

PRIVÉ

AN ISLAND BEYOND EXTRAORDINARY
Call: +1(786)383.1553

FACT SHEET

OVERVIEW

The sole address on South Florida's last undeveloped private island, Privé is an exclusive lifestyle offering with world-class services, five-star amenities and absolute privacy, all surrounded by open air, sea and sky. Privé is a secluded enclave of 160 grand residences in twin, 16-story towers. The residences range in size from 2,585 to over 5,600 square feet of indoor space, plus expansive terraces. All residences feature private elevator entries, flow-through floor plans with 10-foot glass from floor to ceiling, expansive east/west water views, European kitchens and bathrooms, and outdoor summer kitchens.

LOCATION

Situated on an eight-acre private island in the Intracoastal Waterway, Privé is ideally located at the epicenter of Aventura, accessible through the gated enclaves of Williams Island and Island Estates. From this enviable location, Privé residents can enjoy immediate access to the adjacent and neighboring marinas, Aventura Mall, Turnberry Country Club & Resort, Gulfstream Park, along with a myriad of fine dining options and boutiques. Within twenty minutes of Privé, one can be at the Miami or Fort Lauderdale International airport, Las Olas Boulevard, Downtown Miami, Bal Harbour, the Miami Design District, Midtown Miami, Coconut Grove, Coral Gables, or Miami Beach.

PROPERTY FEATURES & AMENITIES

- Access via private road, attended gatehouse and private bridge
 - Full-service valet
 - Five-star concierge
 - 24-hour security – roving and permanent
- Poolside Café – in-home service and light catering available during certain hours
 - Beach-entry pool
 - North-South lap pool
 - Outdoor whirlpool
 - Lighted tennis court
 - Jogging trail
- Private jetty for guest boat landing and fishing
- Private marina with boat slips available for purchase (limited availability)
 - Nature path*
 - Private beach & beach club *
 - Pet grooming arena
 - Kids' playground
- Private garages available for purchase

** Subject to DERM approval and other governmental agencies*

BUILDING FEATURES & AMENITIES

The following features & amenities are contained in both Privé towers:

Two-story, 10,000-square-foot gym/spa containing:

Men's and women's steam and sauna

Massage treatment rooms

Aerobic & cardiovascular equipment

Weight facility

Fitness studio

Toddlers' playroom visible from the fitness studio

Social room – billiards, board games, HD television

Private dining room with catering kitchen

Dining terrace

Wine cellar and tasting room

Cigar lounge

Guest suites – available for purchase by residents only

Business center

RESIDENCES

Prices start at \$1.7 Million

Unit sizes ranging from 2,585 to over 5,600 square feet

Average unit size approximately 3,400 square feet

160 total units (80 units per building)

10-foot ceilings

10-foot-deep balconies

Floor-to-ceiling glass on all exterior walls

Penthouse units have private rooftops and pools

Intracoastal, Bay, and Ocean views

Spacious, open-plan living, dining, and kitchen areas

Private elevator access

Modern, custom-designed cabinetry and European-style kitchens

Outdoor summer kitchens

Service suites

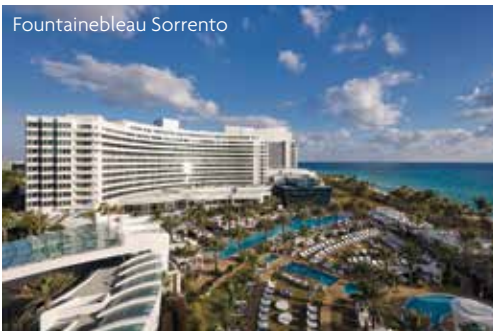
WEBSITE: 5000islandstates.com

PRIVÉ DEVELOPERS, LLC

Development Team

BH3

Led by principals Gregory Freedman, Charles Phelan, and Daniel Lebensohn - BH3 is an opportunistic real estate firm with a core focus on acquiring real estate in South Florida and New York City. In addition to Privé, the firm's impressive portfolio includes Trump Hollywood, Terra Beachside 6000 Collins, Fontainebleau Sorrento, and 1805 Ponce. To learn more, please visit www.BH-3.com.



Gary Cohen

Gary Cohen is the developer of Island Estates, the south island of the property, which consists of 21 exclusive mansions and a marina. As one of the founding families of Aventura, the Cohen family has been in South Florida land development since the 1960's, resulting in approximately 1,000 acres of land development and planning of high-rise condominiums, multifamily, single family homes, shopping centers, and commercial offices.



Sieger Suarez, Architect

Celebrating their 40th anniversary in 2012, The Sieger Suarez Architectural Partnership specializes in the design and development of luxury high-rise properties. Owned and managed by Charles M. Sieger and Jose J. Suarez, the firm has received a multitude of awards and both peer and community recognition for its outstanding work over the decades. The Sieger Suarez architectural Partnership has repeatedly demonstrated its ability to produce successful and award winning projects. A sampling of distinctive buildings in Miami-Dade County alone include Apogee South Beach, St. Regis Bal Harbour, ICON South Beach, Trump International Hotel, Trump Royale, Trump Palace, 50 Biscayne and Porsche Design (under construction), Murano, and Murano Grande.



Interiors By Steven G.

Interiors by Steven G. is the most celebrated, innovative and experienced interior design company in Florida, working from a 100,000-square-foot Pompano Beach, Florida, showroom, which includes some 1,800 lines and \$7 million of displayed inventory.

The design firm has worked on major projects throughout South Florida, including Trump Hollywood, St. Regis Bal Harbour, Canyon Ranch Living Miami Beach, ONE Bal Harbour, Ocean House South Beach, Las Olas Riverhouse, Grove at Grand Bay, The Ritz-Carlton Residences at Singer Island, and many others.

The firm is widely regarded and highly awarded for its groundbreaking designs, and its work has been prominently featured in Architectural Digest, Florida Design, Antiquities, Prestige Design, and Los Angeles Confidential.



Neither BH3 nor Gary Cohen is the project developer and this Condominium is being developed by an affiliated entity formed for such purpose, which is known as Prive Developers LLC, a Florida limited liability company (the "Developer").

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. All artist's or architectural conceptual renderings, plans, specifications, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are based upon preliminary development plans, and all are subject to architectural revisions and other changes, without notice, in the manner provided in the purchase agreement and the offering circular. All features listed for the residences are representative only, and the Developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. The dimensions of units stated or shown in brochures will vary from the dimensions that would be determined based upon the description of the Unit boundaries set forth in the Declaration of Condominium. Certain access to and rights to use recreational and other amenities within the development may be provided to the South Island, as described in the offering circular. This brochure does not constitute an offer to sell or a solicitation of an offer to buy a unit in the condominium. No solicitation, offer or sale of a unit in the condominium will be made in any jurisdiction in which such activity would be unlawful prior to any required registration therein. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.