

400 SUNNY ISLES

PREVIEW PACKAGE

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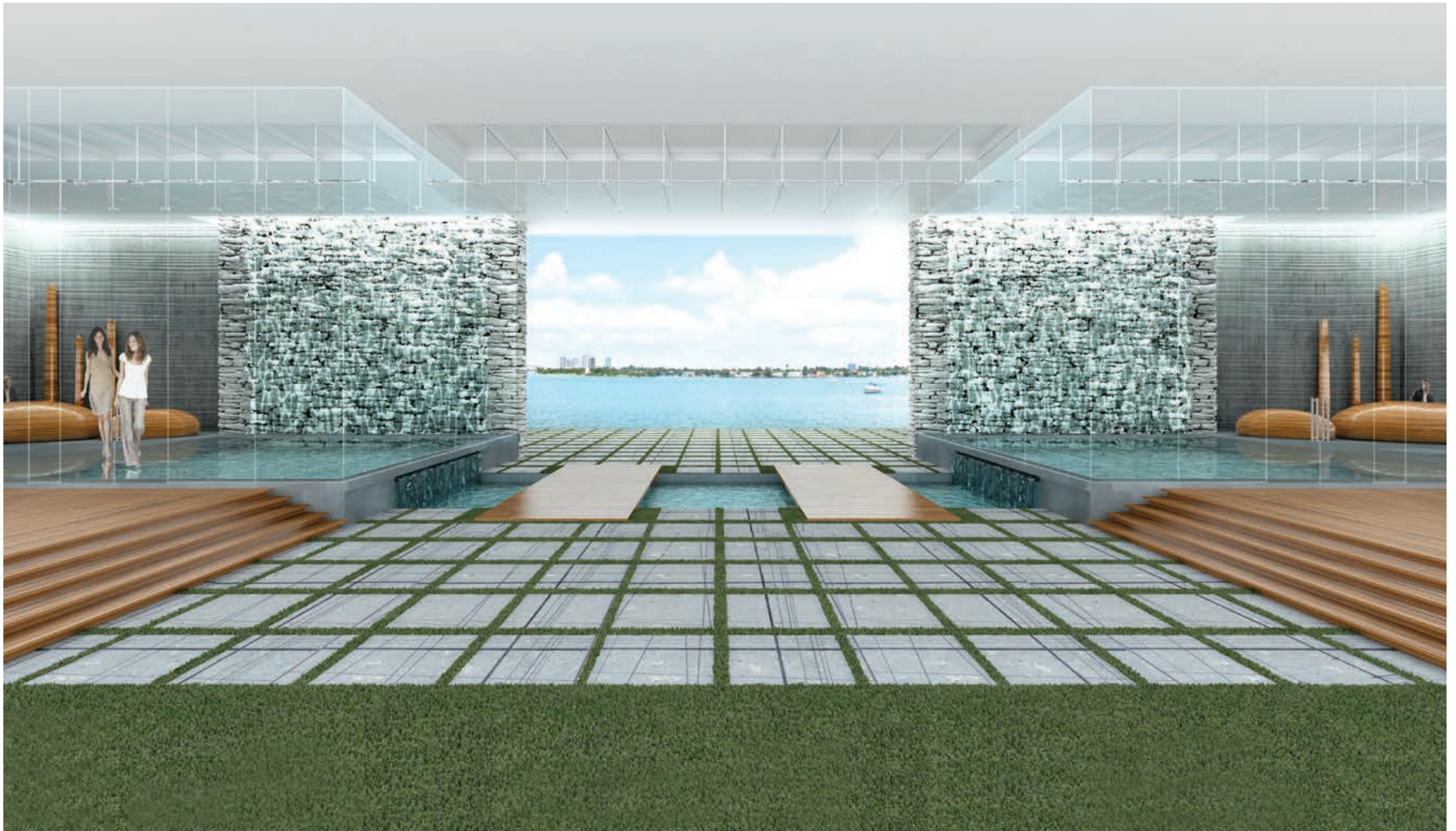
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Located at 400 Sunny Isles Blvd. (163rd Street just off of Collins Avenue), a 5-minute walk to the beach and a 5-minute walk to Oleta River State Park (a 1,032 acre haven for kayaking, mountain biking, swimming, fishing, trail walking and picnicking), with optional beach car drop-off and pick-up service.



