

JADE *SIGNATURE*



It is with great pride and excitement that we present Jade Signature. Created from the unprecedented vision of Fortune International and a synergy of brilliant minds, Jade Signature is a magnificent beachfront residential building, designed from the inside out to embody the very spirit of innovation and creativity.

For this ultimate landmark statement in luxury beachfront living, Fortune International has brought together the Pritzker award-winning Swiss architecture firm of Herzog & de Meuron; world-renowned French interior design team, PYR, led by Pierre-Yves Rochon; and the extraordinary landscape vision of Raymond Jungles. Through an international collaboration of all involved, a defining moment in South Florida real estate is unfolding.

It is our utmost privilege to be a part of this masterpiece in the making...and we invite you to share this journey with us across the pages of this book.

Regards,

Edgardo and Ana Cristina Defortuna



THE VISION

Imagine a world built around a purpose. A world created around the concept that the space we occupy should be molded around us, not the other way around. A thoughtful, intelligent approach to architecture, designed from the inside out.

A single elegant form rising 57 stories on the sands of Sunny Isles Beach, Jade Signature is the newest tower in Fortune International's coveted Jade building collection. The vision to create something the market has never seen before stems from merging the most talented people in the world of design and architecture, with Fortune's valuable knowledge of what buyers of this caliber desire. Attention has been given to every detail, and the result is a spectacular property that will be as enjoyable as it will be stunning.

*A SINGLE
ELEGANT FORM
RISING 57 STORIES*

THE LOCATION

Everything about Sunny Isles Beach sizzles, starting with its 2.5-mile-long fine sand beach. This iconic strip has been a draw for decades and is now one of the toniest towns in South Florida, and home to Jade Signature.

Perfectly located between Miami and Fort Lauderdale Airports, Jade Signature is your gateway to an entire world of indulgences, whether this is your home or your one-of-a-kind home away from home.



ARTIST'S CONCEPTUAL RENDERING. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE.



JADE *SIGNATURE*

A SETTING OF PURE SOPHISTICATION

Bounded by the Atlantic Ocean on the east and the Intracoastal Waterway on the west, Sunny Isles Beach offers the perfect upscale lifestyle. Greet the sunrise from balcony, beach, or boat, and enjoy days filled with unspoiled outdoor activity - from gorgeous bike trails in Oleta State Park to nearby golf and tennis, to a bevy of fabulous alfresco cafés helmed by acclaimed chefs.

Just minutes from world-class shopping at Bal Harbor Shops or Aventura Mall, immerse in the artistry of luxury fashion. And by night, enjoy Miami's thriving arts and culture scene in Wynwood, Design District, and various nearby venues for the performing arts.

A SETTING OF PURE SOPHISTICATION

PARKS & RECREATION

- 01 Sea Turtle Sanctuary
- 02 Haulover Beach Park
- 03 Oleta River State Park
- 04 Spanish Monastery & Tennis Courts
- 05 Newport Fishing Pier
- 06 Samson Oceanfront Park
- 07 Sunny Isles Beach
- 08 Aventura Arts & Cultural Center
- 09 Founders Park
- 10 Turnberry Golf Course
- 11 Golden Beach
- 12 Heritage Park
- 13 Intracoastal / Atlantic Ocean
- 14 Pelican Community Park & Community Center
- 15 Haulover Marine Center

FOOD & DRINK

- 16 Miami Juice
- 17 Starbucks
- 18 Houston's
- 19 Morton's The Steakhouse
- 20 P.F. Chang's
- 21 Bourbon Steak
- 22 Timo
- 23 Yakko-San
- 24 Makoto
- 25 La Goulue
- 26 Pelicans on the Pier
- 27 Carpaccio
- 28 Sushi House
- 29 Il Mulino New York

SHOPPING

- 30 Bal Harbour Shops
- 31 Aventura Mall
- 32 Gulfstream Park

CONVENIENCES

- 33 Publix Supermarket
- 34 Fresh Market
- 35 Target
- 36 Whole Foods
- 37 Epicure

SCHOOLS | CIVIC

- 38 FIU North Campus
- 39 Sunny Isles Beach Library
- 40 U.S. Post Office
- 41 Aventura Community Center
- 42 Aventura City of Excellence School
- 43 Sunny Isles Police Department

