
The first and last.
Proud to announce
Bellini at Williams Island.
The first pre-construction development
to break ground in South Florida in 2011.
The last residential site on Williams Island.
a Martin Z Margulies Development

Bellini will occupy Williams Island's last remaining residential site. It will do so with uncommon flair and a design sensibility that will set it apart from every other residence on the Island. This 24-story boutique-style condominium will offer only 70 very exclusive and private residences. Each is a corner unit with its own private elevator and three generously proportioned bedrooms.

With its distinctive elliptical shape highlighted by wraparound glass balconies, Bellini is certain to become Williams Island's signature building. You'll enjoy sweeping water views in all directions, further enhanced by expansive balconies, 10-foot-high ceilings, and 12-foot ceilings in penthouses. Luxury abounds, including interior finishes featuring the finest appointments.





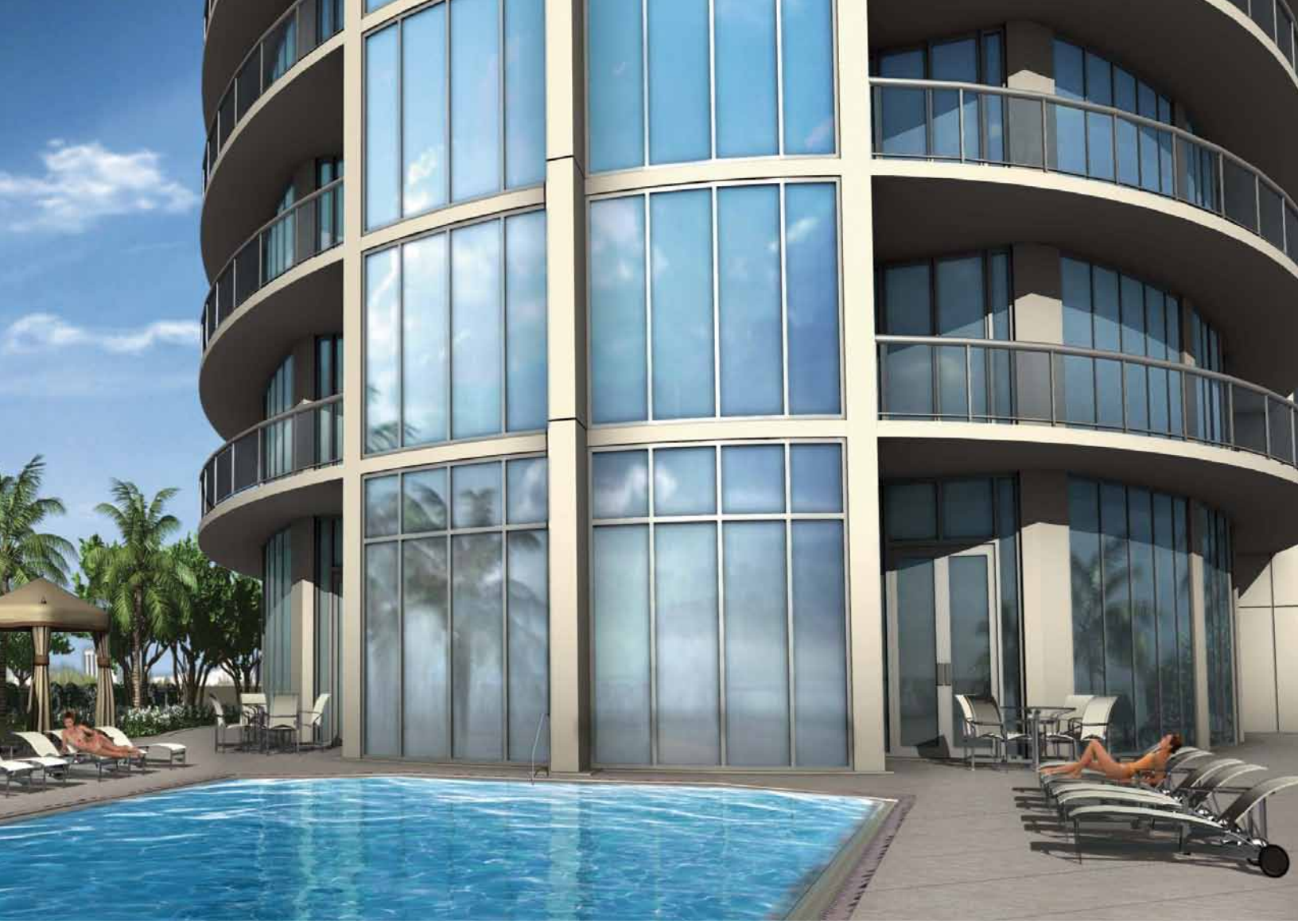
24 Stories
70 Large corner residences
Range: 2,300 - 4,980 square feet

