

# CHÂTEAU

BEACH RESIDENCES

SUNNY ISLES



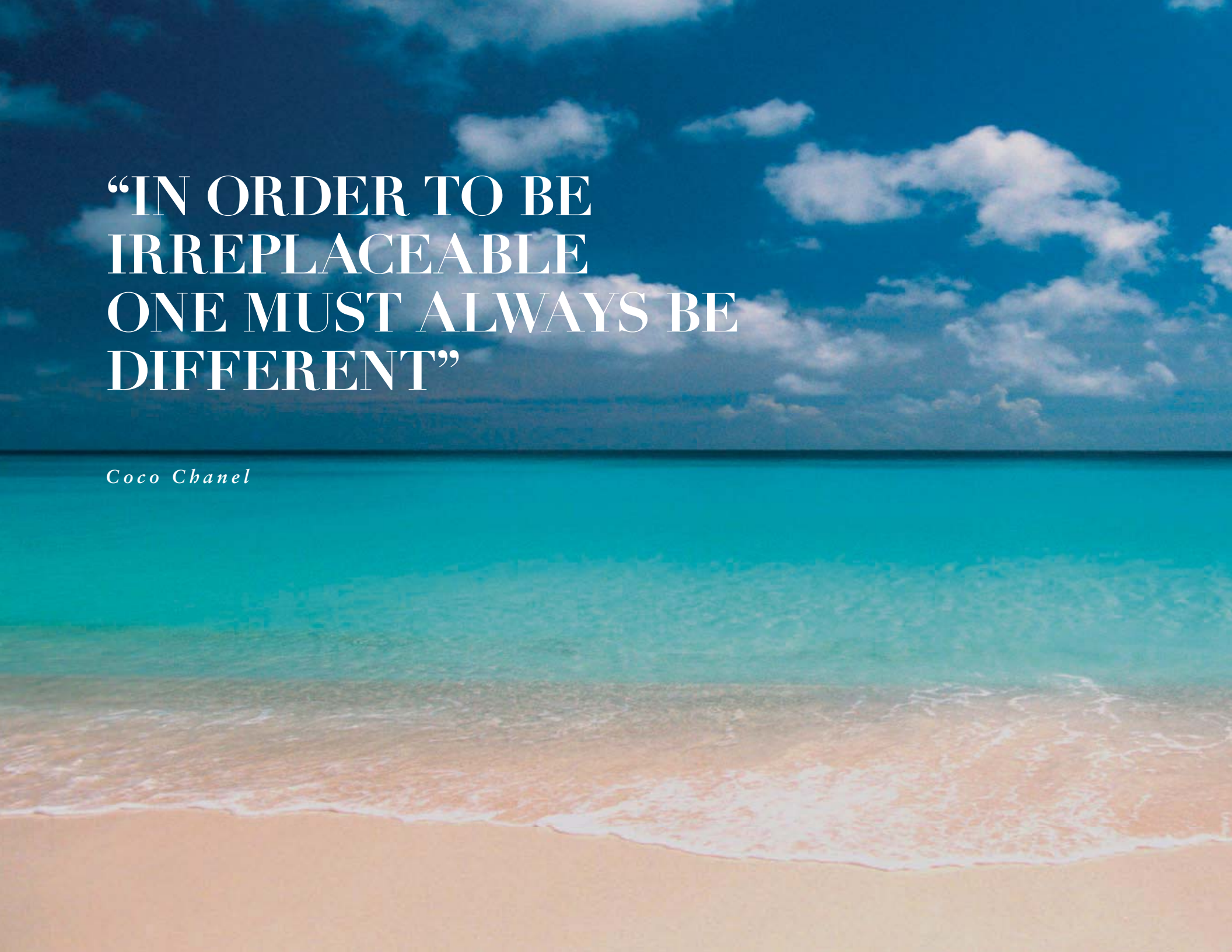
# “...TO SEEK ELEGANCE RATHER THAN LUXURY, AND REFINEMENT RATHER THAN FASHION”

*William Henry Channing*

To some, life is not simply to be lived – it is to be treasured. Days and nights filled with meaningful moments and exquisite experiences... A home that is grand and artistic, yet comfortable and familiar... a place where splendor and sophistication come together with flawless ease... this is the essence of Château Beach.

Upon arriving at Château Beach, the difference is clear... The curves of contemporary architecture echo the undulating waves of the nearby sea. 84 exquisite residences with expansive balconies overlook the Atlantic Ocean, and three unique sky villas hover over the coastline with private balcony pools. Lush landscaping lines a private driveway that ascends to an elevated lobby entrance. The ever-present valet welcomes you back to the exclusive lifestyle you've chosen. In your residence, walls of windows and oversized balconies frame views of the Atlantic Ocean, Bal Harbour, and, in the distance, the cities of Miami and Fort Lauderdale.

Much like an exclusive private club or resort, Château Beach offers white-glove service, gracious amenities, and a level of refinement unmatched anywhere else in South Florida, and, perhaps, the world.