SERVICES

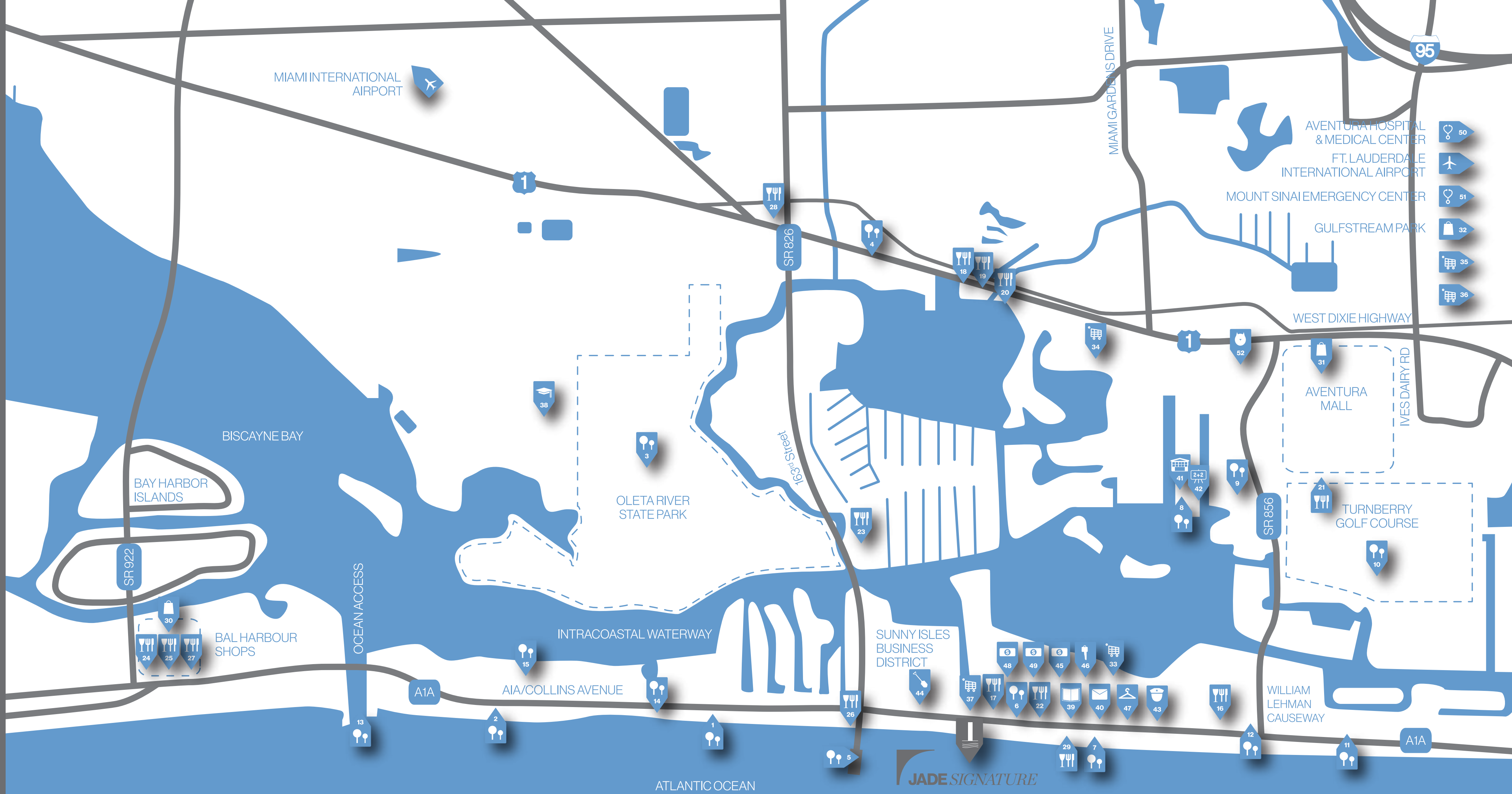
- 44 Fortune International Realty
- 45 Bank of America
- 46 Hertz Rent-A-Car
- 47 Dryeco Cleaners
- 48 Chase Bank
- 49 Wells Fargo Bank

MEDICAL SERVICES

- 50 Aventura Hospital & Medical Center
- 51 Mount Sinai Emergency Center
- 52 Aventura Animal Hospital

