

FLOOR PLANS



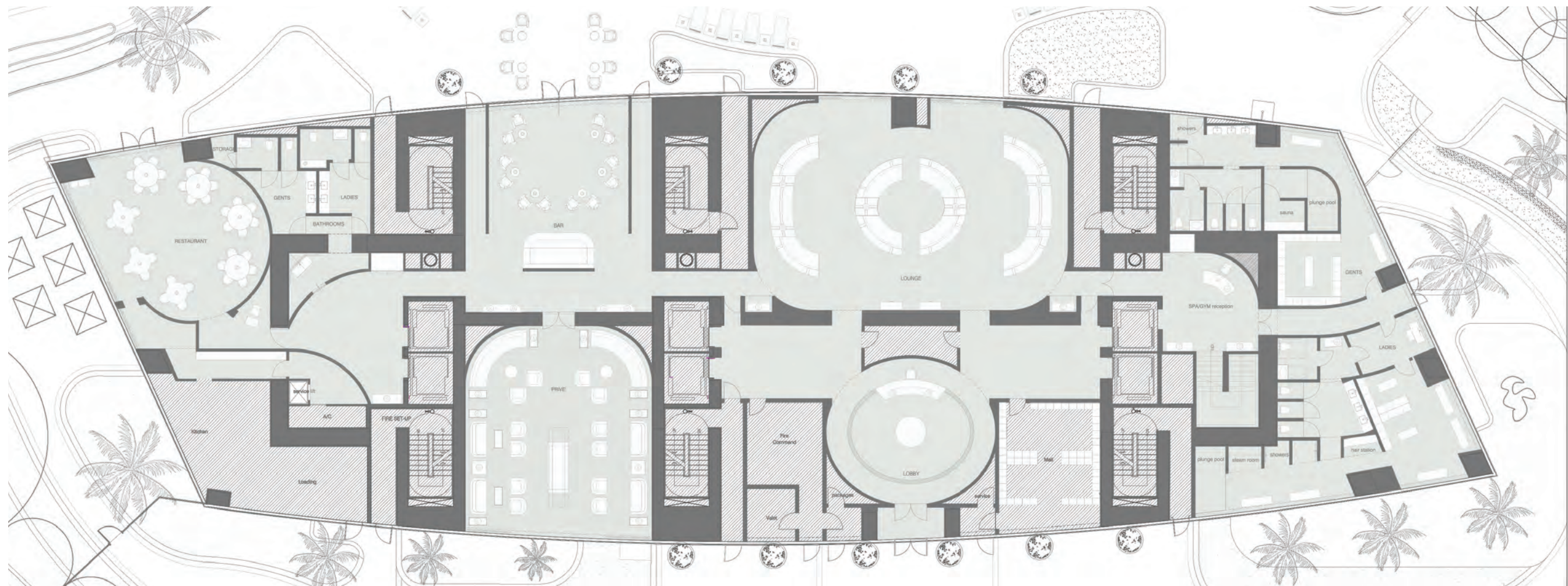
RESIDENCES BY

 **ARMANI / CASA**

Architecture by César Pelli

AMENITIES & LIFESTYLE

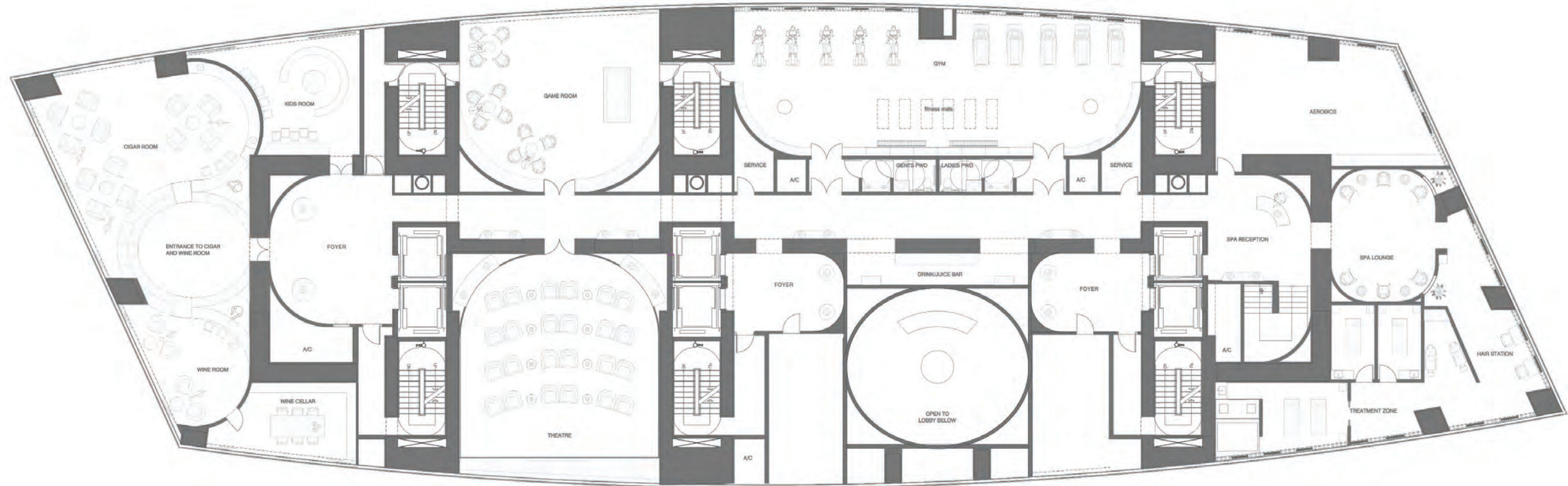
- Residences by Armani/Casa is a new 56-story oceanfront condominium in Sunny Isles Beach offering 308 exclusive luxury residences
- The tower is set on a 3.11-acre site with elegantly landscaped gardens and direct access to 300 feet of oceanfront
- Interiors by world renowned Armani/Casa Interior Design Studio under the artistic direction of Giorgio Armani
- Soaring 649-foot-tall modern glass tower by internationally acclaimed architect César Pelli and Sieger Suarez features breathtaking Atlantic Ocean views
- Landscaping by award-winning Swiss landscape architect Enzo Enea
- Elegant porte-cochère entry with water feature
- Professionally curated collection of museum-quality art, including monumental sculptures by Sandro Chia and Sinisa Kukec
- Over 35,000 square feet of amenities across two floors, all exquisitely furnished by Armani/Casa
- Armani Privé lounge at the lobby level
- Movie theater with plush seating for 24 people
- Light-filled ocean-view bar area
- Elegantly appointed cigar room
- Temperature- and humidity-controlled wine cellar
- Club-inspired game room with pool table
- Children's playroom for games and activities
- Elevated, lushly landscaped oceanfront terrace with heated swimming pool, hot tub, and poolside food and beverage service
- Private oceanfront restaurant and bar with outdoor seating as well as in-residence delivery
- Exclusive beach amenities, including food and beverage services, beach attendants, chaise lounges, and umbrellas
- State-of-the-art fitness center overlooking the ocean
- Ocean-view yoga studio with Pilates equipment
- Men's and women's dressing rooms with lockers and showers
- Expansive two-story revitalization spa with indoor and outdoor treatment rooms
- 24-hour valet services
- 24-hour security and multilingual concierge service