# “IN ORDER TO BE IRREPLACEABLE ONE MUST ALWAYS BE DIFFERENT”

*Coco Chanel*

# *Your Island in the Sun*

Set on a pristine sliver of sand, Sunny Isles Beach is an upscale community on a barrier island alongside the Atlantic Ocean. It is just minutes from the prestigious residential estates of Golden Beach, world-famous shopping and dining in Bal Harbour, and the extensive luxury offerings of Aventura Mall, Florida's most prestigious retail shopping center.

Located just north of Miami, Château Beach is less than 20 minutes from the Miami and Fort Lauderdale/Hollywood International airports, which offer direct flights to all major international and domestic destinations. At the same time, it is a world unto itself, cherished for its atmosphere of barefoot elegance and cosmopolitan serenity.

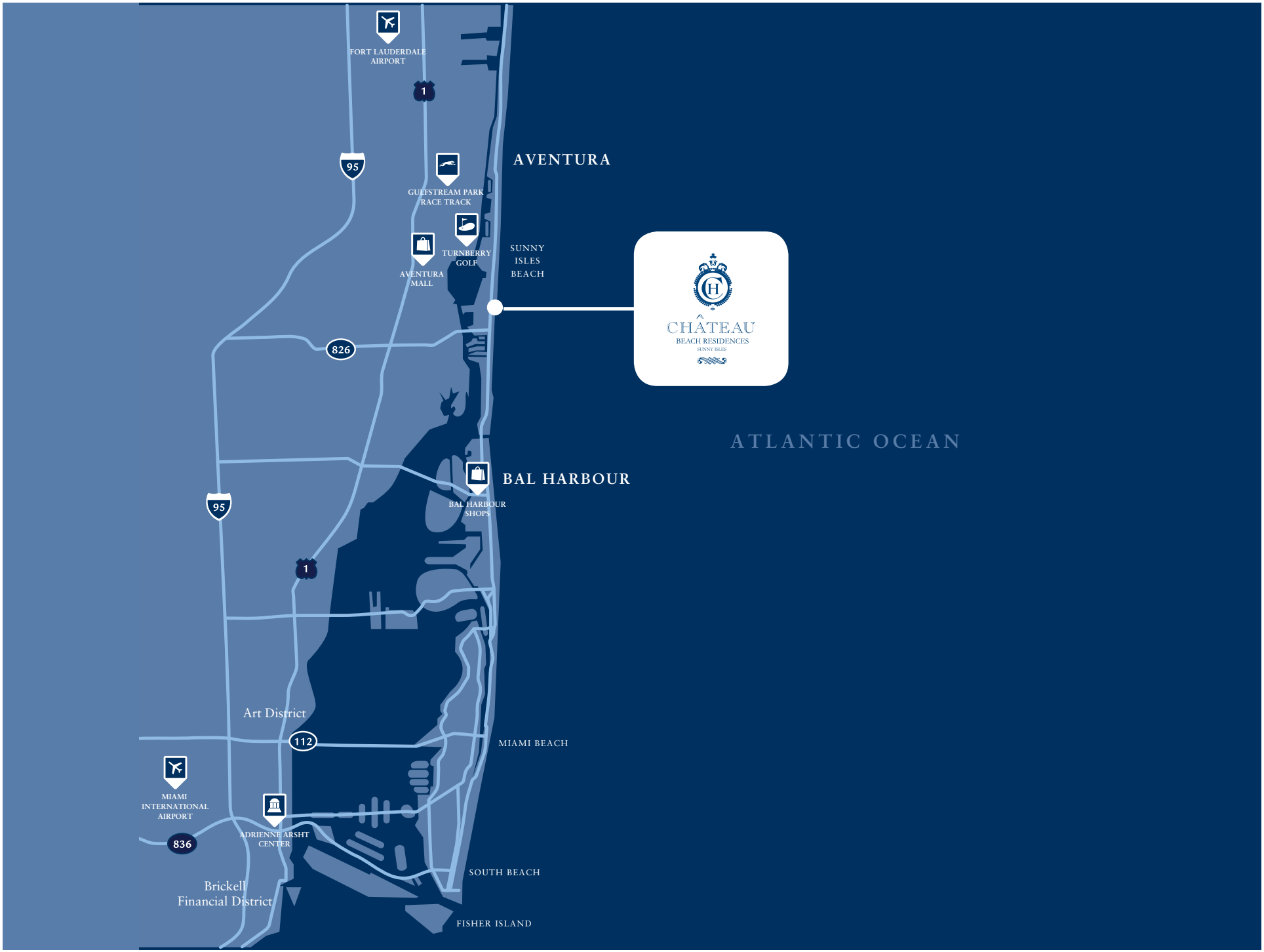

Only 4 minutes away
from Bal Harbour
Only 4 minutes away
from Aventura Mall

# *Fine Living at Your Fingertips*

Begin each day with golden sunlight streaming over the deep blue Atlantic horizon. The best of South Florida unfolds before you. A five-star beach and pool service awaits you at the lobby to satisfy your taste for elegance as well as gourmet bakeries and markets steps away from Château Beach.