- AIRPORT
- PARKS & RECREATION
- FOOD & DRINK
- SHOPPING
- SUPERMARKET
- UNIVERSITY
- SCHOOL
- LIBRARY
- POST OFFICE
- COMMUNITY CENTER
- POLICE DEPARTMENT
- REALTOR
- BANK
- CAR RENTAL
- DRY CLEANERS
- MEDICAL CENTER
- ANIMAL HOSPITAL

JADE SIGNATURE





THE VISIONARY

IT IS NEVER ENOUGH TO SIMPLY “BUILD.” WE SEEK TO EVOLVE WITH EVERY NEW PROJECT. WITH JADE SIGNATURE IN PARTICULAR, WE LOOKED TO SHOW THE FULLNESS OF WHAT IS POSSIBLE WHEN IMAGINATION, INNOVATION, AND INTELLIGENCE COEXIST WITH ONE ANOTHER.

EDGARDO DEFORTUNA
PRESIDENT & CEO FORTUNE INTERNATIONAL

*FROM THE VERY BEGINNING WE KNEW WE
WANTED TO APPROACH THIS BUILDING
DIFFERENTLY. WE KEPT ASKING OURSELVES,
“WHAT WILL THIS SPACE DO FOR THE PEOPLE
LIVING IN IT?” THEY HAVE SHARED THEIR
INTERPRETATIONS OF A DREAM RESIDENCE WITH
US, AND WE HAVE MADE THOSE DESIRES A REALITY.*

ANA CRISTINA DEFORTUNA
EXECUTIVE VICE PRESIDENT OF SALES FORTUNE INTERNATIONAL





THE COLLABORATORS

DESIGNING A WORLD THAT DEFIES CONVENTION



© TOBIAS MADÖRIN

Created by
**HERZOG
& DE MEURON**

Herzog & de Meuron is a partnership led by five Senior Partners, Jacques Herzog, Pierre de Meuron, Christine Binswanger, Ascan Mergenthaler and Stefan Marbach. Established in Basel, Switzerland in 1978, Herzog & de Meuron are known for designs that are at once highly inventive and sensitive to the site, geography, and culture of the region for which they are planned.

While many of their projects are highly recognized public facilities, such as their stadiums and museums, they have also completed several distinguished private projects including apartment buildings, offices and factories. Most recognized projects include the National Stadium Beijing, the Main Stadium for the 2008 Olympic Games, The Tate Modern in London, 1111 Lincoln Road in Miami Beach, and the upcoming new Pérez Art Museum Miami in the heart of downtown Miami.



NATIONAL STADIUM BEIJING, CHINA
© IWAN BANN
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ALLIANZ ARENA
© ROBERT HOSL
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PÉREZ ART MUSEUM MIAMI (PAMM)
© HERZOG & DE MEURON, VISUALIZATION BY ARTEFACTORYLAB



