



THE VISION

LOCATION:
16901 Collins Avenue
Sunny Isles, Florida 33160

TYPE:
Luxury Oceanfront
Condominiums

DEVELOPER:
Fortune International

SALES:
Fortune Development Sales

ARCHITECT:
Herzog & de Meuron

INTERIOR DESIGN:
PYR, led by Pierre-Yves Rochon

LANDSCAPE DESIGN:
Raymond Jungles

TOTAL UNITS:
192

FLOOR PLANS:
16 Residences plus Penthouses

SIZE RANGE:
1,400 sq. ft to 5,000 sq. ft
Penthouses up to 10,000 sq. ft

Imagine a world built around a purpose. A world created around the concept that the space we occupy should be molded around us, not the other way around. A thoughtful, intelligent approach to architecture, designed from the inside out.

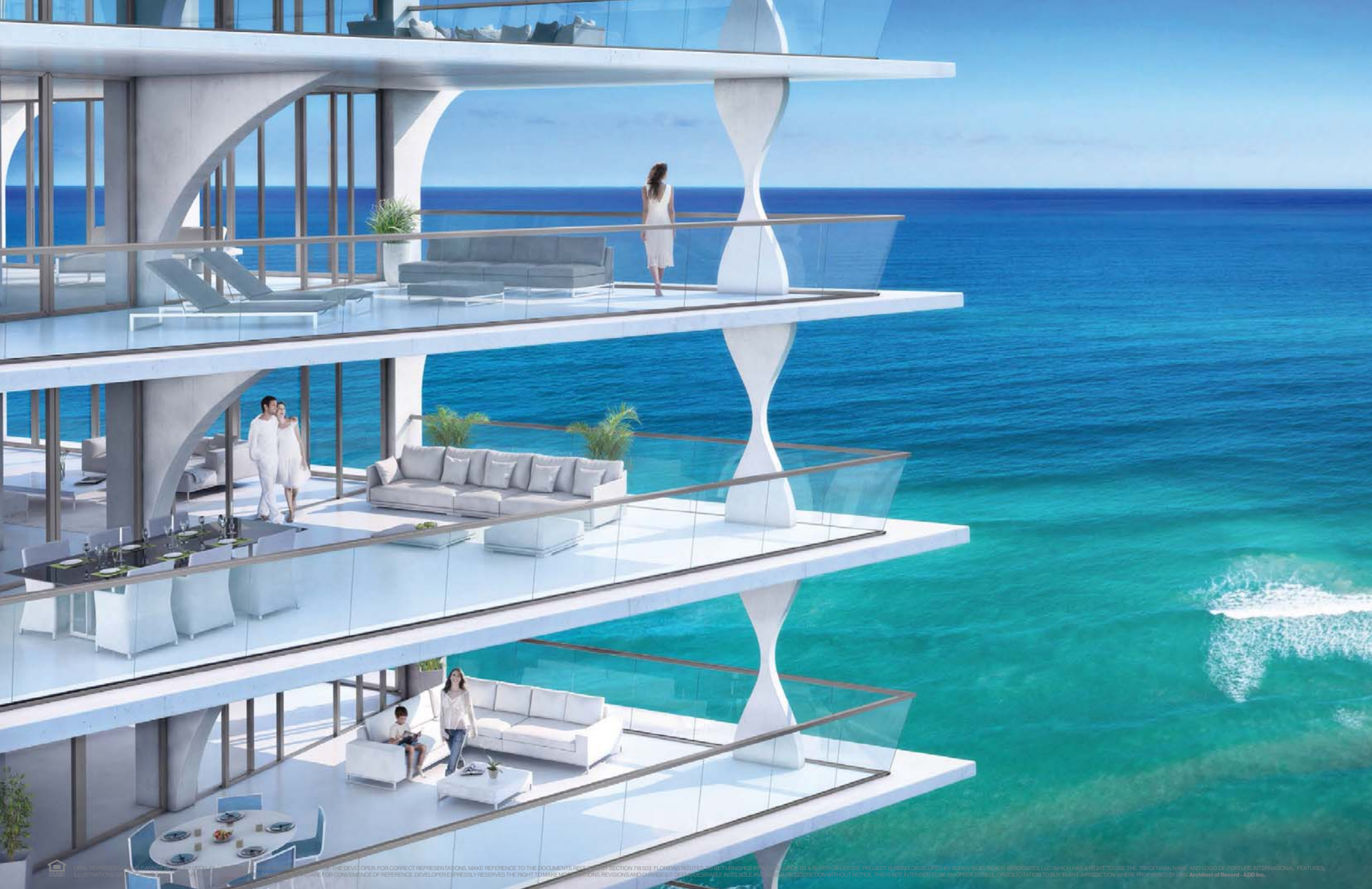
A single elegant form rising 57 stories on the sands of Sunny Isles Beach, Jade Signature is the newest tower in Fortune International's coveted Jade building collection. The vision to create something the market has never seen before stems from merging the most talented people in the world of design and architecture, with Fortune's valuable knowledge of what buyers of this caliber desire. Every detail has been engaged in extraordinary contemplation, and the result is a spectacular property that will be as enjoyable as it will be stunning.