Eclectic bistros and world-class restaurants entreat you to satisfy your taste for elegance with amazing cuisine, live music, and five-star service. Just outside your door, you'll find runway fashions, designer boutiques, European furnishings companies, fine art dealers, and personal shoppers all eager to help create your own personal statement of style.

And with convenient access to downtown Miami and Fort Lauderdale, you're right at the leading-edge of the arts & entertainment scene with Broadway shows, events like Art Basel, the Miami City Ballet, and amazing theatre productions.

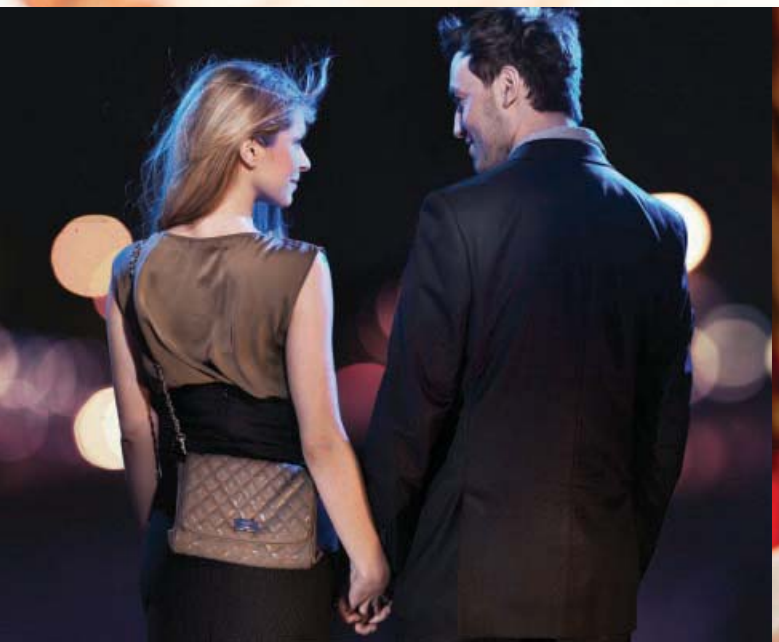



CHATEAU BEACH IS LOCATED: 17475 COLLINS AVE. SUNNY ISLES BEACH, FL. 33160

Only 4 minutes away from Aventura Mall and Bal Harbour











# *An Elevated Level of Excellence*

On the first level of Château Beach, residents and guests are welcomed by the 24/7 concierge in an expansive and luxuriously appointed double-height Lobby that features comfortable seating areas. Past the Lobby, the Moon Lounge, an elegant space with views over tropical gardens and Gilbert Samson Oceanfront Park.

On the east side of the building, a beautifully furnished Pool Deck overlooks the Atlantic Ocean with a large, heated pool with integrated whirlpools, a wading pool, and poolside seating, all provided with towel service.

On the second floor, residents will find Château Beach's extraordinary Ballroom, a grand, one-of-a-kind event venue overlooking lush gardens. Serviced by a catering kitchen, the 1,800-square-foot Ballroom is ideal for elegant cocktail parties, formal sit-down dinners and everything in between.



