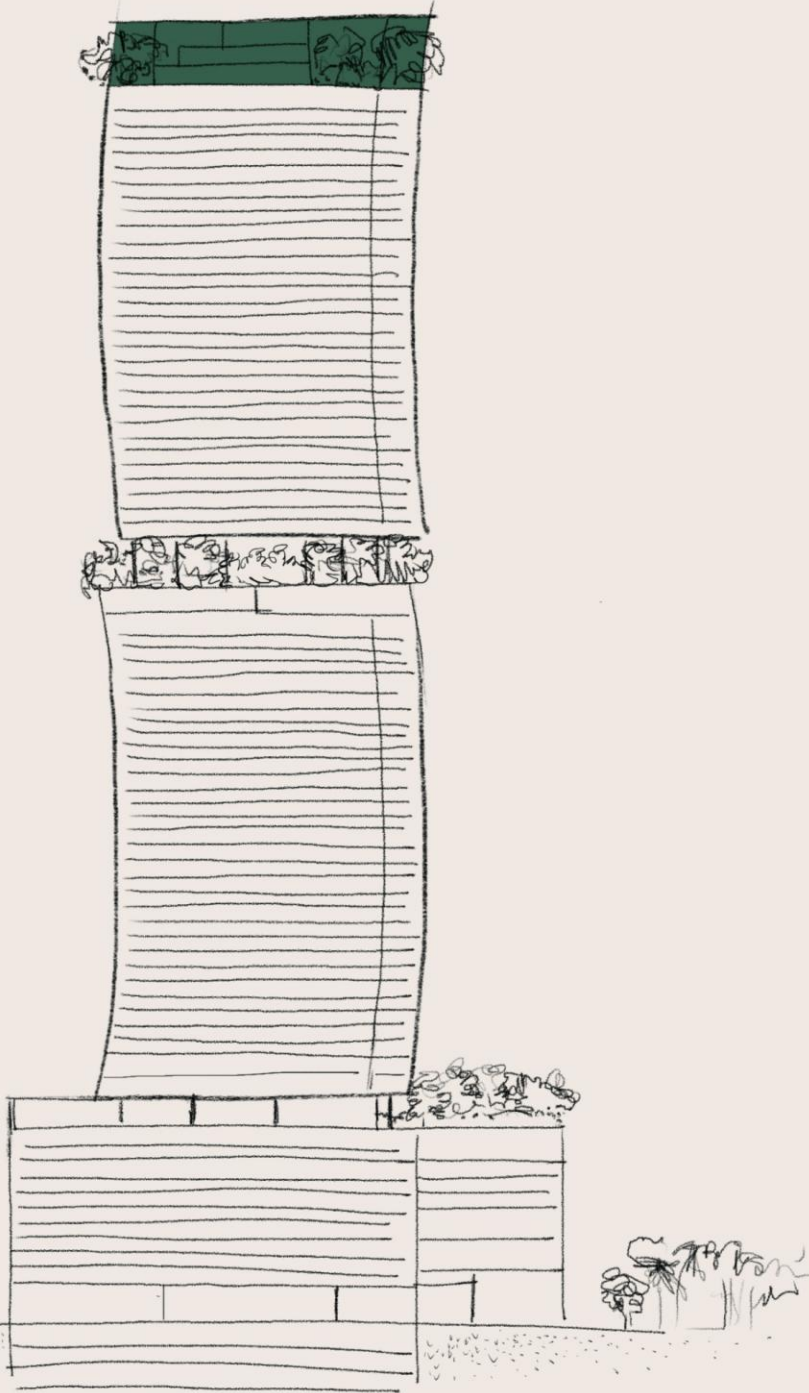
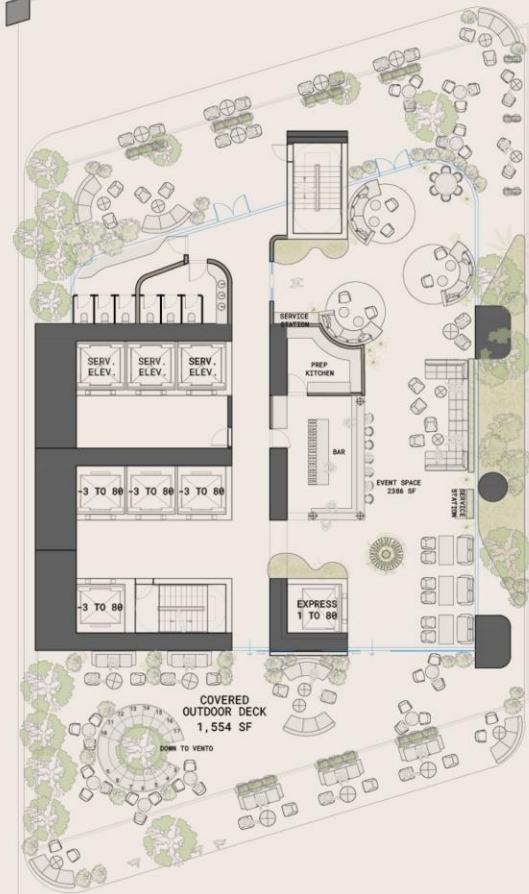