Interior Design by PYR

LED BY PIERRE-YVES ROCHON

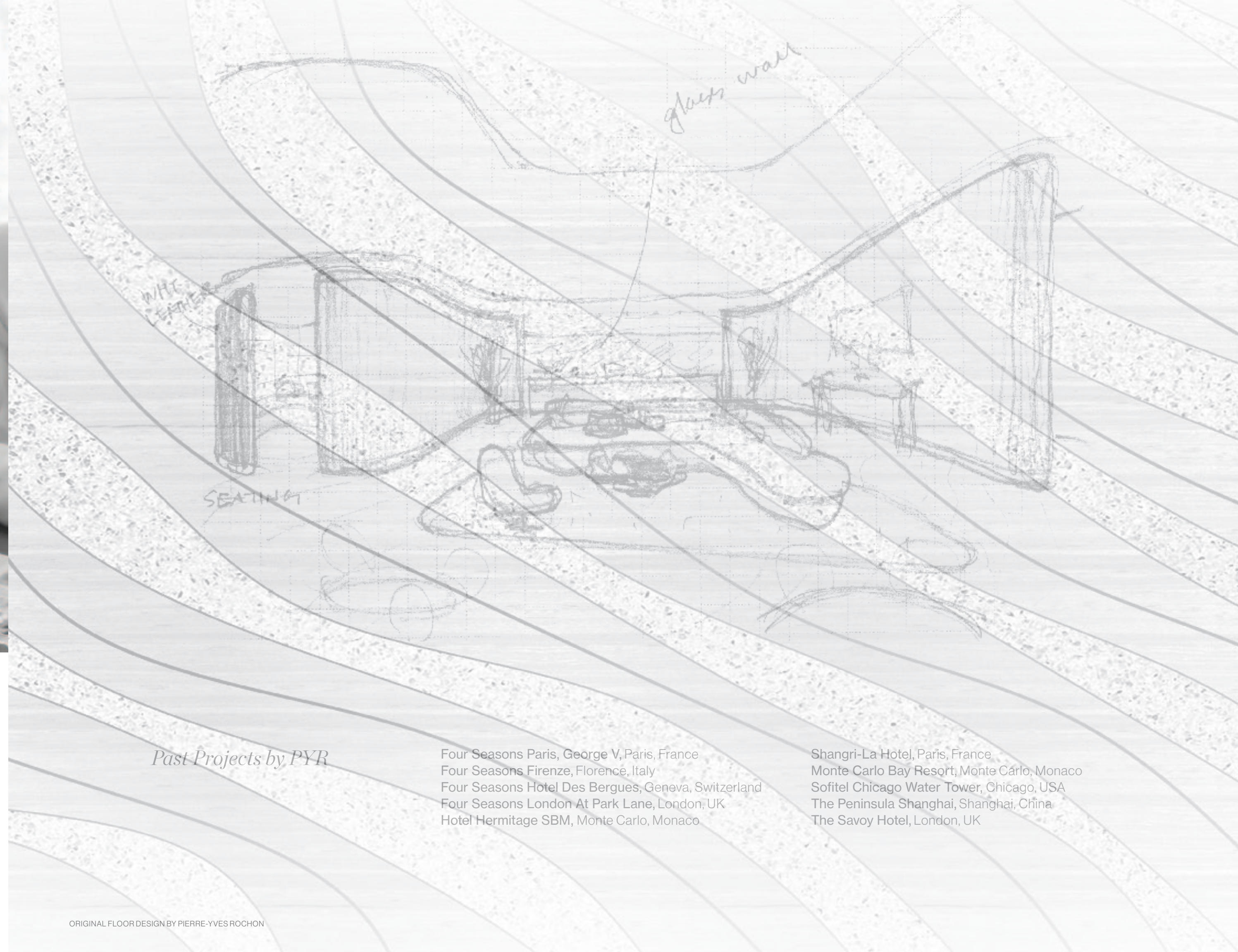
Established in 1979, PYR creates lavish interior design solutions that invite interaction. Each unique space is composed of elements drawn from each property's location, culture and history, and supported by French style and ideals. Led by Pierre-Yves Rochon with offices in Paris, Chicago and Shanghai, PYR approaches each project as a personal accomplishment. Rochon is recognized around