Architect Chad Oppenheim is the mastermind of this spectacular work of art that boasts Ocean and Intracoastal views from each unit. This exclusive development is composed of two towers, each with twenty floors, for a total of 230 units, spanning more than 640 feet of bay frontage.



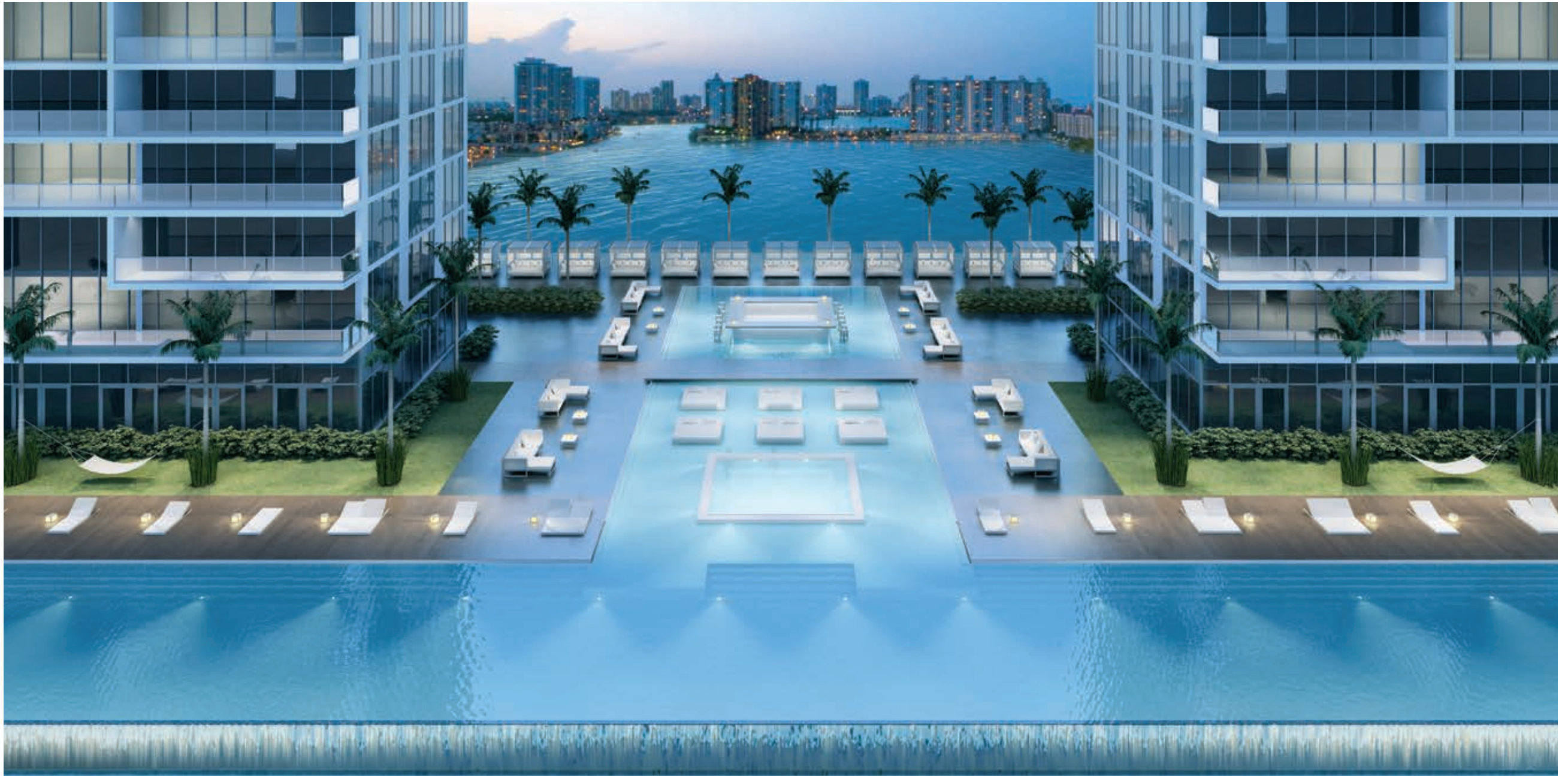
ARRIVAL COURTYARD

The sound of water cascading down stone walls welcomes residents to the main entrance where broad steps framed by glass walls mark the entrance to each tower's private lobby. Flagstones lead to a natural wooden bridge over water-lily with sweeping vistas beyond. Enjoy the water underneath you.



THE SANDBOX

The building's yacht and beach club cafe' and restaurant, with a relaxed lounge atmosphere overlooking the bay and marina.



THE POOL

Residents will find a multitude of 5-star amenities including a tennis facility and a pool deck with an Olympic-style waterfall infinity-edge pool. Enjoy submerged aqua beds, and oversized whirlpool spa and relaxation cabanas.



THE SPA AND REJUVENATION CENTER

Residents can escape at the state-of-the-art co-ed and private spa featuring saunas, a steam room, and Jacuzzis with distinct temperatures in a relaxing waterfall atmosphere. The private spa also offers separate his and her facilities and treatments, including massages, facials, body wraps and the latest rejuvenation treatments. A gym with the latest in exercise equipment and the aerobic/yoga room have windows facing the bay for workouts with a view.



THE VIEW

The view from 400 Sunny Isles.