LOBBY

AMENITIES & LIFESTYLE

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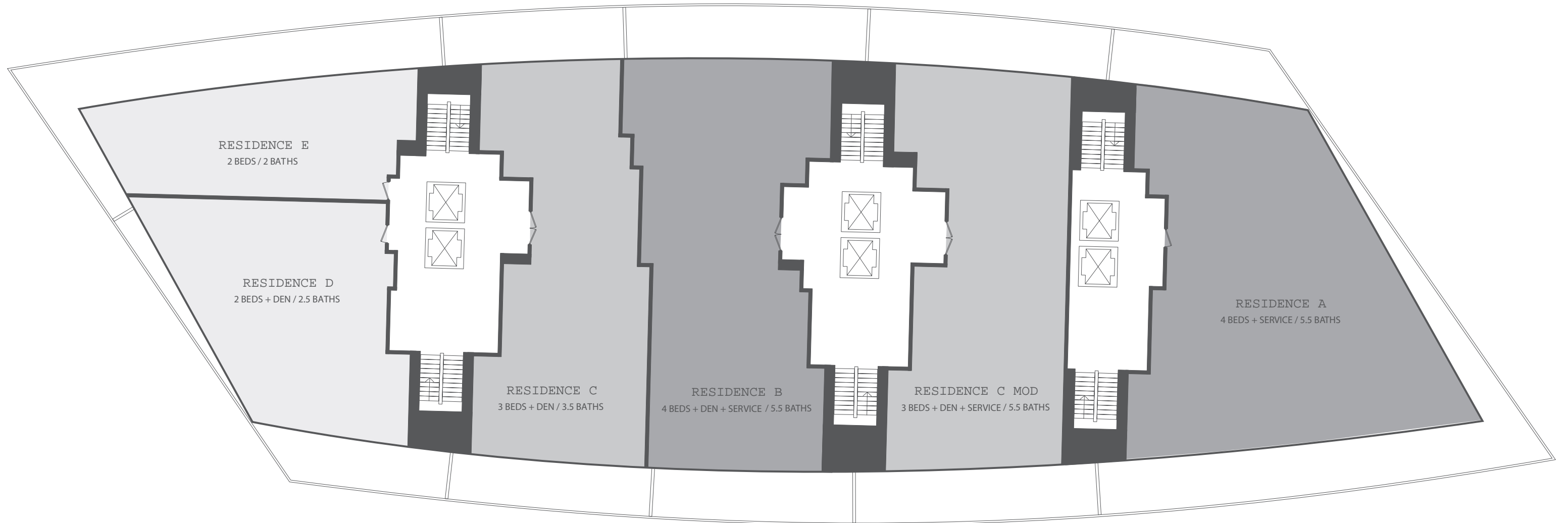


MEZZANINE

RESIDENCE FEATURES

- Private high-speed elevator access to most residences
- Breathtaking Atlantic Ocean and city views through floor-to-ceiling windows
- Eight-foot-high double-door entry to a spacious foyer in select units
- Spacious interior floor plans with elegant smooth-finish ceilings rising to 10 feet (slab to slab, except where required to accommodate mechanical equipment)
- Expansive 10-foot-deep private balconies with glass railings in all residences
- Summer kitchen with under-counter Sub-Zero refrigerator in all residences
- Recessed lighting in select corridors and bathrooms
- Intelligent climate controls with digital thermostats
- Large capacity full size washer/dryer in all residences
- Smart building technology provides seamless access to select building amenities
- All residences pre-wired for audio speakers as well as motorized drapes and programmed lighting controls in select locations

- Armani Dada designed and fabricated cabinetry
- Elegant imported stone countertops and glass backsplashes
- Sub-Zero refrigerator / freezer and wine cooler
- State-of-the-art Wolf appliances
- His and hers bathrooms in select residences
- Armani Roca designed sinks and faucets
- Spa-inspired shower with Armani Roca wall-mounted handheld spray and large rainshower in most residences
- High-performance Toto Neorest toilet with integrated bidet technology in master bath only
- Marble stone floors, walls and fully stone clad vanity and stone countertops



KEY PLAN



Depending on the method of calculation, the quoted square footage of any Unit may vary. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and are greater than the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. The measurements of a room set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length by the stated width. All dimensions are approximate and may vary with actual construction and may change prior to completion. Any and all furnishings, finishes, or décor illustrated are not included with the purchase of the Unit. The layout, including the location of closets, doors, baths, appliances, plumbing fixtures, and entries may vary with actual construction. Consult the Prospectus for information regarding what is offered with the Unit and for the calculation of the Unit square footage and dimensions.

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SLEEK KITCHEN

- Armani Dada designed and fabricated cabinetry
- Elegant imported stone countertops and glass backsplashes
- Sub-Zero refrigerator, freezer and wine cooler
- State-of-the-art Wolf appliances

IMPECCABLE MASTER SUITE

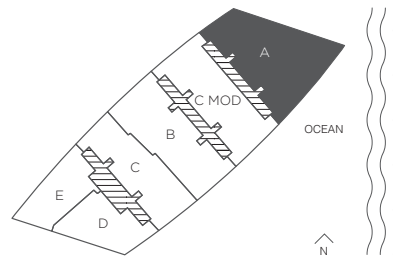
- Armani Dada designed and fabricated midnight bar containing subzero refrigerator, marble counter top and sink
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- High-performance Toto Neorest toilet with integrated bidet technology

FINE POWDER ROOMS AND GUEST BATHROOMS

- Armani Roca sinks, faucets and Toto toilet in power room
- Marble stone floors and baseboards
- Fully stone clad vanity with stone countertop

RESIDENCE A (3RD FLOOR) 4 BEDROOMS + SERVICE / 5.5 BATHS

A/C INTERIOR AREA	3,640 SQ. FT.	338.17 SQ. M.
TERRACE AREA	1,328 SQ. FT.	123.37 SQ. M.
TOTAL RESIDENCE	4,968 SQ. FT.	461.54 SQ. M.