## Building Amenities:

- Private elevators
- 10' ceilings
  *12' ceilings in penthouses
- Superbly equipped fitness center with private locker rooms
- 24/7 Fully staffed front desk & concierge
- 24-Hour valet
- Ability to combine two residences

## PRICE

From $950,000 - $3.7 Million








## FLORIDA'S RIVIERA - THE PLACE TO BE.

Williams Island has come to be thought of as Florida's Riviera, one of the area's most pleasurable and prestigious places to live. And for those who relish great style and sophistication, you'll feel more at home here than ever before. Bellini at Williams Island measures up to even the loftiest expectations for smart and gracious living. This is a setting at its most inspired and innovative, a blending of the classical and the contemporary that suffuses Bellini with elegance, vitality and magic.

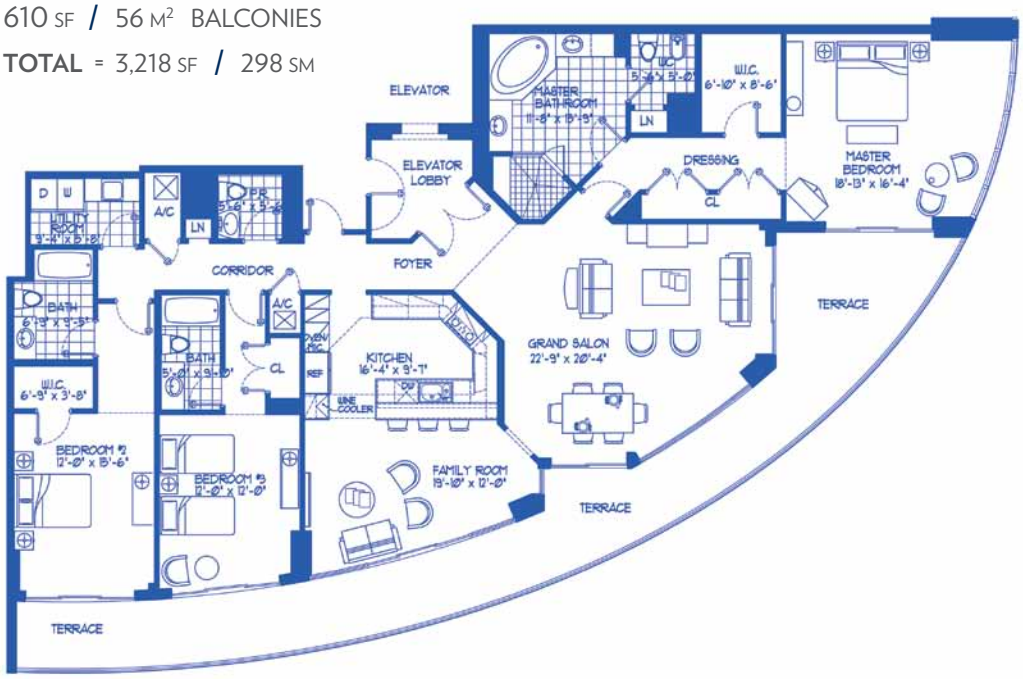
### Island Amenities:

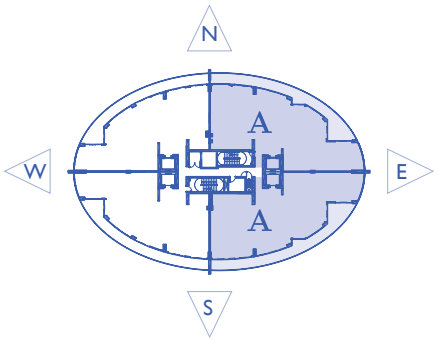
- Williams Island Resort Style Club & Spa
- Island Club Restaurant
- Pool side Café
- 16-Court Tennis Complex
- Private Yacht Club & Marina