400 Sunny Isles also offers wet slips in addition to first class dry dock storage facilities. The marina is fully equipped and serviced. Fractional yacht ownership and boat rentals are also available.



BOATING



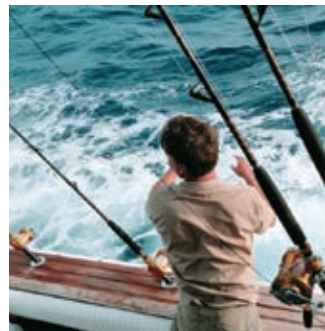
KITE SURFING



SCUBA DIVING



JET SKIING



FISHING



WIND SURFING



KAYAKING



WATER SKIING



BIKING

ACTIVITIES CENTER

The 400 Sunny Isles on site Activity Center offers unique amenities for its residents such as boats, kayaks, kite surfing and wind surfing equipment, fishing gear, jet skis and much more to enjoy all the outdoor fun that South Florida offers.



THE BEACH BUG

Enjoy access to 400 Sunny Isles' private beach chairs and Oleta River State Park with convenient pick-up and drop-off service.

BUILDING AMENITIES & SERVICES

SERVICES

- Full-time concierge
- 24-hour complimentary valet parking
- 24-hour attended and camera-monitored security in select areas powered by the latest surveillance equipment
- Business center and multi-purpose media and meeting room
- Party and entertainment areas
- Secure undercover garage with assigned parking
- Bike and jet ski storage available

BOATING

- Private marina with dry and wet dock slips available
- Marina fully-equipped and serviced with special marine concierge program
- Immediate access to the Intracoastal Waterway with Atlantic Ocean access just minutes away
- Fractional yacht ownership offered
- Boat rentals available

ACTIVITIES CENTER

- On-site activity coordinators available to help residents choose from a variety of amenities
- Never-before-available-in-the-area amenities including: boating, kite surfing, wind surfing, scuba diving, jet skiing, fishing, snorkeling, kayaking, water skiing, and biking