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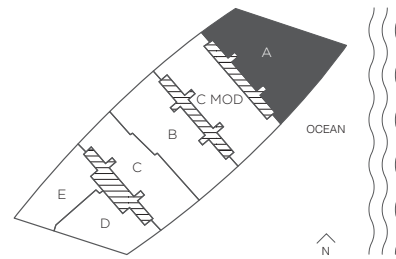
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FINE POWDER ROOMS AND GUEST BATHROOMS

- Armani Roca sinks, faucets and Toto toilet in power room
- Marble stone floors and baseboards
- Fully stone clad vanity with stone countertop

RESIDENCE A (28TH FLOOR) 4 BEDROOMS + SERVICE / 5.5 BATHS

A/C INTERIOR AREA	3,891 SQ. FT.	361.48 SQ. M.
TERRACE AREA	1,244 SQ. FT.	115.57 SQ. M.
TOTAL RESIDENCE	5,135 SQ. FT.	477.05 SQ. M.



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SLEEK KITCHEN

- Armani Dada designed and fabricated cabinetry
- Elegant imported stone countertops and glass backsplashes
- Sub-Zero refrigerator, freezer and wine cooler
- State-of-the-art Wolf appliances

IMPECCABLE MASTER SUITE

- Armani Dada designed and fabricated midnight bar containing subzero refrigerator, marble counter top and sink
- His and hers bathrooms
- Armani Roca designed sinks and faucets
- Spa-inspired shower with Armani Roca wall-mounted handheld spray and large rainshower
- High-performance Toto Neorest toilet with integrated bidet technology

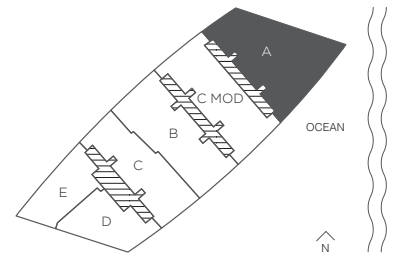
FINE POWDER ROOMS AND GUEST BATHROOMS

- Armani Roca sinks, faucets and Toto toilet in powder room
- Marble stone floors and baseboards
- Fully stone clad vanity with stone countertop



RESIDENCE A (53RD FLOOR) 4 BEDROOMS + SERVICE / 5.5 BATHS

A/C INTERIOR AREA	4,150 SQ. FT.	385.54 SQ. M.
TERRACE AREA	1,560 SQ. FT.	144.92 SQ. M.
TOTAL RESIDENCE	5,710 SQ. FT.	530.47 SQ. M.



RESIDENCE FEATURES

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IMPECCABLE MASTER SUITE

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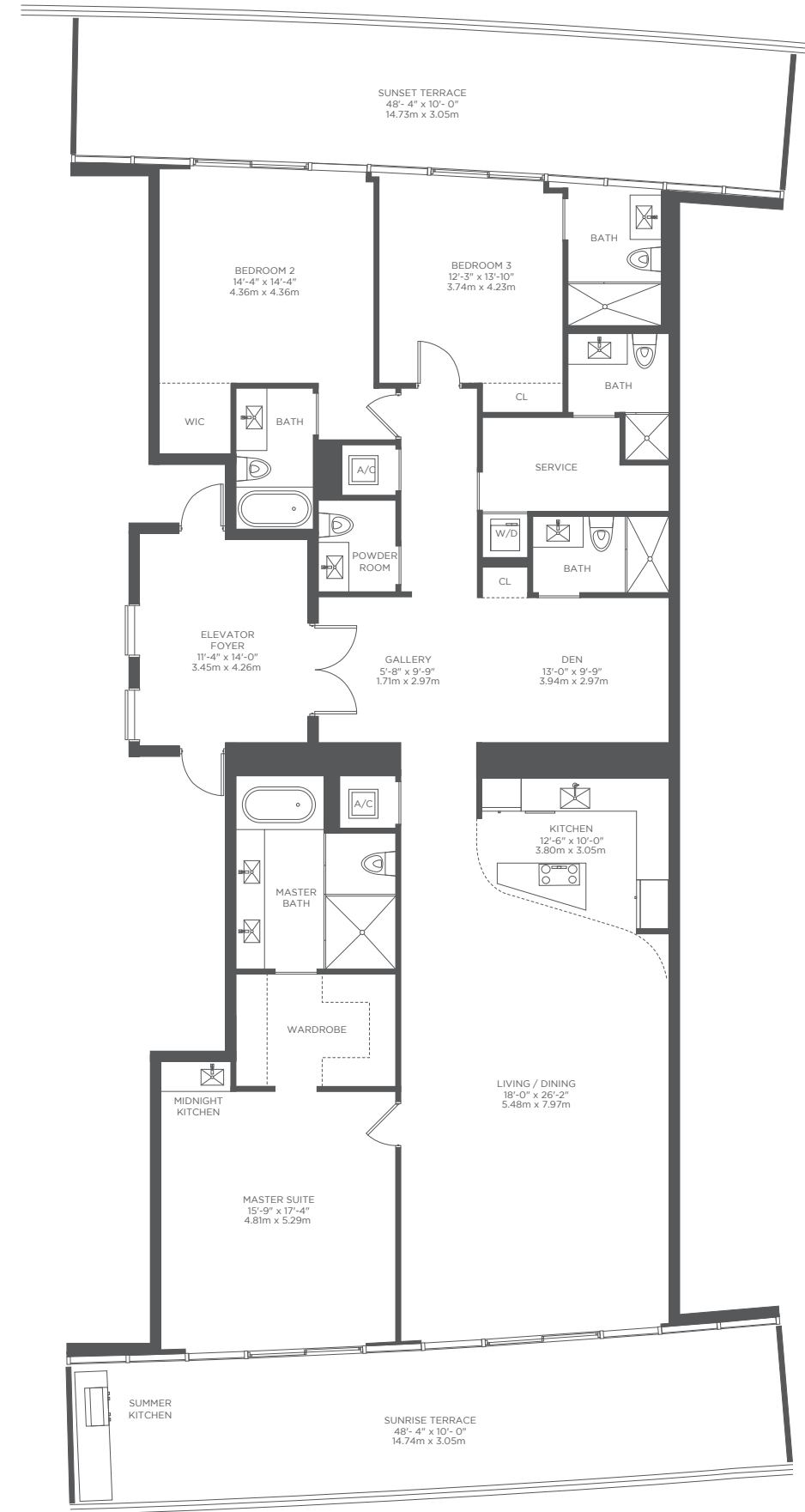
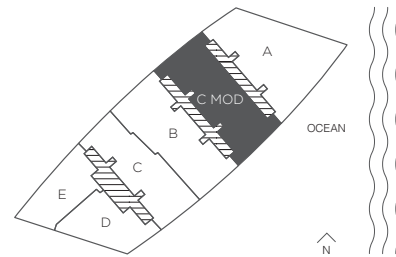
FINE POWDER ROOMS AND GUEST BATHROOMS

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RESIDENCE C MOD

3 BEDROOMS + DEN + SERVICE / 5.5 BATHS

A/C INTERIOR AREA	3,050 SQ. FT.	283.35 SQ. M.
TERRACE AREA	969 SQ. FT.	90.02 SQ. M.
TOTAL RESIDENCE	4,019 SQ. FT.	373.37 SQ. M.