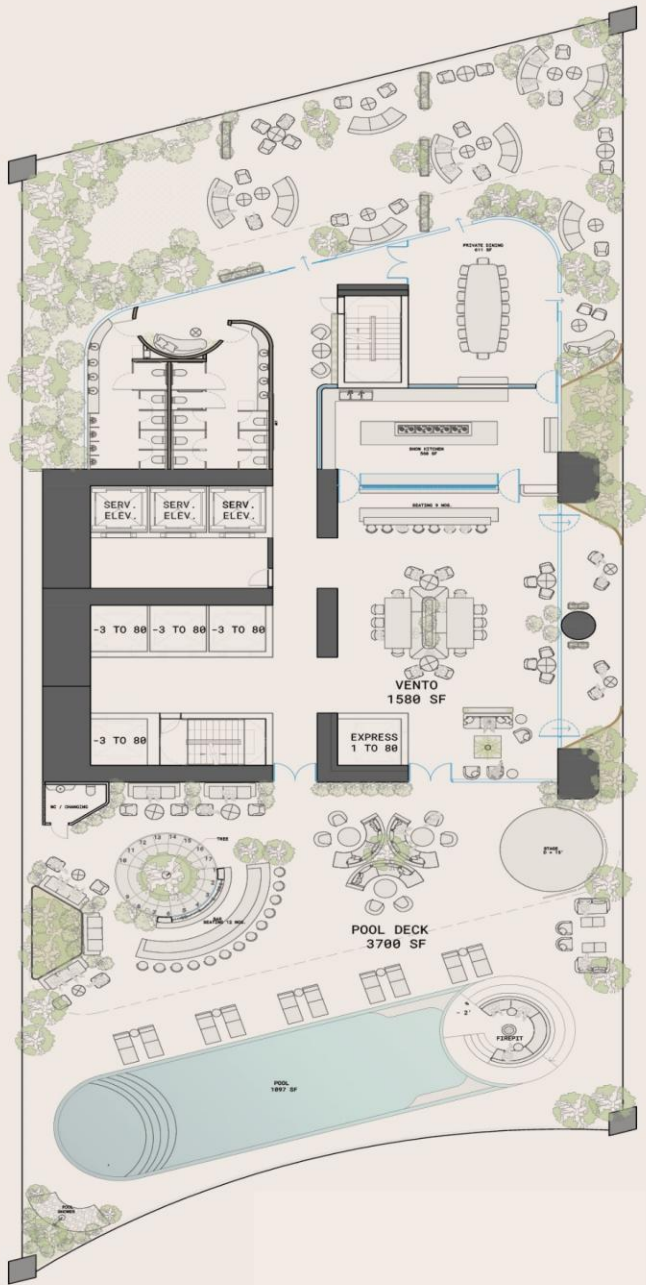