BEACH CAR SERVICE

- Private beach bug transportation via an eco-friendly luxury golf cart, available to chauffeur residents to and from the beach or Oleta River State Park

SPA AND REJUVENATION CENTER

- Co-ed and private spa with saunas, steam room, and Jacuzzis with distinct temperatures in a relaxing waterfall atmosphere
- A unique Rejuvenation Center offering the latest techniques in relaxation and beauty treatments available
- Bay front, state-of-the-art fitness center with aerobic/yoga room, offering the latest in both traditional and cutting-edge exercise equipment

TENNIS

- Tennis facility and access to private lessons from the area's best tennis pros

POOL DECK

- Olympic-style pool with a cascading infinity-edge overlooking the Bay
- Submerged aqua beds and hip cabanas for chic sunbathing in a more private atmosphere
- Multiple water temperatures for full relaxation - heated Whirlpool spa and the cooler waters of the pool

BAYFRONT LOUNGE AREA

- The Sandbox, a proposed yacht and beach-style club bistro with a relaxed lounge atmosphere overlooking the bay and marina

BUILDING & RESIDENCES FEATURES

ARCHITECTURE AND DESIGN

- Designed by renowned Architect Chad Oppenheim
- Working drawings by Architect of Record Kobi Karp
- A waterfront haven, stretching an expansive 640 feet directly on Biscayne Bay
- Two impressive 20-story glass towers with a total of 230 units, each with direct bay, ocean, and park views
- An open-air arrival courtyard designed by Urbanica Group boasting exotic woods, greenery and serene water features

RESIDENCES

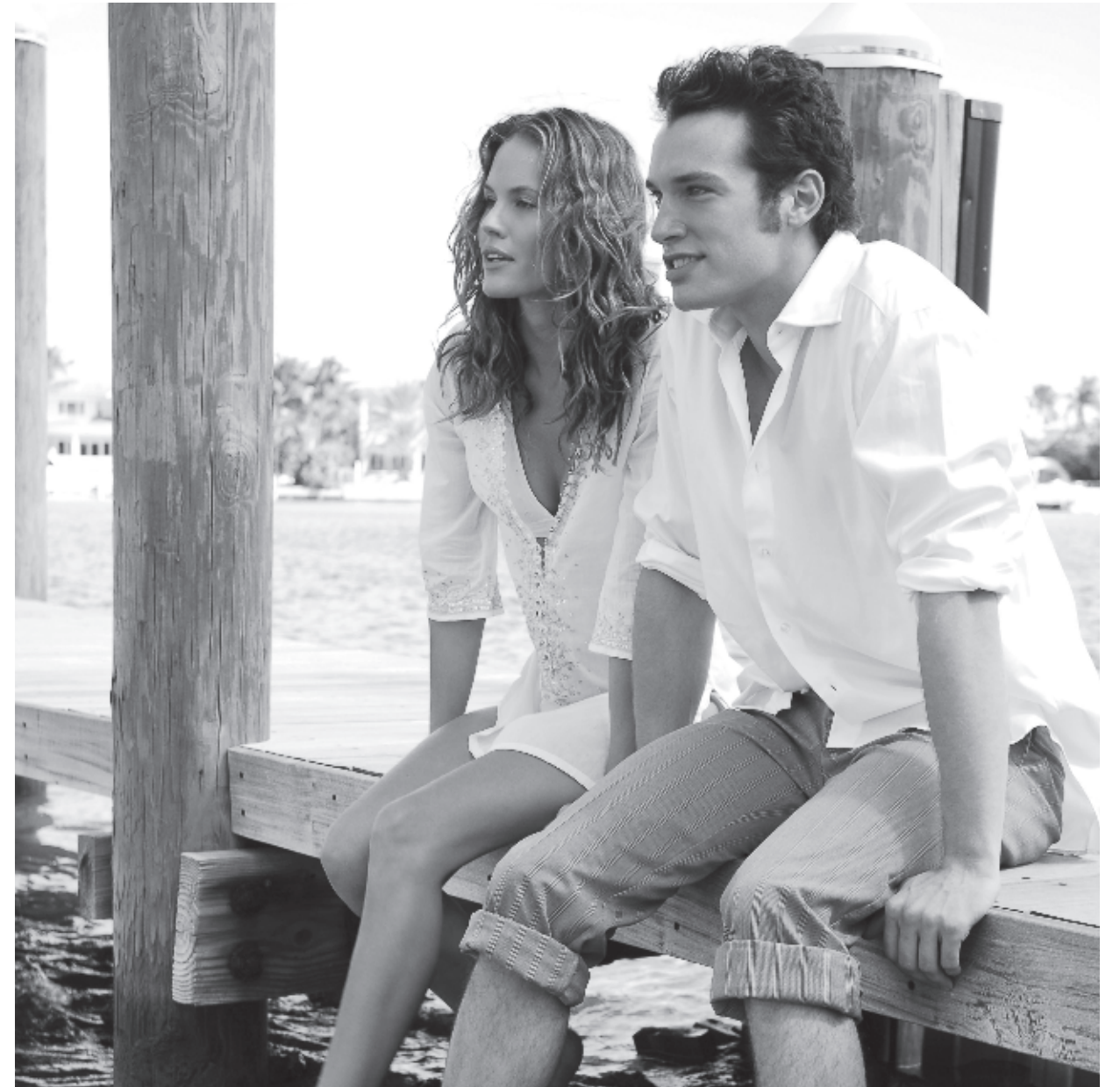
- Flow-through residences with floor-to-ceiling glass
- Pre-wired for state-of-the-art communication systems
- Enhanced soundproofing quality between units
- The latest advances in materials and technology integrate top-of-the-line appliances with European cabinetry
- Spacious walk-in closets
- Washer and dryer
- Designer bath fixtures and faucets
- Direct elevator access from the parking garage to the residence levels
- Penthouse rooftop garden terraces with Whirlpool spa
- Selected residences with private pools and gardens