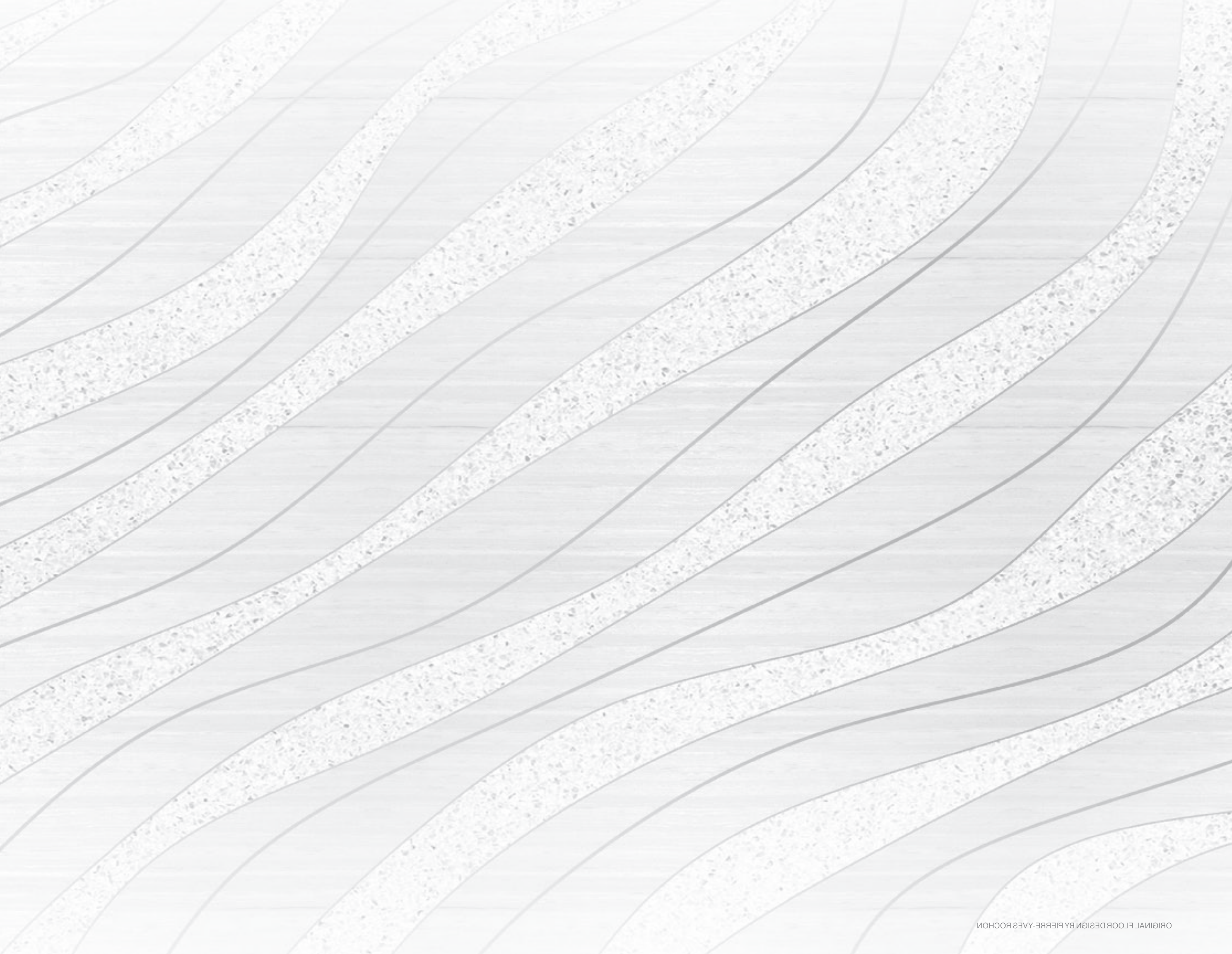
the world for creating magical resort lifestyles. The firm has created award-winning interiors for renowned hospitality brands, including Four Seasons Hotels & Resorts, Ritz-Carlton Hotels & Resorts and Peninsula Hotels. Their work has been featured in publications around the world, including Travel + Leisure, Maison Francaise and Wallpaper.

Past Projects by PYR

Four Seasons Paris, George V, Paris, France
Four Seasons Firenze, Florence, Italy
Four Seasons Hotel Des Bergues, Geneva, Switzerland
Four Seasons London At Park Lane, London, UK
Hotel Hermitage SBM, Monte Carlo, Monaco

Shangri-La Hotel, Paris, France
Monte Carlo Bay Resort, Monte Carlo, Monaco
Sofitel Chicago Water Tower, Chicago, USA
The Peninsula Shanghai, Shanghai, China
The Savoy Hotel, London, UK