# "CONCISION IN STYLE, PRECISION IN THOUGHT, DECISION IN LIFE"

*Victor Hugo*

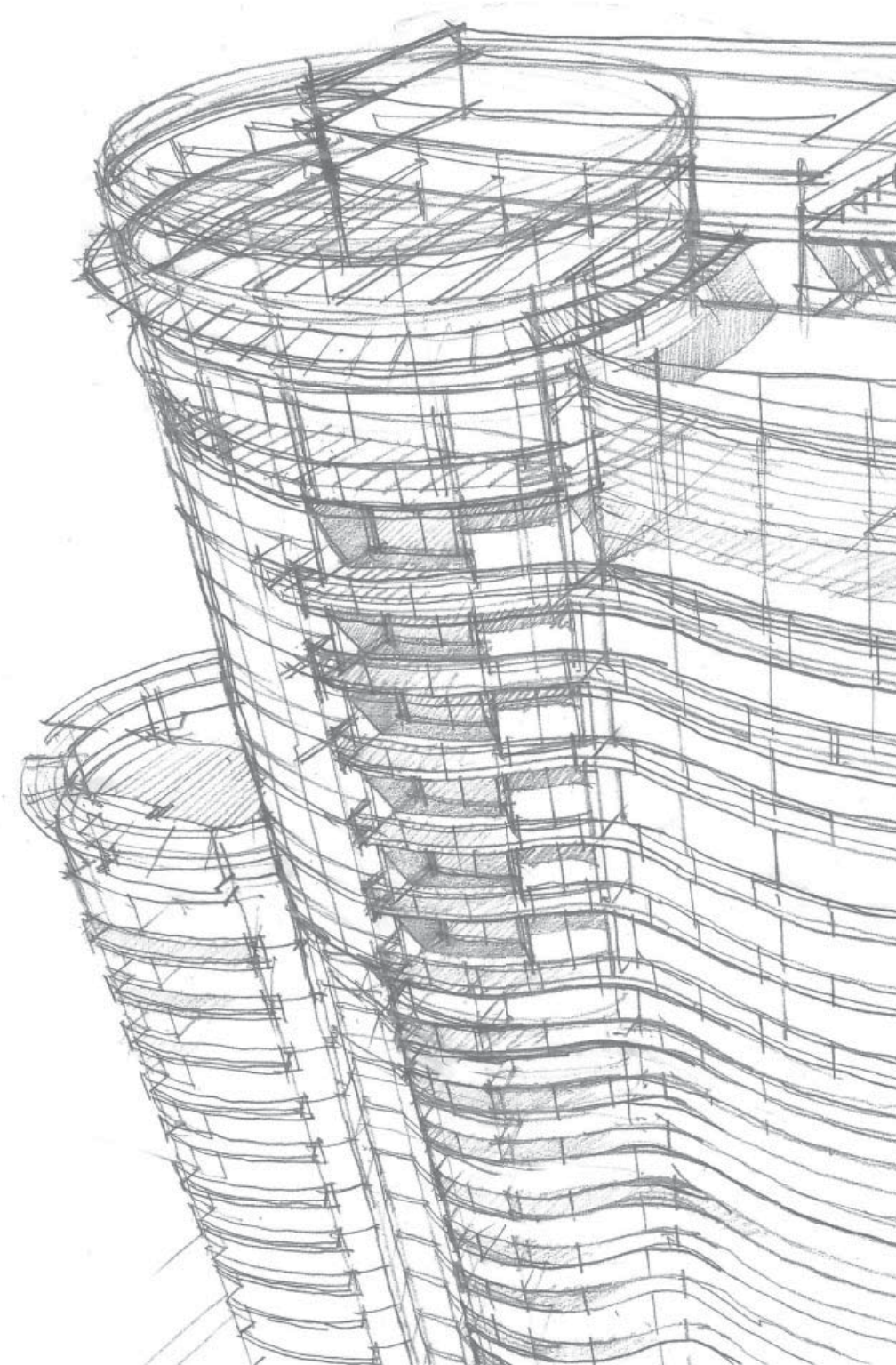
# *Introducing Château Beach*

Château Group is pleased to present its most luxurious residential property to date: Château Beach. Located on prime beachfront property in Sunny Isles Beach, with breathtaking ocean and city skyline views stretching 33 stories into the sky, Château Beach offers dramatic exterior architecture, spectacular contemporary residences, and over 22,000 square feet of sophisticated indoor and outdoor amenity spaces.

The property's single, 33-floor tower, which rises from an elevated podium, incorporates the organic curves of the nearby beach dunes and its crystalline window walls echo the luminosity of the waves of the ocean it overlooks. This flowing shape also ensures that every one of Château Beach's 84 residences offers breathtaking views of both the city and the Atlantic Ocean. The building's location adjacent to protected park land, ensures that these incomparable sea views will remain unobstructed forever.

Thoughtfully planned landscaping enhances the tropical style of Château Beach and creates a seamless connection to the natural environment with garden walls cloaked in climbing ivy and colorful bougainvillea, and native flora, including oak, cypress, and silver and green buttonwood trees, as well as Florida's iconic Royal Palms and coconut trees in the surrounding landscape.

As the ultimate expression of the high design standards at Château Beach, internationally renowned Uruguayan sculptor Pablo Atchugarry has been commissioned to create a monumental marble sculpture for the façade facing Collins Avenue.





“BOUNDARIES SEEM TO VANISH HERE -THE SKY, THE SEA, THE SAND, THE SOPHISTICATION-– ALL ARE FULLY AND COMPLETELY YOURS”



# *A New Perspective on Luxury Living*

Some people believe it is not enough to live in well-appointed spaces; it is essential to live well in action, too. As such, connoisseurs of luxury lifestyles will find their match here at Château Beach. Aficionados of fine wine and cigars will find dedicated spaces created especially for the full enjoyment of these passions. In the Wine Lounge, residents may host elaborate wine tastings or private dinner parties with a large dining table and intimate seating areas for couples and small groups to share a special vintages over quiet conversation. Adjacent to the Wine Lounge, the Cigar Bar also offers comfortable seating, a sophisticated air filtration system, and a fully climate-controlled walk-in humidor for secure storage of even the rarest of private cigar collections.

Château Beach will also be home to an amazing indoor and outdoor health and wellness facility. The Spa's large men's and women's dressing rooms each feature showers, sauna and steam rooms, and a private massage room. A well-equipped fitness center offers views of the beach and ocean through a dramatic wrap-around glass window wall. Before or after spa treatments or workouts, residents can recline on chaise lounges or enjoy the oversized whirlpool on the Relax Deck overlooking a limitless horizon.