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SLEEK KITCHEN

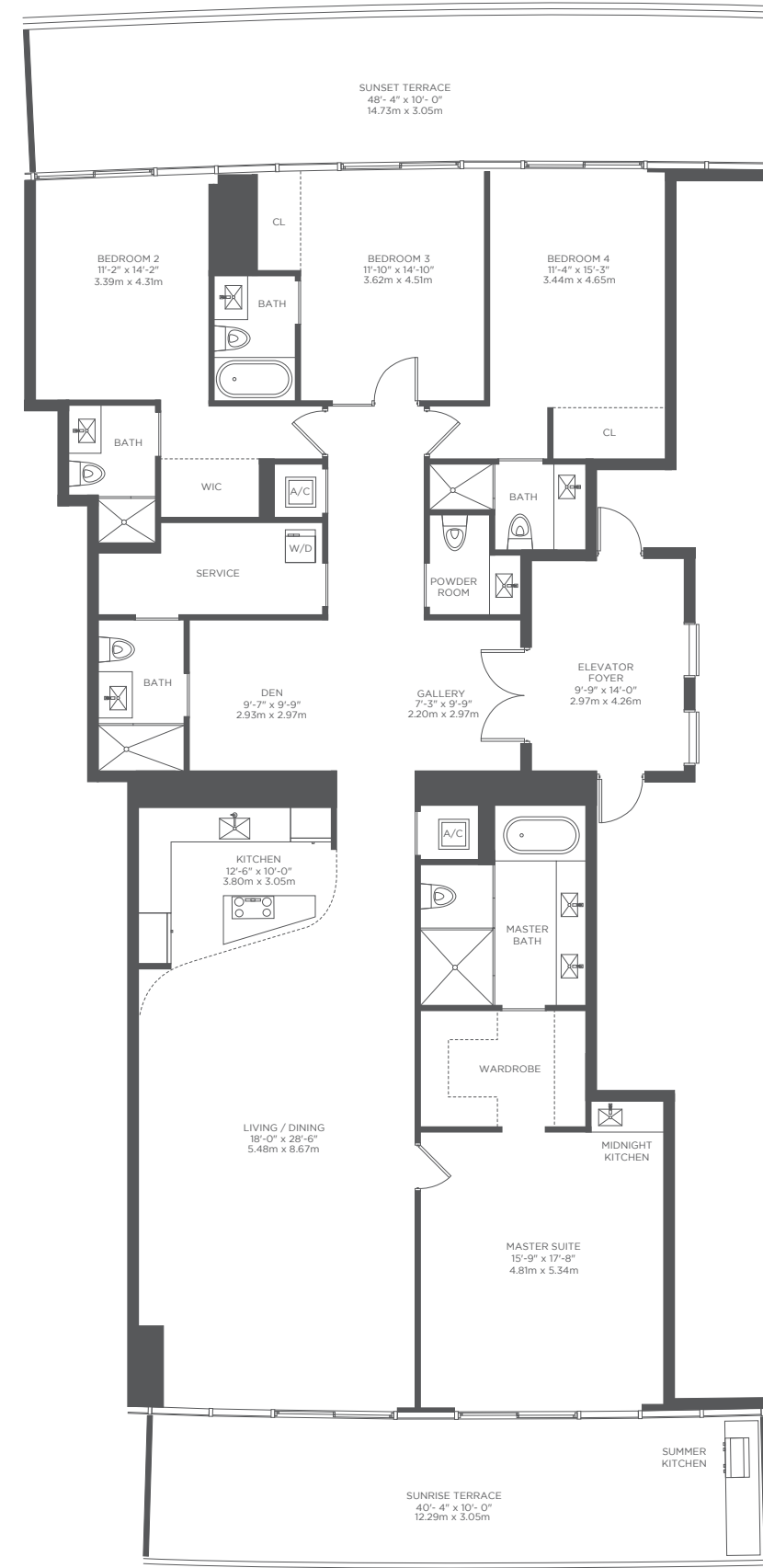
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IMPECCABLE MASTER SUITE

- Armani Dada designed and fabricated midnight bar containing subzero refrigerator, marble counter top and sink
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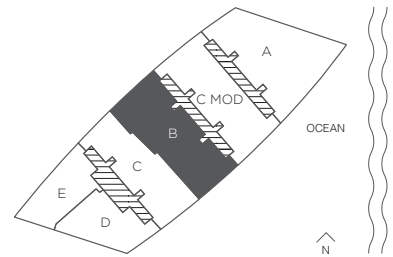
FINE POWDER ROOMS AND GUEST BATHROOMS

- Armani Roca sinks, faucets and Toto toilet in powder room
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RESIDENCE B 4 BEDROOMS + DEN + SERVICE / 5.5 BATHS

A/C INTERIOR AREA	3,176 SQ. FT.	295.06 SQ. M.
TERRACE AREA	886 SQ. FT.	82.31 SQ. M.
TOTAL RESIDENCE	4,062 SQ. FT.	377.37 SQ. M.