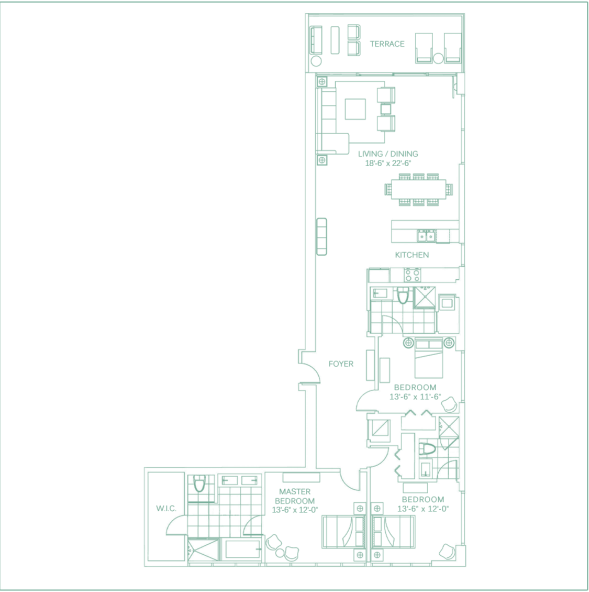
TECHNOLOGY

- Latest technology in communication systems for fingertip control from touch-screen panels in each residence
- One-touch access available for all building amenities