Set at a striking parallelogram position to the shoreline, Jade Signature's relation to the sun and surroundings is paramount. A unique seamless connection between the lobby, beach, lushly landscaped gardens, and dynamic resort-like amenities offers the fullness of coastal living in a way never before possible.

Residences will be like contemporary houses in the sky with breathtaking flow through views from ocean to Intracoastal, and windows that frame the horizon reinforcing the connection between interior and exterior. Expansive terraces that span up to 25 feet extend the living space, and contribute to the building's shape, which transforms at every angle.

Miami's most anticipated condominium embodies the spirit of innovation with creativity and beauty infused in every detail.







THE COLLABORATORS

From visionary developer Fortune International, comes a synergy of brilliant minds. A union assembled of some of the most respected names in the design sphere – the incomparable architecture firm of Herzog & de Meuron, the interior design prowess of PYR led by Pierre-Yves Rochon, and the landscape genius of Raymond Jungles.

*FORTUNE
INTERNATIONAL*

Known in the real estate development industry for its unwavering commitment to quality and luxury, Fortune International has set new standards with every building it delivers. Fueled by insightful leadership, a seasoned and savvy in-house team, and roots in Miami real estate sales and marketing for 30 years, Fortune is a recognized authority, as well as a pioneer. Visionary founder Edgardo Defortuna strives to bring the very best talent and ideas together with each new development, culminating in highly prolific buildings that have changed the Miami skyline forever. With a focus on exceptional waterfront properties, the development portfolio includes Jade Residences at Brickell Bay, Jade Beach, Jade Ocean, Artech, 1200 Brickell, Le Meridian Sunny Isles Beach and others. Fortune International continues to be at the forefront of Miami's exciting real estate story, bringing dynamic, innovative and luxurious buildings offering highly desirable lifestyles to buyers from around the world.



HERZOG & DE MEURON

Pritzker Prize winning Herzog & de Meuron is a practice known for its highly acclaimed architecture and ability to create one of a kind structures tailored to the environment around them. Established in Basel, Switzerland in 1978, the firm is a partnership led by five Senior Partners. Herzog & de Meuron have designed a wide range of projects from the small scale of a private home to the large scale of urban design. Most recognized projects include the National Stadium Beijing, the Main Stadium for the 2008 Olympic Games, The Tate Modern in London, 1111 Lincoln Road in Miami Beach, and the upcoming new Pérez Art Museum in the heart of downtown Miami.





*PYR, LED BY
PIERRE-YVES ROCHON*

Established in 1979, PYR creates lavish interior design solutions that invite interaction. Each unique space is composed of elements drawn from each property's location, culture and history, and supported by French style and ideals. From offices in Paris, Chicago and Shanghai, led by Pierre Yves Rochon, PYR approaches each project as a personal accomplishment. Rochon is recognized around the world for creating magical resort lifestyles. The firm has created award-winning interiors for renowned hospitality brands, including Four Seasons Hotels & Resorts, Ritz-Carlton Hotels & Resorts and Peninsula Hotels. Their work has been featured in publications around the world, including Travel + Leisure, Maison Francaise and Wallpaper.