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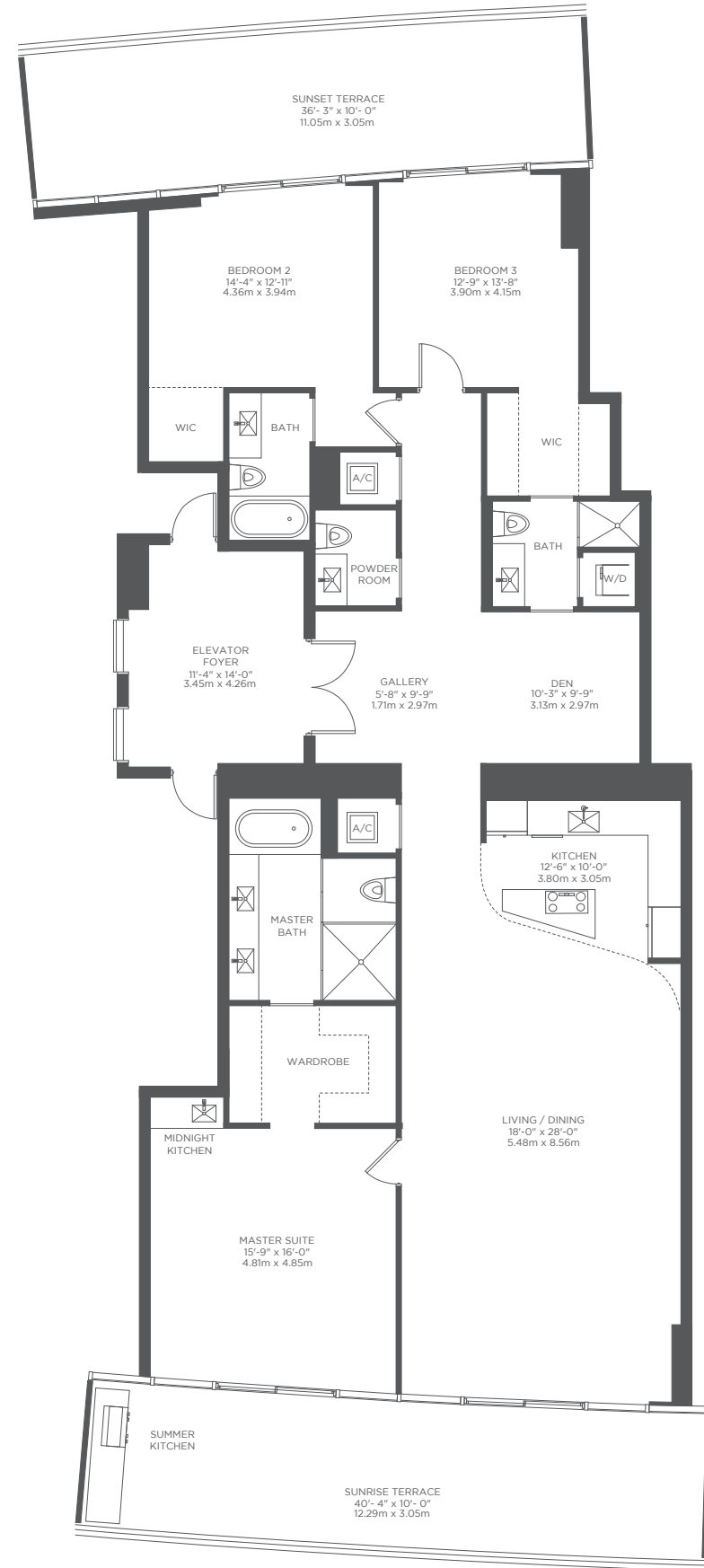
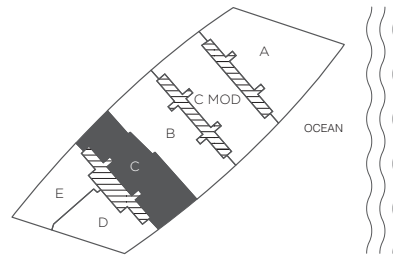
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FINE POWDER ROOMS AND GUEST BATHROOMS

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RESIDENCE C 3 BEDROOMS + DEN / 3.5 BATHS

A/C INTERIOR AREA	2,716 SQ. FT.	252.32 SQ. M.
TERRACE AREA	765 SQ. FT.	71.07 SQ. M.
TOTAL RESIDENCE	3,481 SQ. FT.	323.40 SQ. M.



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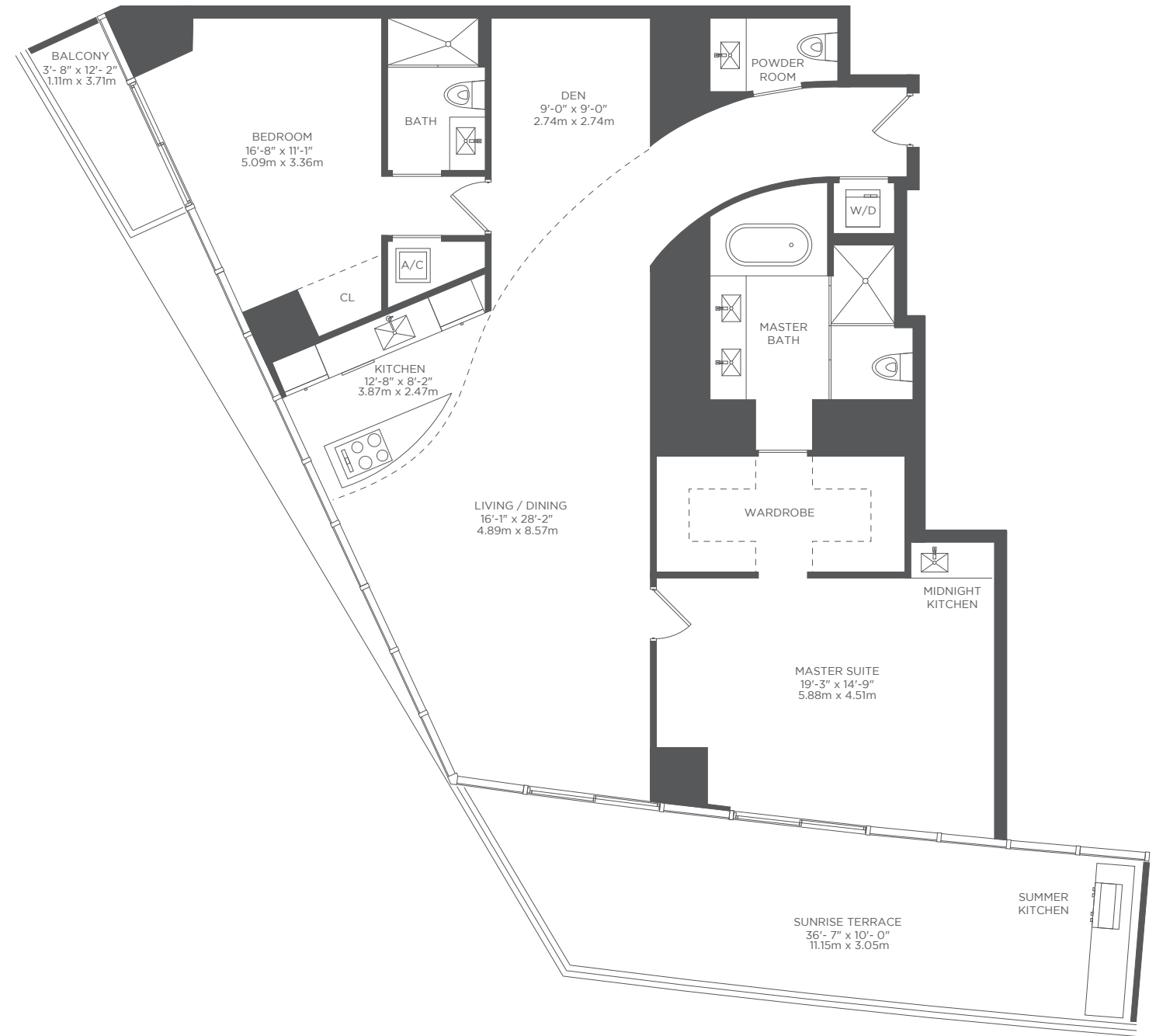
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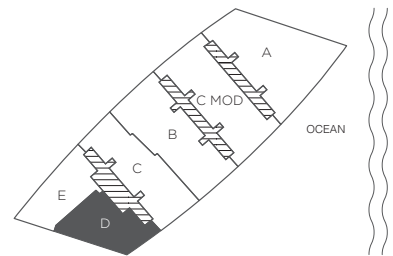
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RESIDENCE D (3RD FLOOR) 2 BEDROOMS + DEN / 2.5 BATHS