# Floor Plan | UNIT A

## 3 BEDROOMS, 3.5 BATHROOMS

2,608 SF / 242 M² LIVING AREA
610 SF / 56 M² BALCONIES
**TOTAL** = 3,218 SF / 298 SM



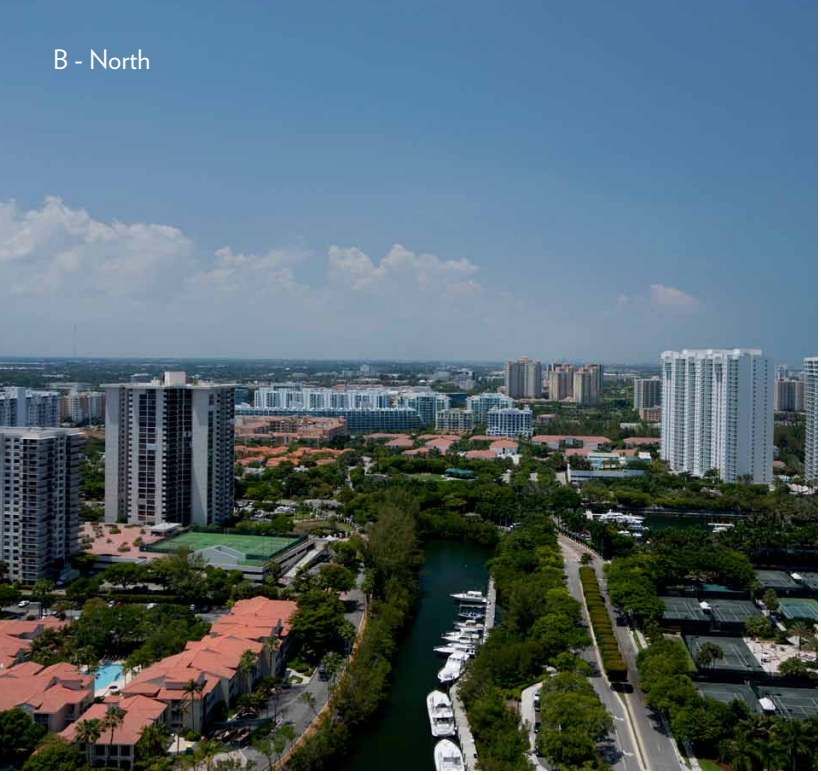










*All dimensions, specifications and features are approximate and subject to change without notice.