*RAYMOND
JUNGLES*

Raymond Jungles, Inc. (RJI) is an inspiring, creative and ecologically sensitive landscape architecture firm practicing from its studio on the banks of the Miami River. The firm has maintained a South Florida and international presence since 1981, completing a diversity of residential and commercial projects in the last 31 years. RJI, led by Raymond Jungles, has created gardens in 11 countries including Antigua, Anguilla, the Bahamas, British Virgin Islands, Costa Rica, China and Mexico. The firm has won an abundance of industry awards, such as the 2012 Award of Excellence in Landscape Architecture from the American Institute of Architects, Miami Chapter, with lush masterpieces profiled in such prestigious publications at The New York Times, Vanity Fair and Vogue.



*THE
SITE*



JADE SIGNATURE



An aerial photograph of a coastal city at sunset. The sky is filled with soft, golden light and scattered clouds. In the foreground, a large, white, semi-transparent rectangular plot is highlighted on the ground. To the left, two tall, modern high-rise buildings with blue-tinted glass facades stand prominently. To the right, a white high-rise building with a distinctive top section is visible. The ocean stretches across the middle ground, meeting a sandy beach. In the lower foreground, a street is labeled "COLLINS AVENUE". The overall scene is a mix of urban architecture and natural coastal beauty.

 **JADE SIGNATURE**

COLLINS AVENUE





THE SETTING

Everything about Sunny Isles Beach sizzles, starting with its 2.5 mile long fine sand beach. This iconic strip has been a draw for decades and is now one of the toniest towns in South Florida, and home to Jade Signature.

Bounded by the Atlantic Ocean on the east and the Intracoastal Waterway on the west, Sunny Isles Beach offers the perfect upscale lifestyle. Greet the sunrise from balcony, beach or boat, and enjoy days filled with unspoiled outdoor activity - from gorgeous bike trails in Oleta State Park to nearby golf and tennis, to a bevy of fabulous alfresco cafes helmed by acclaimed chefs.

Just minutes from world-class shopping at Bal Harbor Shops or AventuraMall, immerse in the artistry of luxury fashion. And by night, enjoy Miami's thriving arts and culture scene in Wynwood, Design District, and various nearby venues for performing arts.

Perfectly located between Miami and Fort Lauderdale Airports, Jade Signature is your gateway to an entire world of indulgences, whether it is your home or your home away from home.





*THE
ARRIVAL*



THE RESIDENCES

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 10,500 square feet
- Floor to ceiling windows that frame the horizon
- Modernist homes in the sky with terraces as large as a living space
- Private garage spaces **
- Exquisite European designer cabinetry
- Top of the line kitchen appliances
- 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

** For some residences

*** In most residences







*RESORT
LIVING*



THE LIFESTYLE

BUILDING FEATURES

- Created by Pritzker Prize 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
- Envious oceanfront 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

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, 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
- Oceanfront 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

BEACH LEVEL

- Oceanfront resort deck featuring a gorgeous swimming pool with zero entry, secluded cabanas and hot tub
- Beach bar and grill offering pool and beach service
- Private beach amenities including chaise lounges and umbrellas at the shoreline
- Teen's tech lounge with outdoor ping pong
- Kids playroom with video games and smart board
- Toddler sensory and reading center
- Landscaped beachfront gardens with hammocks and seating
- Lap pool on south side of tower offering maximum sun exposure
- Entertainment lounge and terrace facing lap pool with billiards and wine bar

SPA LEVEL

- Health and wellness center with dry sauna and steam room
- Coed hamam / Turkish bath
- Magnificent water terrace with massage beds and plunge pools overlooking the ocean
- Massage and spa services available
- Detox juice bar
- Invigorating cold rain shower
- Yoga deck surrounded by zen garden
- Relaxation area
- Oceanfront state of the art fitness center with fully-appointed training areas
- Women's and men's locker rooms