A/C INTERIOR AREA	1,796 SQ. FT.	166.85 SQ. M.
TERRACE AREA	414 SQ. FT.	38.46 SQ. M.
TOTAL RESIDENCE	2,330 SQ. FT.	207.17 SQ. M.



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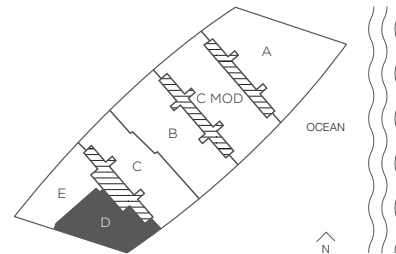
FINE POWDER ROOMS AND GUEST BATHROOMS

- Armani Roca sinks, faucets and Toto toilet in powder room
- Marble stone floors and baseboards
- Fully stone clad vanity with stone countertop



RESIDENCE D (28TH FLOOR) 2 BEDROOMS + DEN / 2.5 BATHS

A/C INTERIOR AREA	1,920 SQ. FT.	178.37 SQ. M.
TERRACE AREA	411 SQ. FT.	38.18 SQ. M.
TOTAL RESIDENCE	2,331 SQ. FT.	216.55 SQ. M.



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RESIDENCE FEATURES

- High-speed elevator access
- Breathtaking Atlantic Ocean and city views through floor-to-ceiling windows
- Spacious interior floor plans with elegant smooth-finish ceilings rising to 10 feet (slab to slab, except where required to accommodate mechanical equipment)
- Expansive 10-foot-deep private balconies with glass railings
- Summer kitchen with under-counter Sub-Zero refrigerator
- Recessed lighting in select corridors and bathrooms
- Intelligent climate controls with digital thermostats
- Large capacity full size washer/dryer
- Smart building technology provides seamless access to select building amenities
- Pre-wired for audio speakers as well as motorized drapes and programmed lighting controls in select locations

SLEEK KITCHEN

- Armani Dada designed and fabricated cabinetry
- Elegant imported stone countertops and glass backsplashes
- Sub-Zero refrigerator / freezer and wine cooler
- State-of-the-art Wolf appliances

IMPECCABLE MASTER SUITE

- Armani Dada designed and fabricated midnight bar containing subzero refrigerator, marble counter top and sink
- Armani Roca designed sinks and faucets
- Spa-inspired shower with Armani Roca wall-mounted handheld spray and large rainshower
- High-performance Toto Neorest toilet with integrated bidet technology

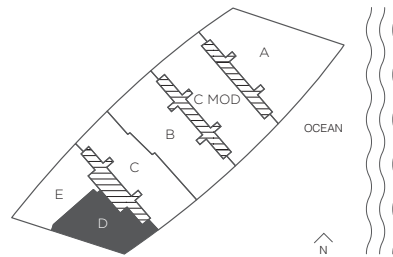
FINE POWDER ROOMS AND GUEST BATHROOMS

- Armani Roca sinks, faucets and Toto toilet in powder room
- Marble stone floors and baseboards
- Fully stone clad vanity with stone countertop



RESIDENCE D (53RD FLOOR) 2 BEDROOMS + DEN / 2.5 BATHS

A/C INTERIOR AREA	2,065 SQ. FT.	191.84 SQ. M.
TERRACE AREA	400 SQ. FT.	37.16 SQ. M.
TOTAL RESIDENCE	2,465 SQ. FT.	229.01 SQ. M.



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- Recessed lighting in select corridors and bathrooms
- Intelligent climate controls with digital thermostats
- Large capacity full size washer/dryer
- Smart building technology provides seamless access to select building amenities
- Pre-wired for audio speakers as well as motorized drapes and programmed lighting controls in select locations