BOSCO



BOSCO

VENTO



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)







VENTO





THE RESIDENCES

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

Neutral of Harmony

INTERIOR CONCEPT BY M²ATELIER

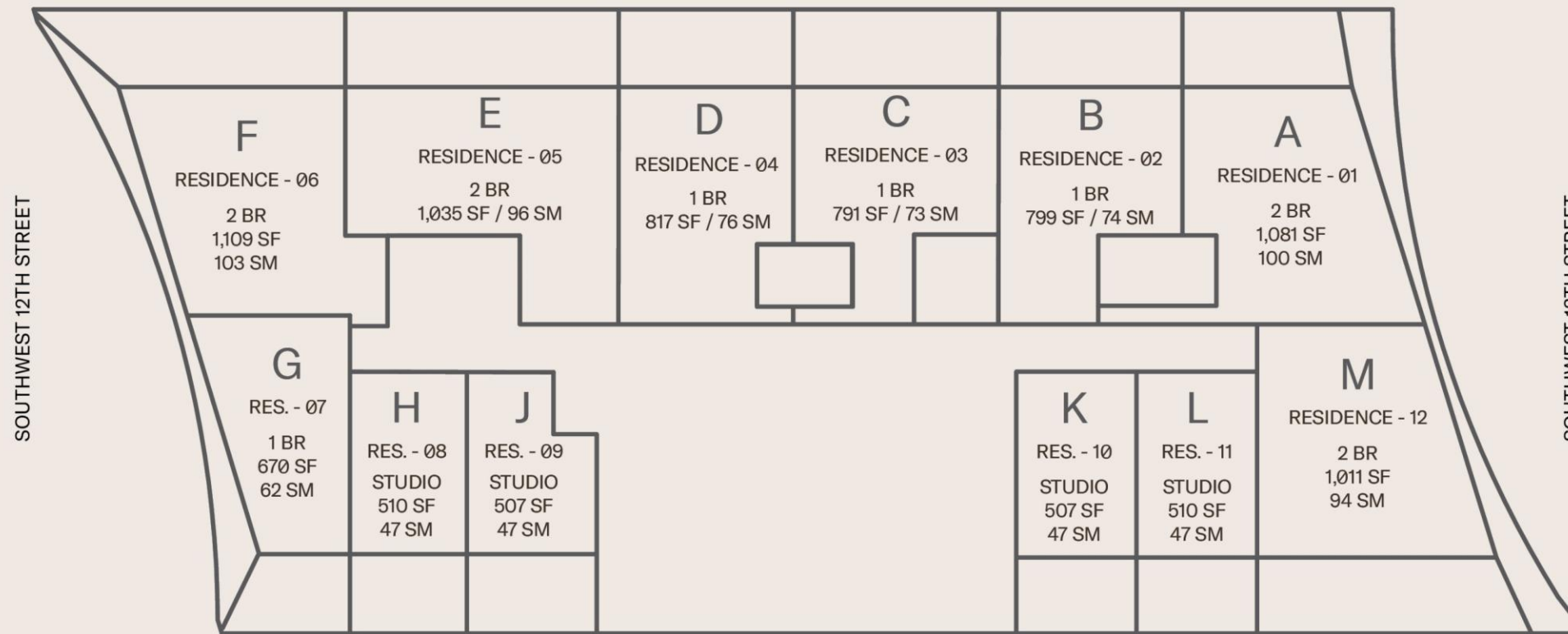


THE RESIDENCES



BELOW BOSCO
LEVELS 12-42

BRICKELL AVENUE



SOUTHWEST 12TH STREET

SOUTHWEST 13TH STREET

SOUTH MIAMI AVENUE

1210 Brickell Avenue, Miami, FL 33131

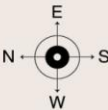
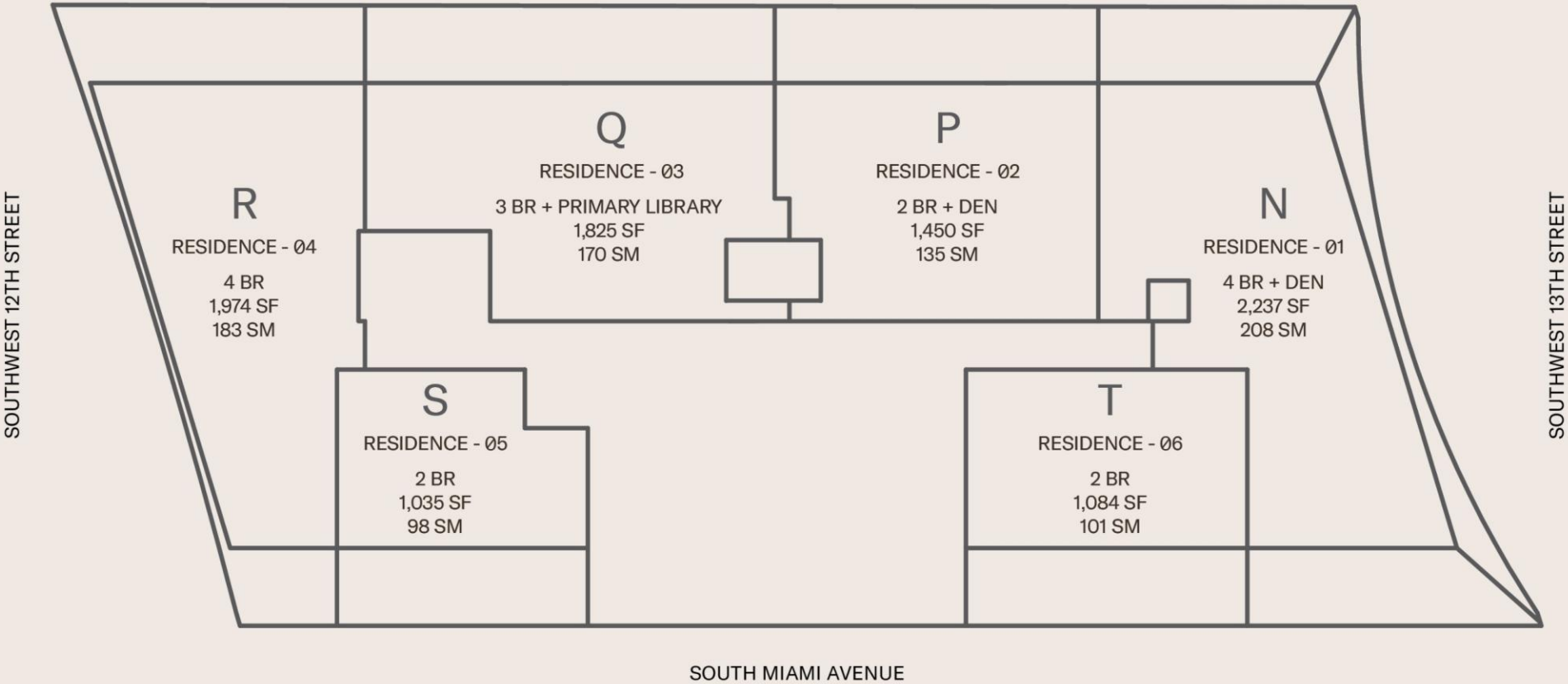
Developed By
FORTUNE
INTERNATIONAL
GROUP

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. 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. THE DEVELOPER IS 1210 BRICKELL, LLC. WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. 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 square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.



ABOVE BOSCO
LEVELS 46-73

BRICKELL AVENUE



1210 Brickell Avenue, Miami, FL 33131

Developed By
FORTUNE
INTERNATIONAL
GROUP

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. 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. THE DEVELOPER IS 1210 BRICKELL, LLC, WHICH HAS A RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. 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 square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.



THE FREEDOM OF FLEXIBLE OWNERSHIP AT ORA

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

- Short-term, seasonal, and long-term rental flexibility
- Dedicated on-site professional management to ensure smooth arrival and departure for residents and guests
- On-site concierge to address residents' and guests' needs
- Dedicated flexible-stay check-in lobby
- Integrated digital concierge featuring residential booking management, housekeeping service scheduling, and guest communication

The background of the slide features a photograph of a building with a white railing, partially obscured by lush green foliage and clusters of bright pink flowers. A large, semi-transparent green rectangle is centered over the image, serving as a backdrop for the text.

DEPOSIT STRUCTURE

10% at Reservation

10% at Contract

20% at Groundbreaking

10% at Top-Off

50% at Closing



SITE ADDRESS

1210 Brickell Ave. Miami, FL 33131



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. THE INFORMATION PROVIDED, INCLUDING PRICING, IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN JURISDICTIONS WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE OR ARE OTHERWISE PROHIBITED BY LAW. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS.

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. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained 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. 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. The photographs contained 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.

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.