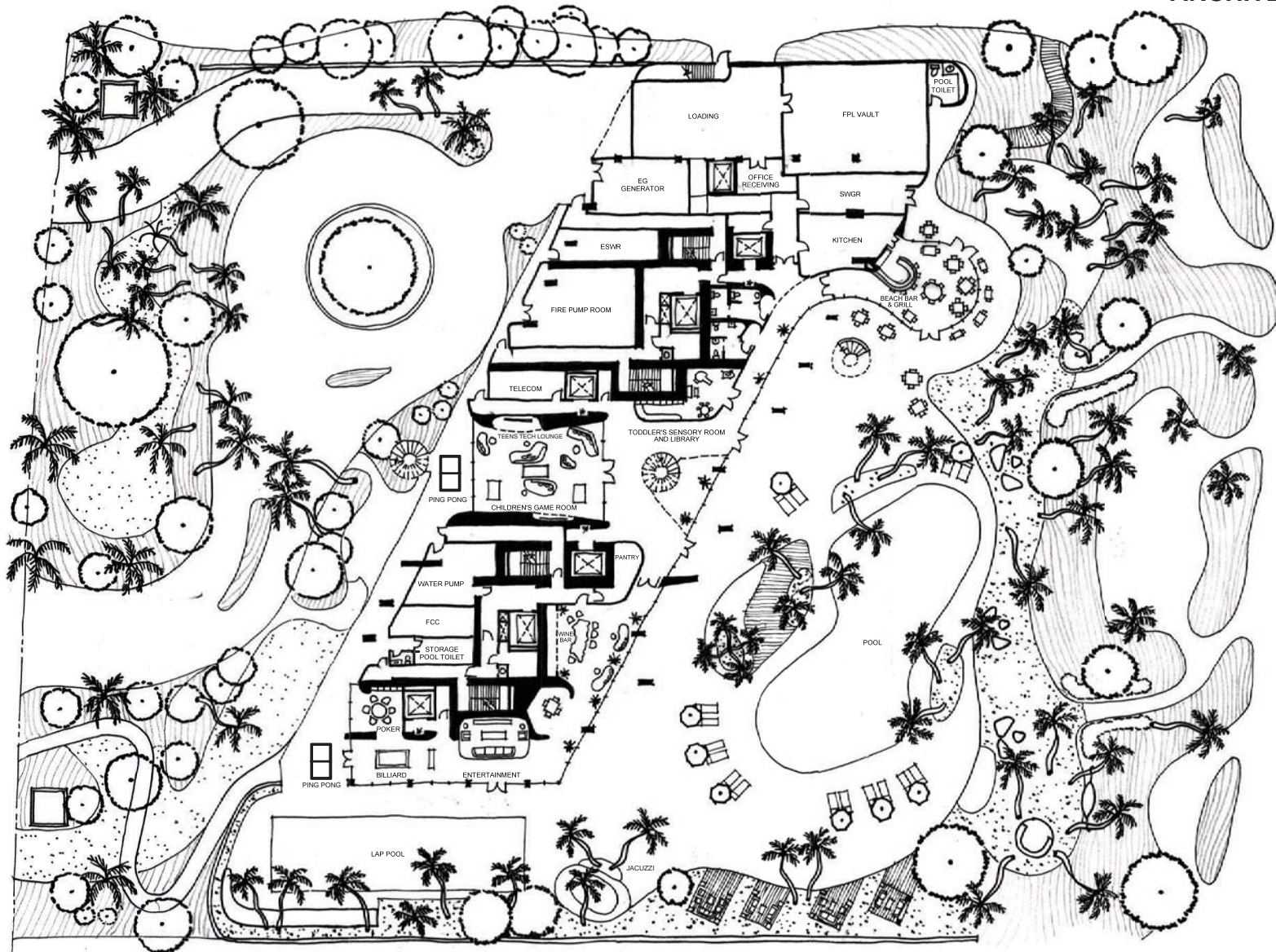


*BOUNDARIES
ARE NO MORE.
YOU SURRENDER
ONLY TO YOUR
IMAGINATION.*

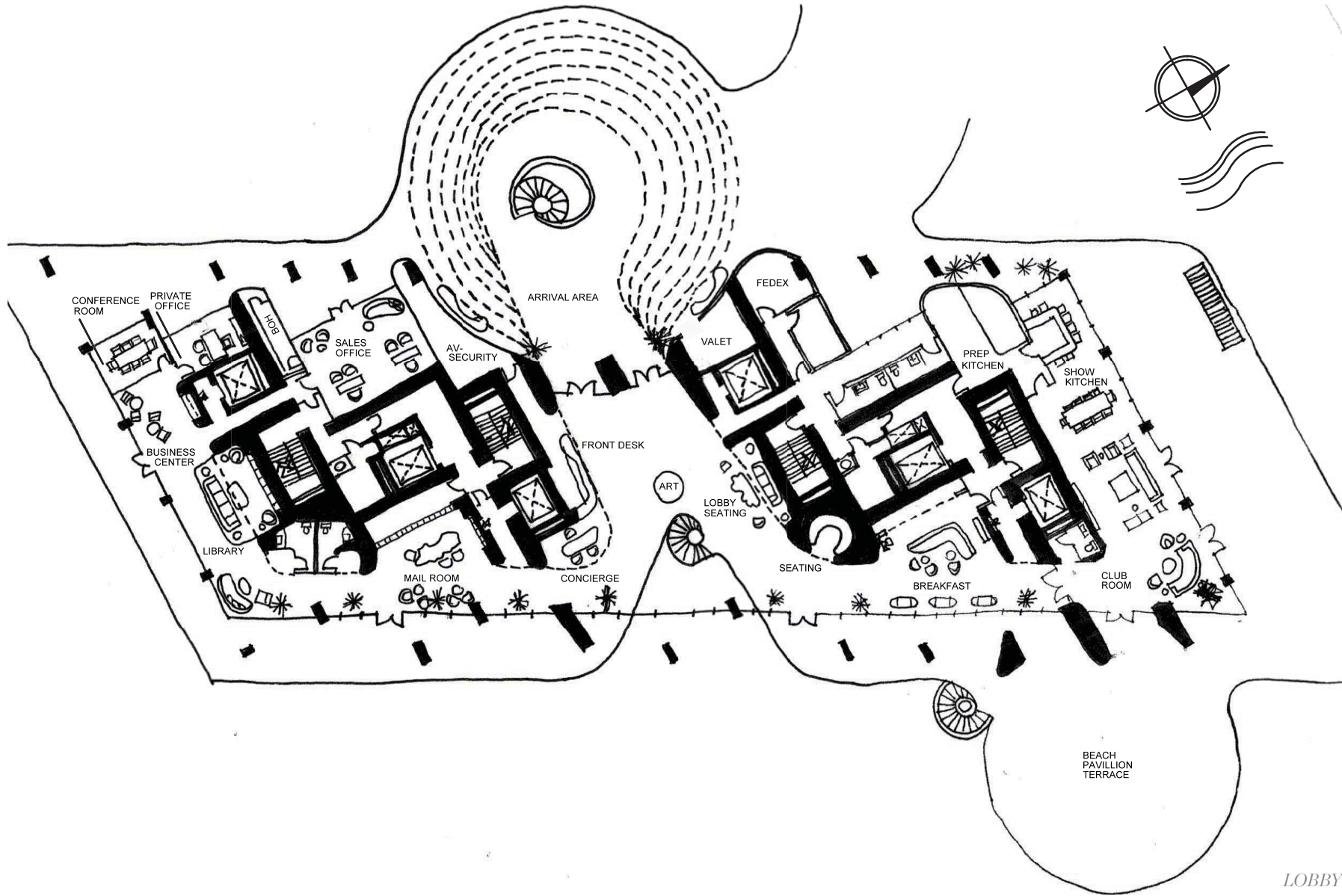


*AMENITY
LEVELS*

ARCHITECTURAL DRAFT



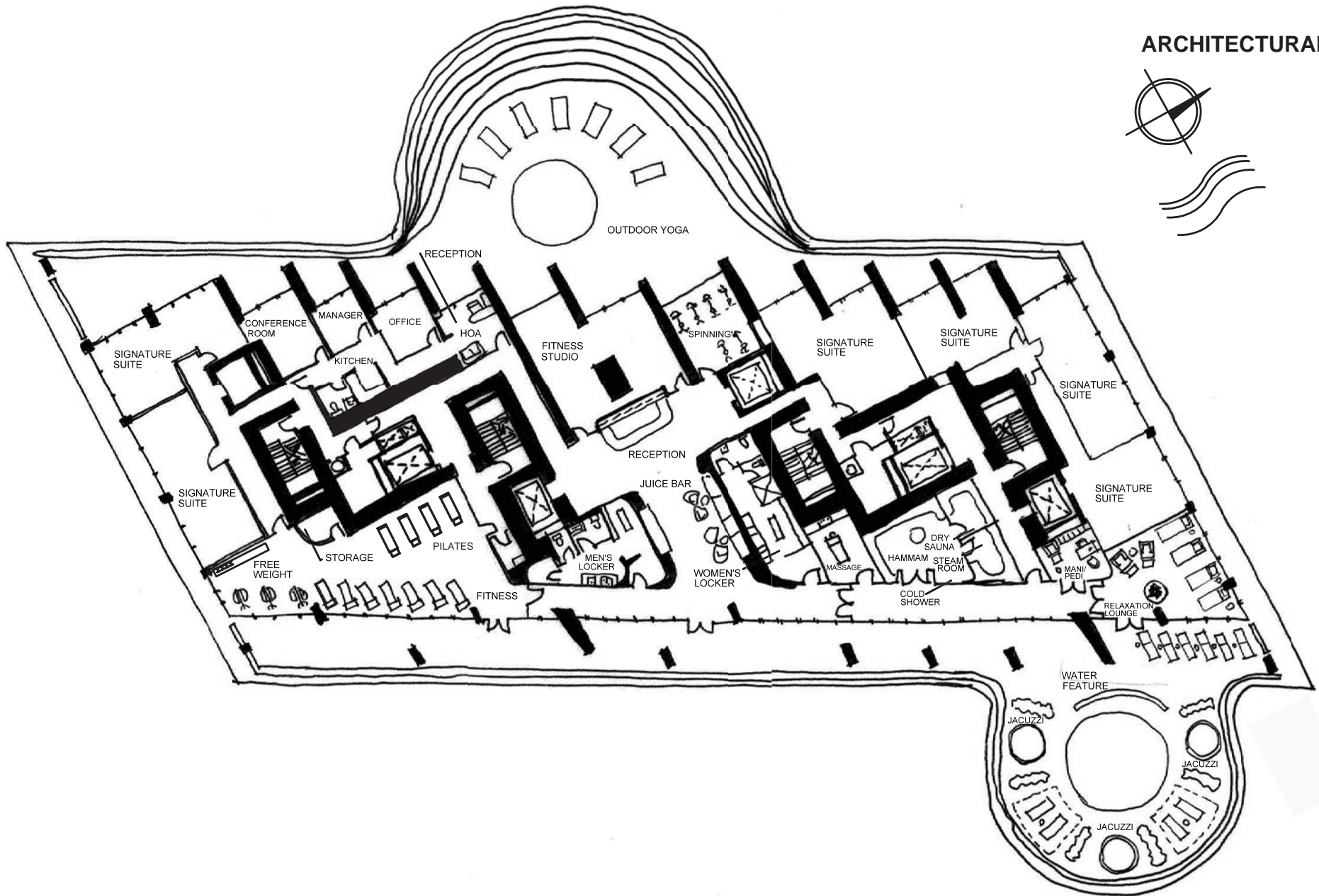
GROUND AMENITY LEVEL



LOBBY AMENITY LEVEL



ARCHITECTURAL DRAFT



FITNESS & SPA AMENITY LEVEL



PRICING AND TIMING

Prices range from \$1.8 million to \$26 million

Buyers of Jade Signature are required to deposit a total of 50% in the following installments:

- 10 % due at Reservation
- 15% due at Contract (July 2013)
- 15% due at Construction (December 2013)
- 10% due at Top Off
- Balance due at Closing

HOW TO MAKE A RESERVATION

At this time we are taking reservations. Those interested in securing a Jade Signature residence will be assigned a unit and once a reservation agreement is signed, will make a 10% deposit in an escrow account with First American Title. A reservation can be canceled at any time and the reservation holder will be refunded immediately. When the contract has been executed, the 15% is due. An additional 15% deposit is due at construction plus an additional 10% due at top off. The 50% balance is due at closing.