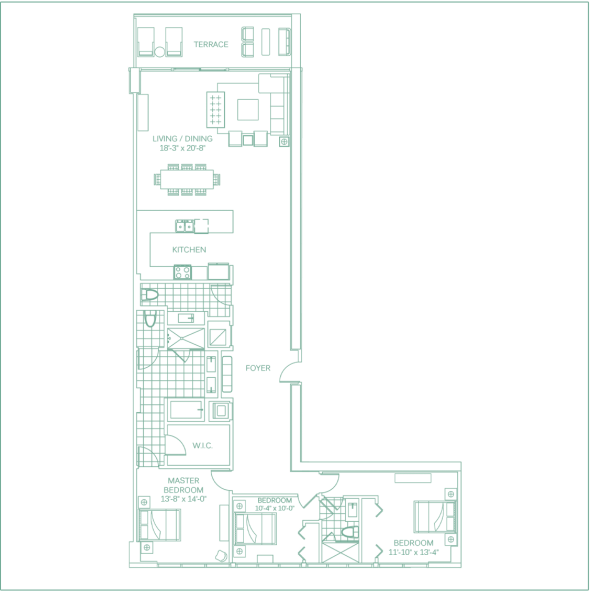
HOME
+ BOAT SLIP

400 SUNNY ISLES

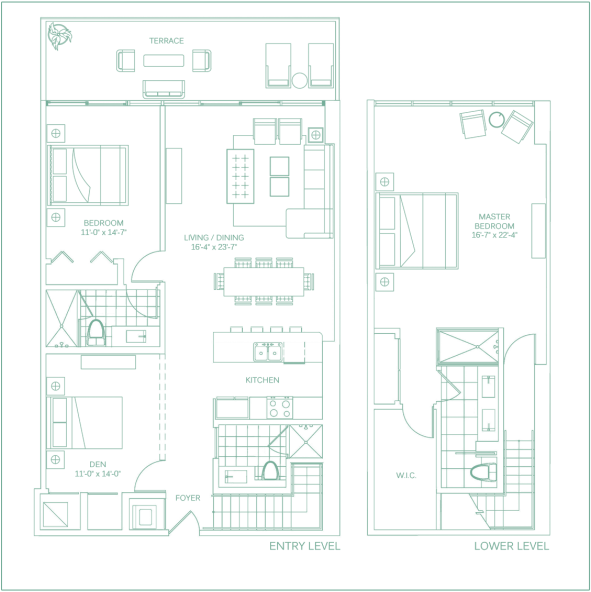




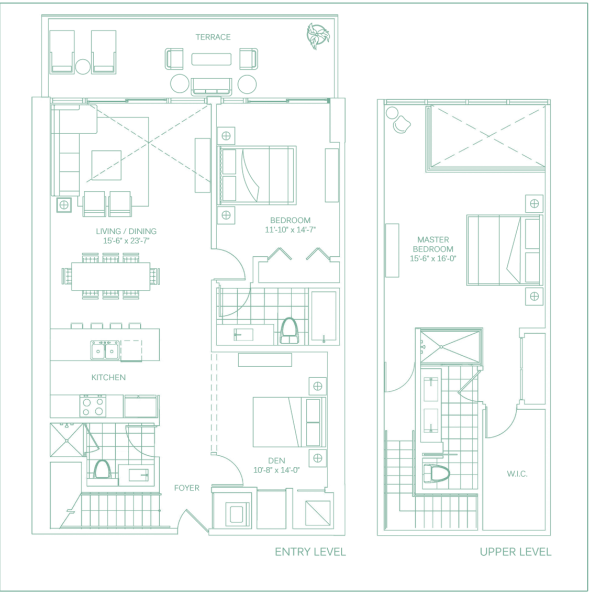
UNIT A
3 BEDROOM / 3 BATHS
1,872 SF UNDER A/C + 160 SF TERRACE = 2,032 SF TOTAL
173.9 m² UNDER A/C + 14.9 m² TERRACE = 188.8 m² TOTAL
FLOORS 6 THROUGH 19