SLEEK KITCHEN

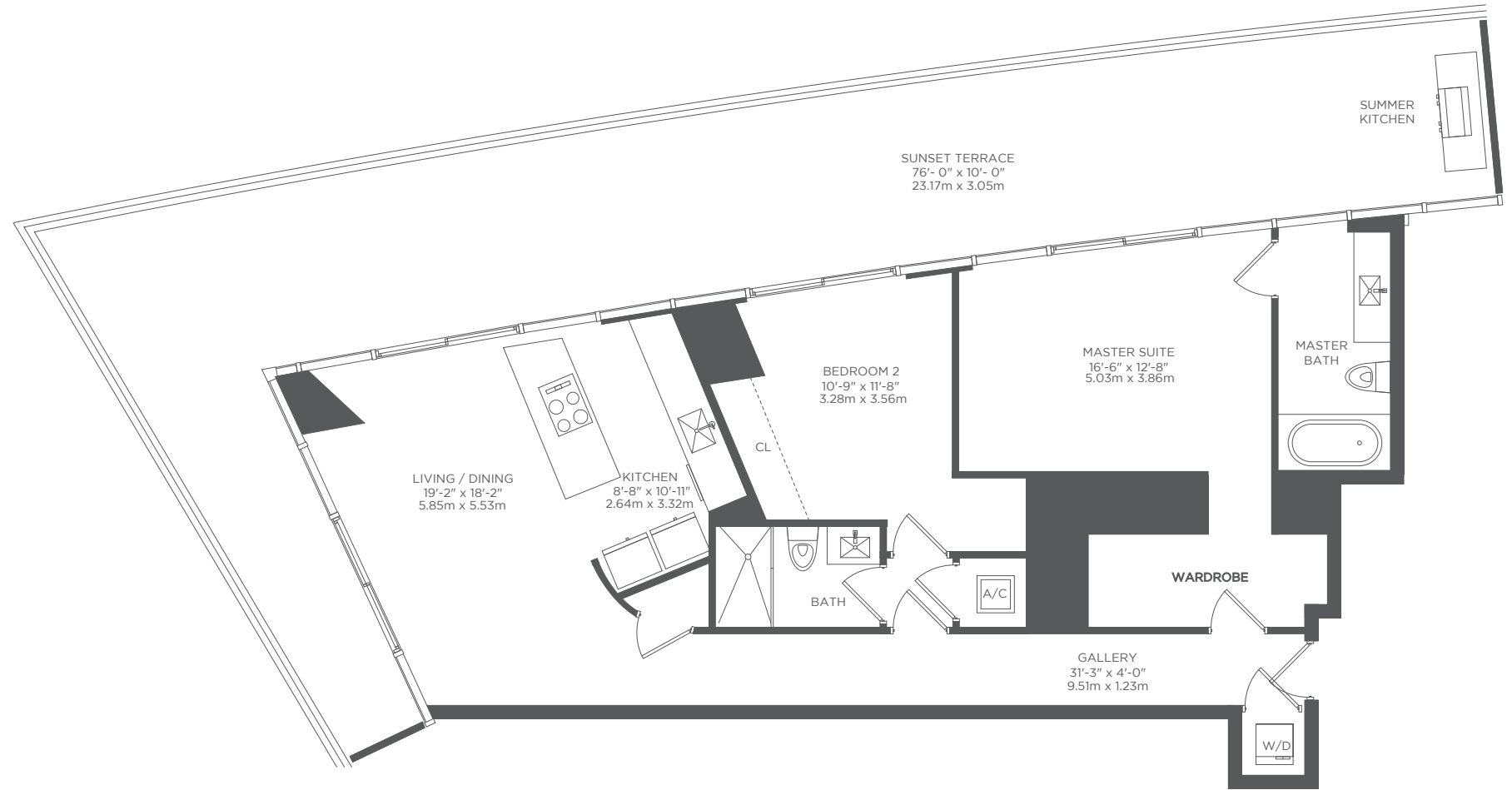
- Armani Dada designed and fabricated cabinetry
- Elegant imported stone countertops and glass backsplashes
- Sub-Zero refrigerator / freezer and wine cooler
- State-of-the-art Wolf appliances

IMPECCABLE MASTER SUITE

- Armani Roca designed sink and faucet
- Armani Roca designed tub & plumbing fixtures
- High-performance Toto Neorest toilet with integrated bidet technology
- Marble stone floors, walls and fully stone cladded vanity and stone countertop

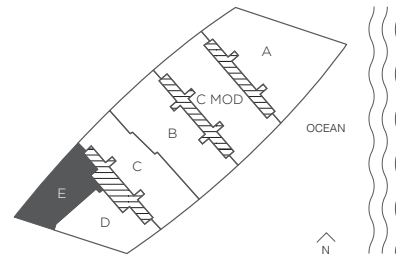
GUEST BATHROOMS

- Armani Roca sinks, faucets and Toto toilet in powder room
- Marble stone floors and baseboards
- Fully stone cladded vanity with stone countertop



RESIDENCE E (3RD FLOOR) 2 BEDROOMS / 2 BATHS

A/C INTERIOR AREA	1,326 SQ. FT.	123.18 SQ. M.
TERRACE AREA	898 SQ. FT.	83.42 SQ. M.
TOTAL RESIDENCE	2,224 SQ. FT.	206.61 SQ. M.



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RESIDENCE FEATURES

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- Spacious interior floor plans with elegant smooth-finish ceilings rising to 10 feet (slab to slab, except where required to accommodate mechanical equipment)
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SLEEK KITCHEN

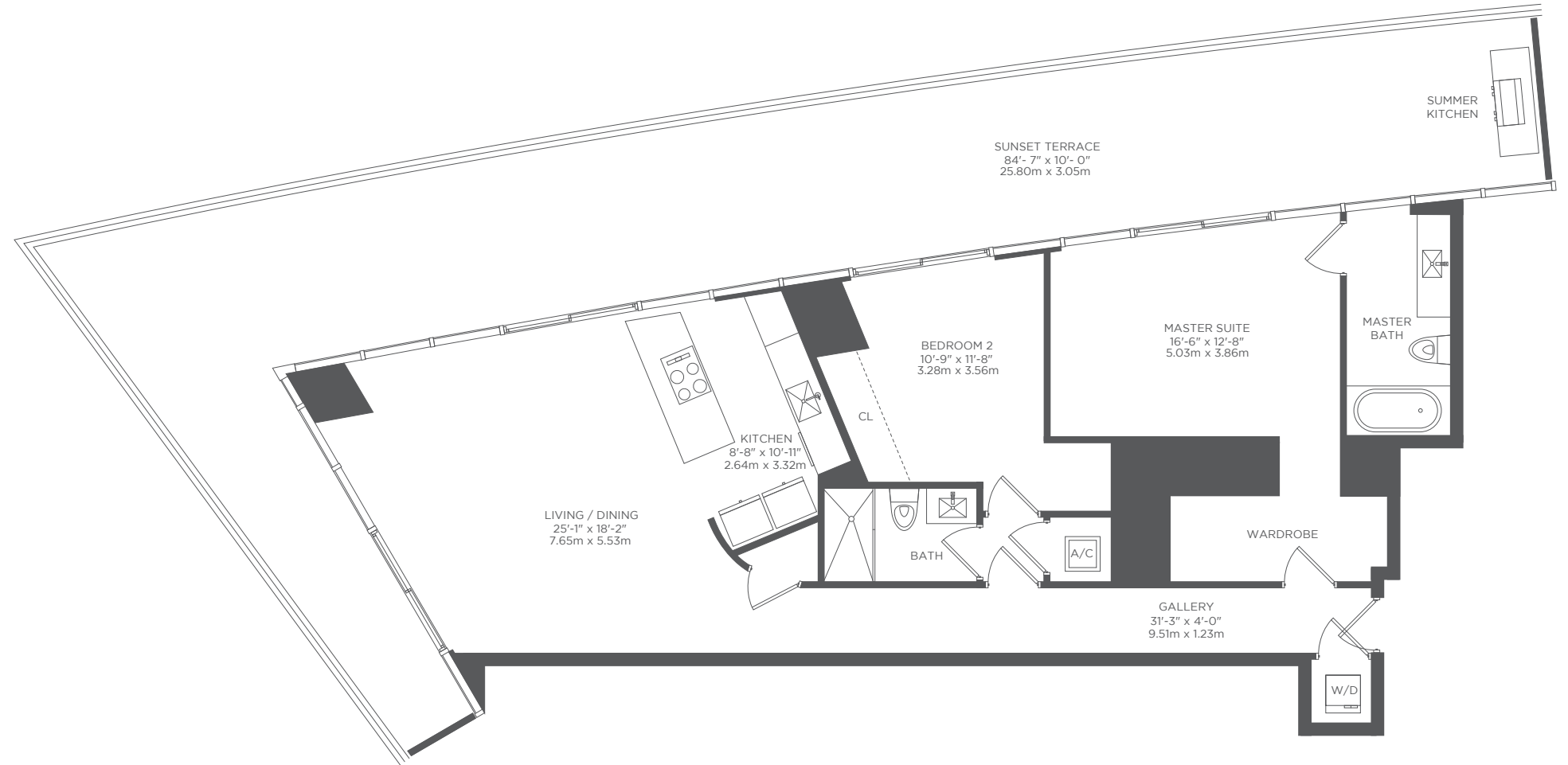
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IMPECCABLE MASTER SUITE