# *Your Chateau. Your Beach.*

Residences at Château Beach make a profound statement about luxury, style, and gracious living. Landmark architecture is bold and breathtaking. Services and amenities rival that of the world's finest hotels and resorts.

At the same time, these are residences that appreciate the importance of privacy and solitude, which is why each floor plan maximizes all available space, including the two-floor duplex Sky Villas and the full-floor two-story Penthouse Sky Villa on the building's top two floors.



# *An intuitive awareness*

Beyond captivating design and open layouts, the residences of Château Beach all been blend effortlessly with your daily life.

Interiors consider such conveniences as private elevators with keypad access; full walls of floor-to-ceiling glass to maximize views; all-suite configurations for bedrooms; open kitchens with gourmet-chef quality appliances and finishes; glass-edged balconies for unimpeded vistas of the city or sea; building-wide wireless internet; and an interconnected phone system that allows one-touch dialing to concierge services, amenities, and the valet.



# “A THING OF BEAUTY IS A JOY FOREVER: ITS LOVELINESS INCREASES;WILL NEVER PASS INTO NOTHINGNESS”

*John Keats*



# *Developer*

Château Group is a leading real estate development company with over 35 years of experience in residential, commercial and mixed-use projects in the United States and South America as part of its portfolio.

Château Group has extensive experience in southern Florida's most prestigious communities. Previous developments include, 900 Biscayne Bay Residences located across from the American Airlines Arena in Downtown Miami, with adjacent land for future development. Its portfolio includes prime locations for additional development throughout South Florida. Properties developed by Château Group in Buenos Aires, Argentina include Alto Palermo, and Alto Avellaneda retail shopping centers (anchored by a Walmart Supercenter, the first one to be brought by the Developer to Argentina), and two of the highest profile residential projects in the city: Torre Château Libertador and Torre Château Puerto Madero. In Punta del Este, a globally recognized luxury resort city in Uruguay, Château Group is the residential market leader. Its exceptional properties on the Mansa coastline include Le Jardin, Beverly Tower, Coral Tower, and Millenium Tower.



**TORRE CHÂTEAU PUERTO MADERO**
Buenos Aires, Argentina.



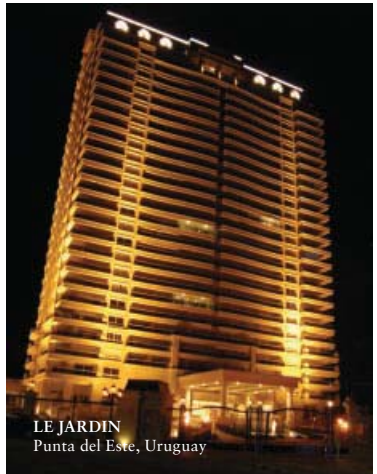
**ALTO PALERMO**
Buenos Aires, Argentina.



**900 BISCAYNE**
Miami, USA



**CORAL TOWER**
Punta del Este, Uruguay



**LE JARDIN**
Punta del Este, Uruguay



**MILLENIUM**
Punta del Este, Uruguay

# *A Home to Eclipse All Others*

Residences at Château Beach have been designed to capture the most appealing and enviable aspects of tropical living. Very high ceilings, floor-to-ceiling window walls, and expansive private balconies make the most of brilliant natural light and the property's spectacular views. Interiors will feature the finest finishes, fixtures and appliances as well as select high-efficiency systems. Kitchens have been designed with european cabinets, top line refrigerators and wine chillers. All bedrooms offer en-suite baths, and generously sized master suites offer closets with custom-designed shelving.

Views

Château Beach is surrounded by exceptional views and every residence enjoys both ocean and city views. Floor-to-ceiling window walls dissolve the barrier between interior spaces and the lush tropical landscaping of Gilbert Samson Oceanfront Park, the sparkling expanse of the Atlantic Ocean, and the twinkling lights of the city skyline.



# *Designed for Dynamic Lifestyles*

Beyond captivating design and open layouts, the residences of Chateau Beach all been blend effortlessly with your daily life.  Inspired by the sky, sea, and sand, hues of deep blue, turquoise, ecru and white highlight the décor of Chateau Beach's resident spaces. Reminiscent of the yachting's heyday, but brought forward to today's modern design sensibilities, there is a refined serenity that seems to follow you throughout the building. Installations by internally renowned artists, tasteful accents, and barely-noticeable transitions between interior and exterior spaces are a hallmark of the one-of-a-kind atmosphere.

Interiors include conveniences such as private elevators with keypad access; full walls of floor-to-ceiling glass to maximize views; all-suite configurations for bedrooms; open kitchens with gourmet-chef quality appliances and finishes; glass-edged balconies for unimpeded vistas of the city or sea; building-wide wireless internet; and an interconnected phone system that allows one-touch dialing to concierge services, restaurant, and valet parking.