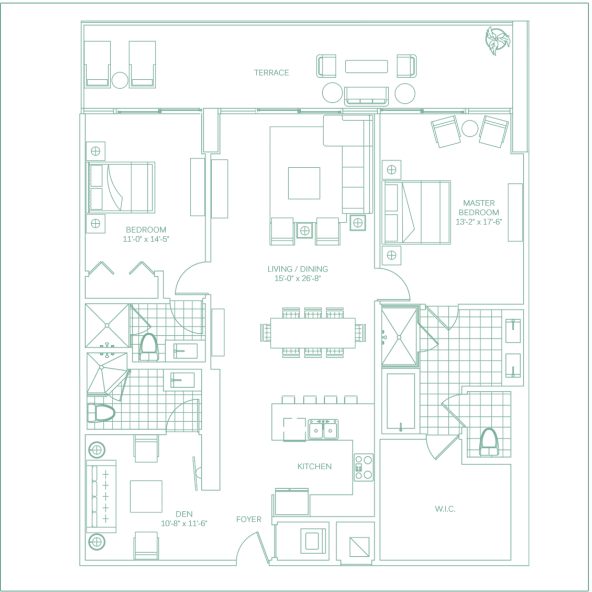
UNIT B
3 BEDROOMS / 3.5 BATHS
1,865 SF UNDER A/C + 155 SF TERRACE = 2,020 SF TOTAL
173.3 m² UNDER A/C + 14.3 m² TERRACE = 187.6 m² TOTAL
FLOORS 6 THROUGH 19



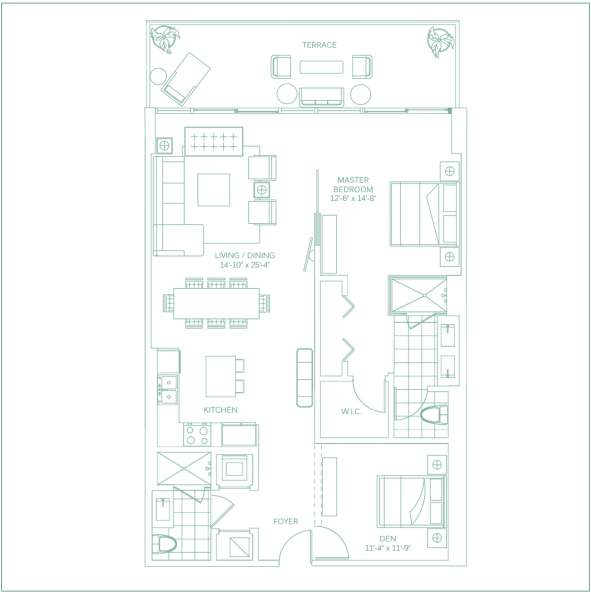
UNIT C
2 BEDROOMS / DEN / 3 BATHS
(3 BEDROOM CONVERTIBLE)
1,849 SF UNDER A/C + 226 SF TERRACE = 2,075 SF TOTAL
171.8 m² UNDER A/C + 21.0 m² TERRACE = 192.8 m² TOTAL
ENTRY LEVEL ON FLOORS 9, 12, 16, & 19