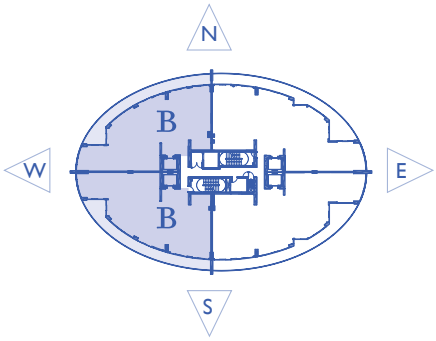


# Floor Plan | UNIT B

## 3 BEDROOMS, 3 BATHROOMS

2,235 SF / 208 M² LIVING AREA
523 SF / 48 M² BALCONIES
**TOTAL** = 2,758 SF / 256 SM



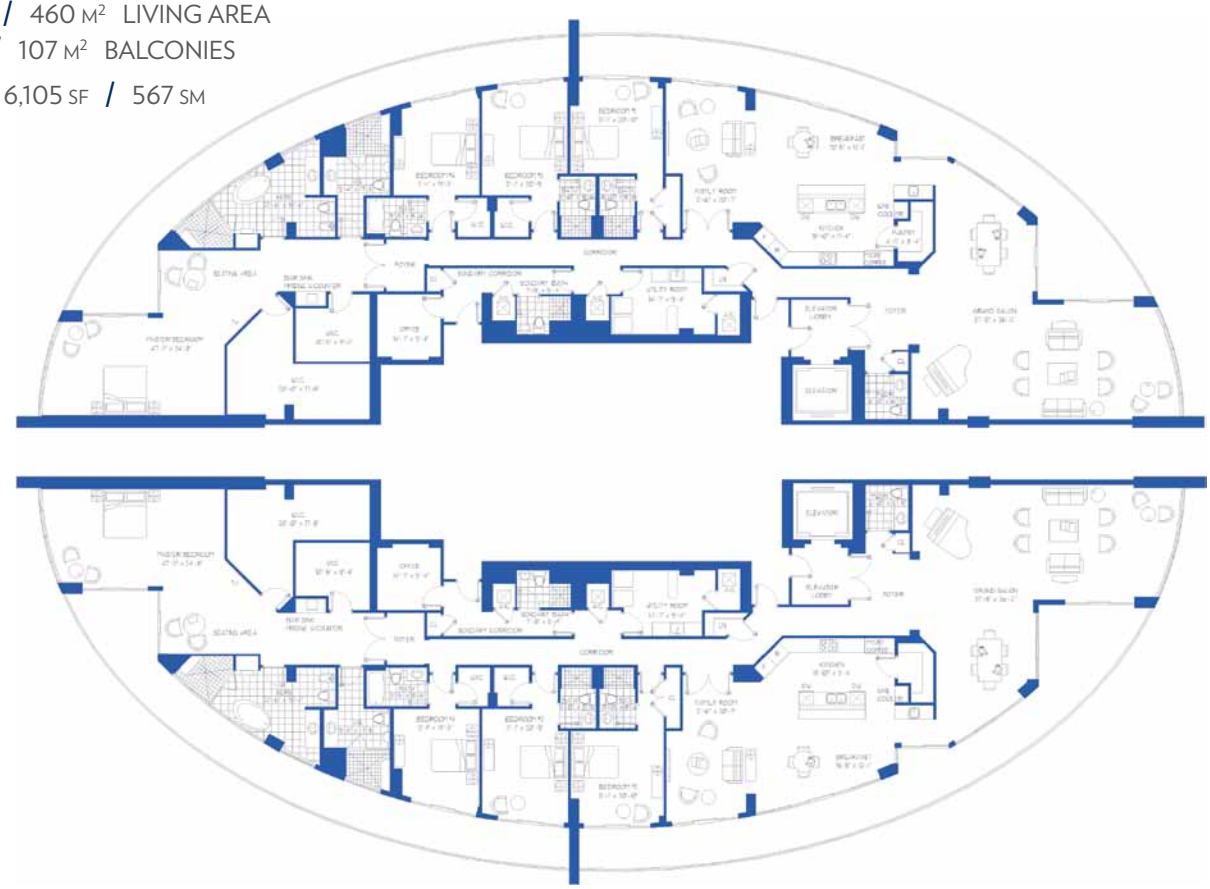



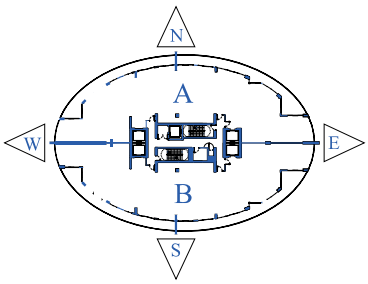

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# Floor Plan | PENTHOUSE A

## 4 BEDROOMS, 6.5 BATHROOMS

4,955 SF / 460 M² LIVING AREA
1,150 SF / 107 M² BALCONIES
**TOTAL** = 6,105 SF / 567 SM






# Floor Plan | PENTHOUSE B

## 4 BEDROOMS, 6.5 BATHROOMS

4,955 SF / 460 M² LIVING AREA
1,150 SF / 107 M² BALCONIES
**TOTAL** = 6,105 SF / 567 SM

Aerial View



# Martin Z. Margulies

## A developer responsible for South Florida's most prestigious residences.

Martin Z. Margulies has three decades of high-end condominium construction to their credit. Included in the portfolio are such notable residences as Grove Isle, Bellini Bal Harbour, and Grand Bay Towers Key Biscayne.

Mr. Margulies is recognized for the personal attention he devotes to every one of his condominium developments. The architecture, interior design, landscaping and recreation all attest to his uncompromising nature and total commitment to quality and good taste. Residents also benefit from the fact that Mr. Margulies is recognized as one of the leading collectors of contemporary art in the world. His aesthetic sensibilities will be reflected in all the elegant furnishings and flourishes that will bring a fresh new sense of style to the glamorous Williams Island lifestyle.


Grand Bay - Key Biscayne


Grove Isle - Coconut Grove