# *Architecture*

As a world leader in elite real estate development, Château Group will be featuring award-winning architecture for the Château Beach Residences in Sunny Isles Beach, Florida. Defined by creativity, innovation, and high design with a strong connection to local and regional tastes, the architecture at Château Beach is both exciting and elegant. The residential tower and landscaping at Château Beach draws inspiration from the glittering ocean horizon and the property's privileged beachfront location next to Gilbert Samson Oceanfront Park in Sunny Isles Beach... creating a new expression of landmark coastal living.



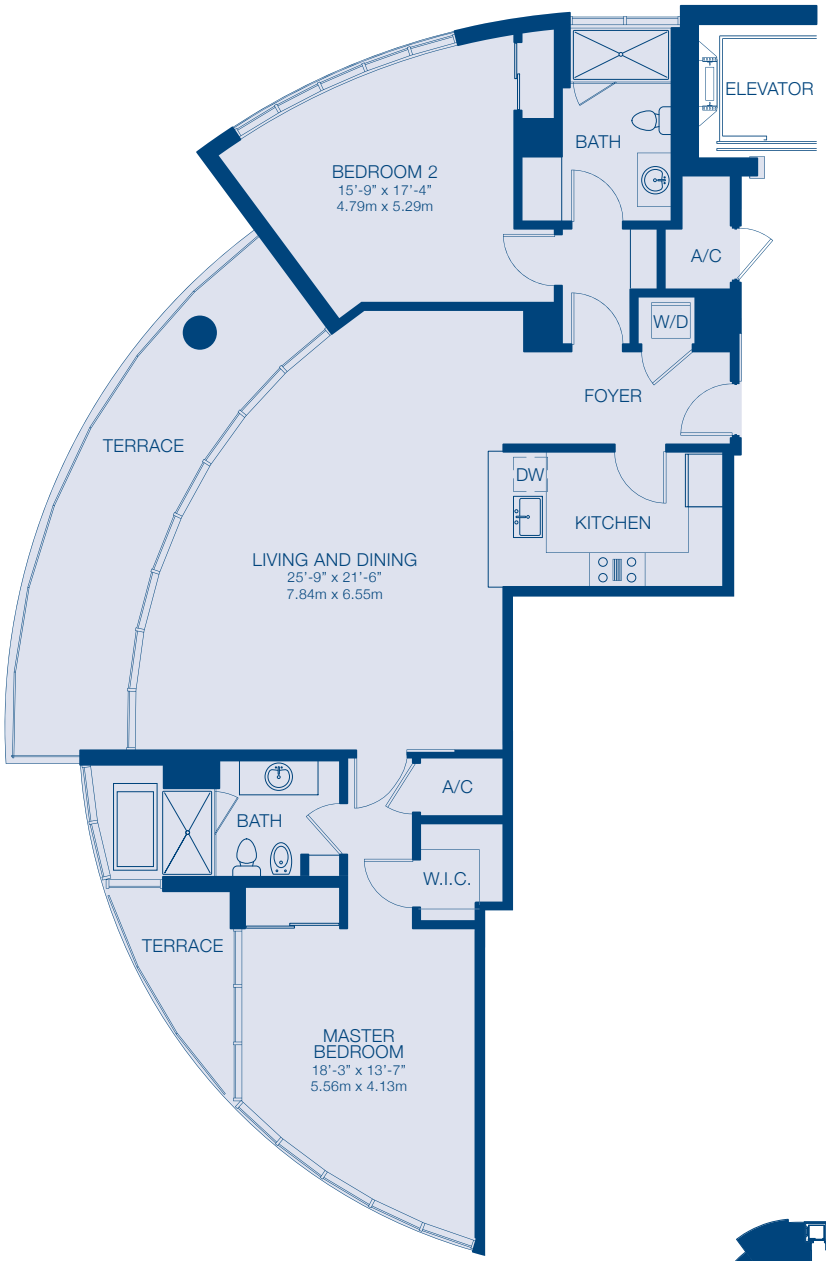
# *Interiors*

Throughout the world, the properties developed by the Château Group are known and respected for exquisite quality and luxury. This standard of excellence extends to every aspect of the property – particularly property interiors. Château Beach in Sunny Isles is no different, with exclusive interior design and furnishings highlighting the enticing lifestyle of this unique beachfront community.

Modern and contemporary, with timeless touches, the environments of Château Beach are designed to deliver unforgettable aesthetics while also enhancing the livability and enjoyment of every inch of this one-of-a-kind property. Only the highest quality materials such as rich hardwoods, fine fabrics, artistically designed furnishings, and striking art installations are used to communicate a level of luxury that surpasses all typical expectations.