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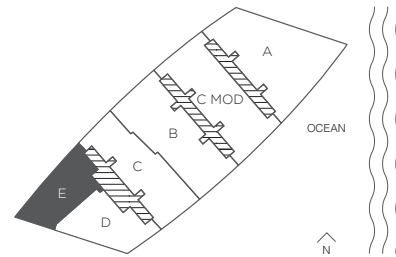
GUEST BATHROOMS

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RESIDENCE E (28TH FLOOR) 2 BEDROOMS / 2 BATHS

A/C INTERIOR AREA	1,443 SQ. FT.	134.06 SQ. M.
TERRACE AREA	996 SQ. FT.	92.53 SQ. M.
TOTAL RESIDENCE	2,439 SQ. FT.	226.59 SQ. M.



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SLEEK KITCHEN

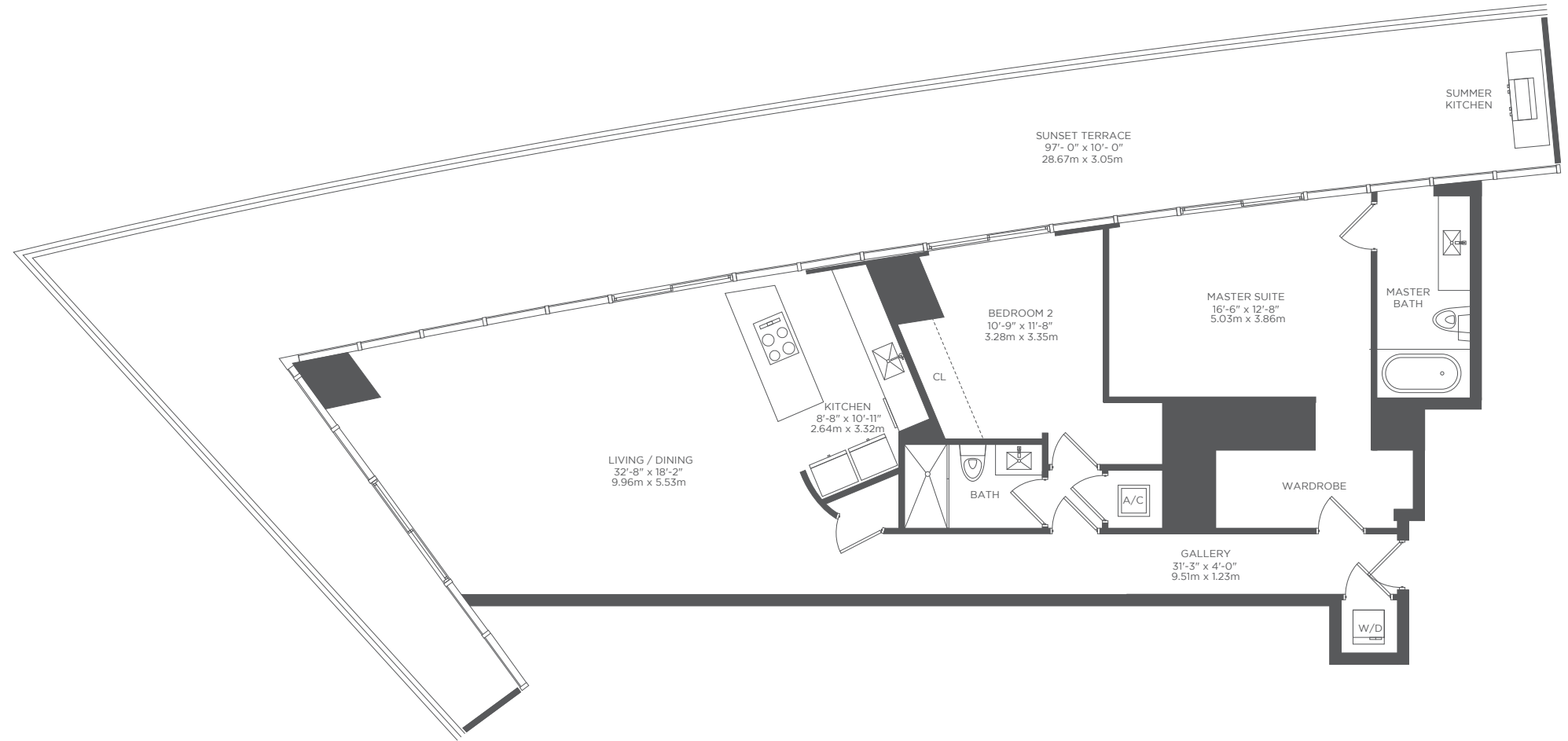
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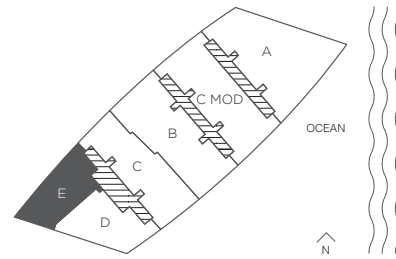
GUEST BATHROOMS

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RESIDENCE E (53RD FLOOR) 2 BEDROOMS / 2 BATHS

A/C INTERIOR AREA	1,567 SQ. FT.	145.58 SQ. M.
TERRACE AREA	1,123 SQ. FT.	104.33 SQ. M.
TOTAL RESIDENCE	2,690 SQ. FT.	249.90 SQ. M.



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