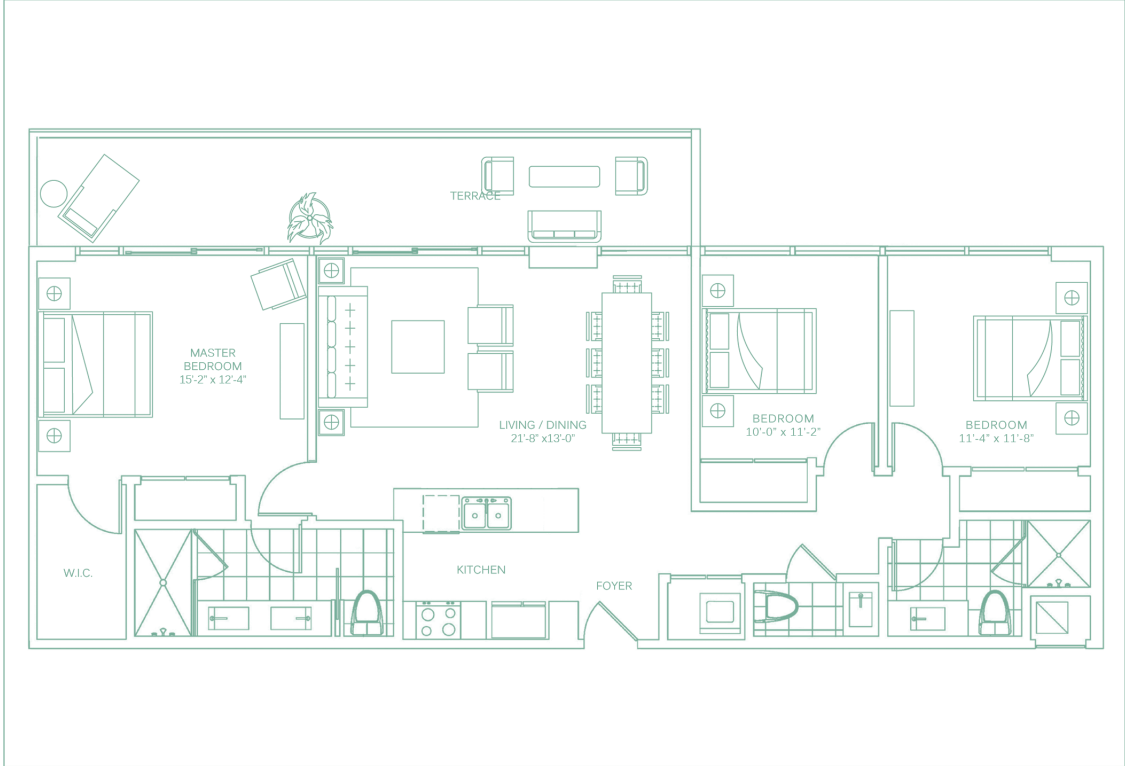
UNIT D
2 BEDROOMS / DEN / 3 BATHS
(3 BEDROOM CONVERTIBLE)
1,769 SF UNDER A/C + 226 SF TERRACE = 1,995 SF TOTAL
164.3 m² UNDER A/C + 21.0 m² TERRACE = 185.3 m² TOTAL
ENTRY LEVEL ON FLOORS 9, 12, 16, & 19



UNIT E
2 BEDROOMS / DEN / 3 BATHS
(3 BEDROOM CONVERTIBLE)
1,692 SF UNDER A/C + 322 SF TERRACE = 2,014 SF TOTAL
157.2 m² UNDER A/C + 29.9 m² TERRACE = 187.1 m² TOTAL
FLOORS 8, 10, 11, 14, 15, 17, 18, & 20



UNIT F
1 BEDROOMS / DEN / 2 BATHS
(2 BEDROOM CONVERTIBLE)
1,206 SF UNDER A/C + 226 SF TERRACE = 1,432 SF TOTAL
112.0 m² UNDER A/C + 21.0 m² TERRACE = 133.0 m² TOTAL
FLOORS 6 & 7



FLAT
3 BEDROOMS / 2.5 BATHS
1,350 SF UNDER A/C + 192 SF TERRACE = 1,542 SF TOTAL
125.4 m² UNDER A/C + 17.8 m² TERRACE = 143.3 m² TOTAL
FLOORS 3 THROUGH 5



LOFT
2 BEDROOMS / DEN / 3 BATHS
(3 BEDROOM CONVERTIBLE)
1,503 SF UNDER A/C + 139 SF TERRACE = 1,642 SF TOTAL
139.6 m² UNDER A/C + 12.9 m² TERRACE = 152.5 m² TOTAL
ENTRY LEVEL ON FLOOR 1

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MARINA / BAY					
FLAT LOFT	FLAT LOFT	FLAT LOFT	FLAT LOFT	FLAT LOFT	FLAT LOFT



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