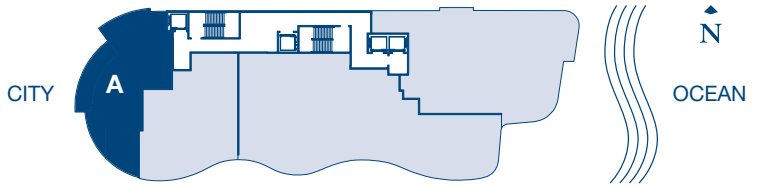
# Residence A

## *3rd - 11th Floor*




## 2 BEDROOMS / 2 BATHS

| | | |
|---|---|---|
| RESIDENCE | 1,557 Sq. Ft. | 144.65 Sq. Mt. |
| TERRACE | 267 Sq. Ft. | 24.81 Sq. Mt. |
| TOTAL | 1,824 Sq. Ft. | 169.46 Sq. Mt. |




Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is + or - 1,557 sq ft. for unit A. Note that measurements of rooms 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 times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Unit includes a foyer, which is subject to easement rights in favor of others as provided in the condominium Declaration. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

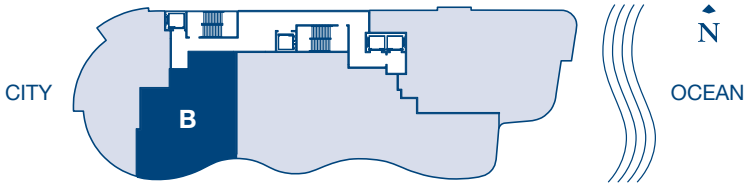
# Residence B

## *3rd - 11th Floor*




## 2 BEDROOMS + DEN / 2 BATHS

| | | |
|---|---|---|
| RESIDENCE | 1,662 SqF | 154.40 M2 |
| TERRACE | 249 SqF | 23.13 M2 |
| TOTAL | 1,911 SqF | 177.54 M2 |




Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is + or - 1,662 sq ft. for unit B. Note that measurements of rooms 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 times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Unit includes a foyer, which is subject to easement rights in favor of others as provided in the condominium Declaration. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

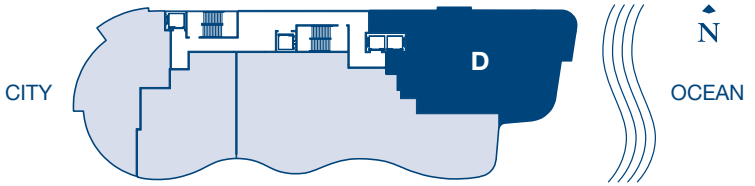
# Residence D

## *3rd - 23rd Floor*




## 2 BEDROOMS + DEN / 4.5 BATHS

| | | |
|---|---|---|
| RESIDENCE | 2,819 SqF | 261.89 M2 |
| TERRACE | 286 SqF | 26.57 M2 |
| TOTAL | 3,105 SqF | 288.46 M2 |




Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is + or - 2,819 sq ft. for unit D. Note that measurements of rooms 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 times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Unit includes a foyer, which is subject to easement rights in favor of others as provided in the condominium Declaration. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

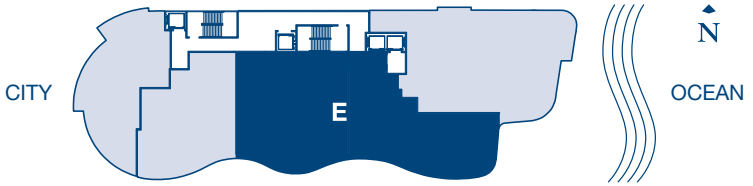
# Residence E

## *5th - 23rd Floor*




## 3 BEDROOMS + DEN / 5.5 BATHS

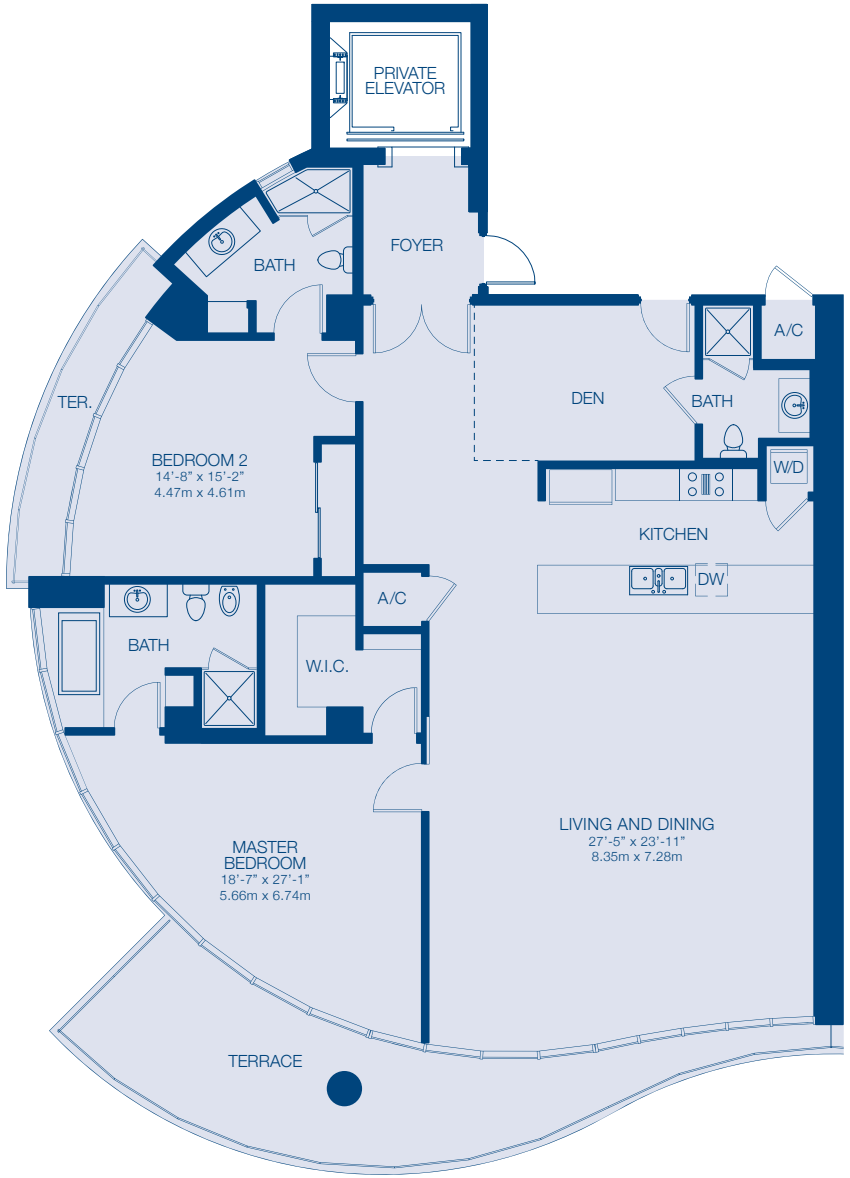
| | | |
|---|---|---|
| RESIDENCE | 3,375 SqF | 313.55 M2 |
| TERRACE | 869 SqF | 80.73 M2 |
| TOTAL | 4,244 SqF | 394.28 M2 |




Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is + or - 3,375 sq ft. for unit E. Note that measurements of rooms 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 times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Unit includes a foyer, which is subject to easement rights in favor of others as provided in the condominium Declaration. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

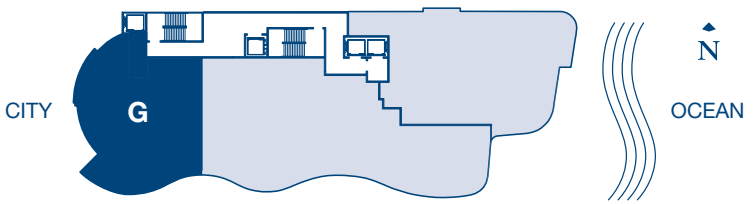
# Residence G

## *14th - 23rd Floor*




## 2 BEDROOMS + DEN / 3 BATHS

| | | |
|---|---|---|
| RESIDENCE | 2,150 SqF | 199.74 M2 |
| TERRACE | 278 SqF | 25.83 M2 |
| TOTAL | 2,428 SqF | 225.57 M2 |




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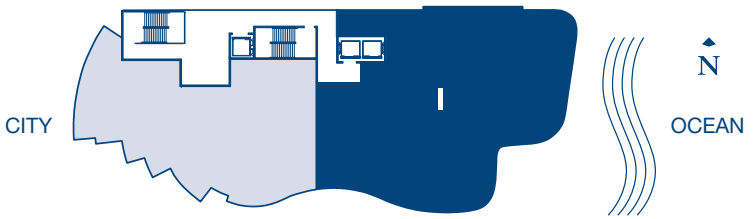
# Residence I

## *25th - 31st Floor*




## 4 BEDROOMS / 6.5 BATHS

| | | |
|---|---|---|
| RESIDENCE | 4,230 SqF | 392.98 M2 |
| TERRACE | 980 SqF | 91.04 M2 |
| TOTAL | 5,210 SqF | 484.02 M2 |




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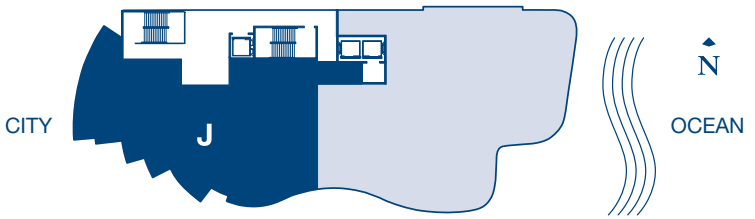
# Residence J

## *26th - 31st Floor*




## 3 BEDROOMS / 4.5 BATHS

| | | |
|---|---|---|
| RESIDENCE | 3,257 SqF | 302.59 M2 |
| TERRACE | 596 SqF | 55.37 M2 |
| TOTAL | 3,853 SqF | 357.96 M2 |




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