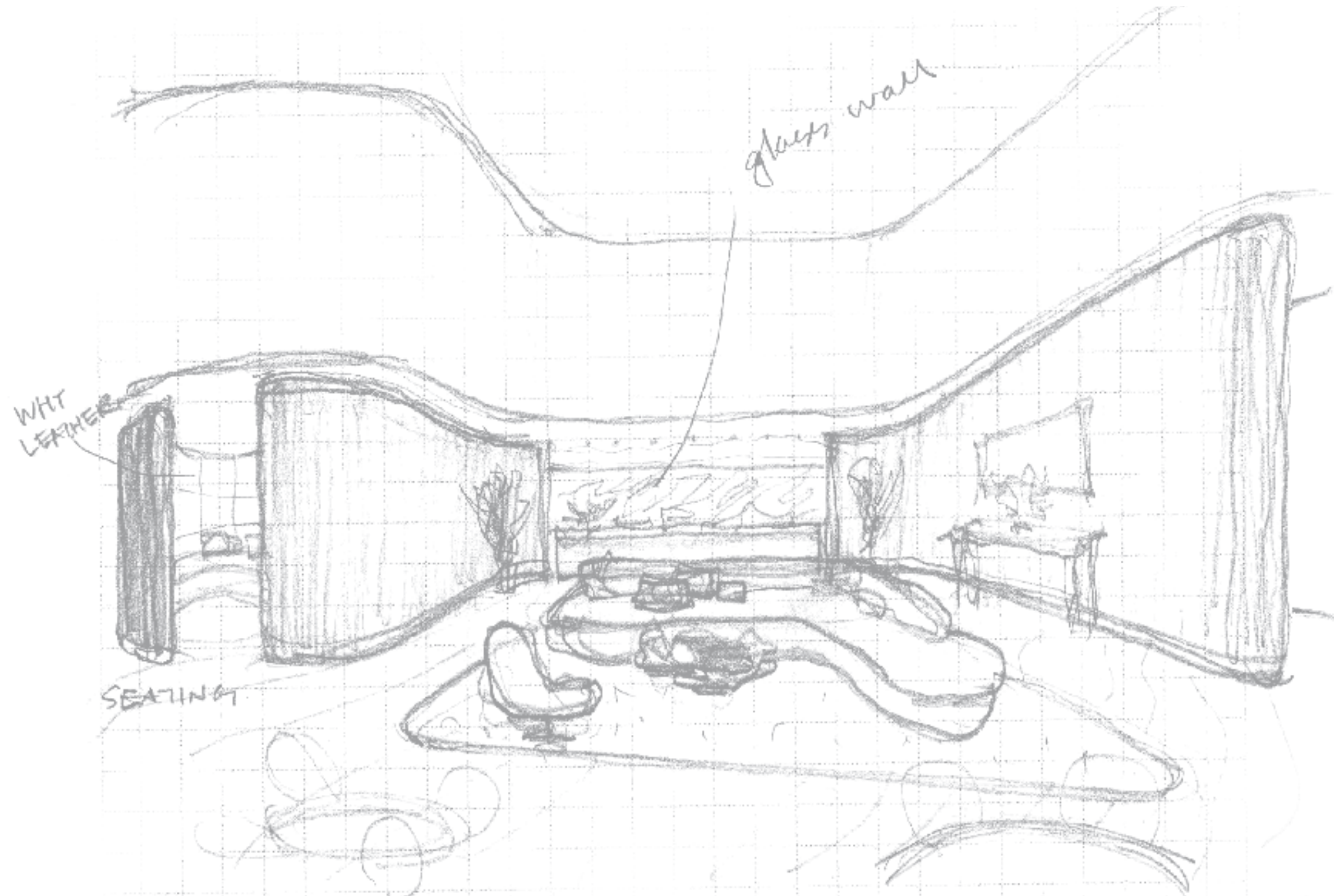




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Shangri-La Hotel, Paris, France
Monte Carlo Bay Resort, Monte Carlo, Monaco
Sofitel Chicago Water Tower, Chicago, USA
The Peninsula Shanghai, Shanghai, China
The Savoy Hotel, London, UK





Landscape Design by
**RAYMOND
JUNGLES**

Raymond Jungles, Inc. (RJI) is an inspiring, creative and ecologically sensitive landscape architecture firm practicing from its studio on the banks of the Miami River. The firm has maintained a South Florida and international presence since 1981, completing a diversity of residential and commercial projects in the last 31 years. RJI, led by Raymond Jungles, has created gardens in 11 countries including Antigua,

Anguilla, the Bahamas, British Virgin Islands, Costa Rica, China and Mexico. The firm has won an abundance of industry awards, such as the 2012 Award of Excellence in Landscape Architecture from the American Institute of Architects, Miami Chapter. And their lush masterpieces have been profiled in such prestigious publications at The New York Times, Vanity Fair and Vogue.



LIVING EVOLVED

Jade Signature is an extraordinary oceanfront building tailored to its surrounding environment, yet based on simplicity. It is rooted in history, but is the new Miami.

Much like the great hotels that Miami is famous for, the tower is embedded in the landscape and its surroundings. There is a seamless connection between the street and arrival, the lobby, amenities, and the resort deck and beach. This is a departure from most residential towers, and will allow Jade Signature's residents to enjoy a truly unique resort-like experience. By placing the parking garage below ground, the three amenity levels have a relationship to nature and the environment that is uninterrupted.

The elegant tower is tapered from bottom to top on its east and west façades, and transforms from every angle. Its slender façade and shape distinguishes it from all other buildings across the skyline.

The spaces inside are dynamic, and the residences are like contemporary houses in the sky, with breathtaking flow-through views from ocean to Intracoastal. Miami's most anticipated condominium is modern beach living with beauty infused into every detail.

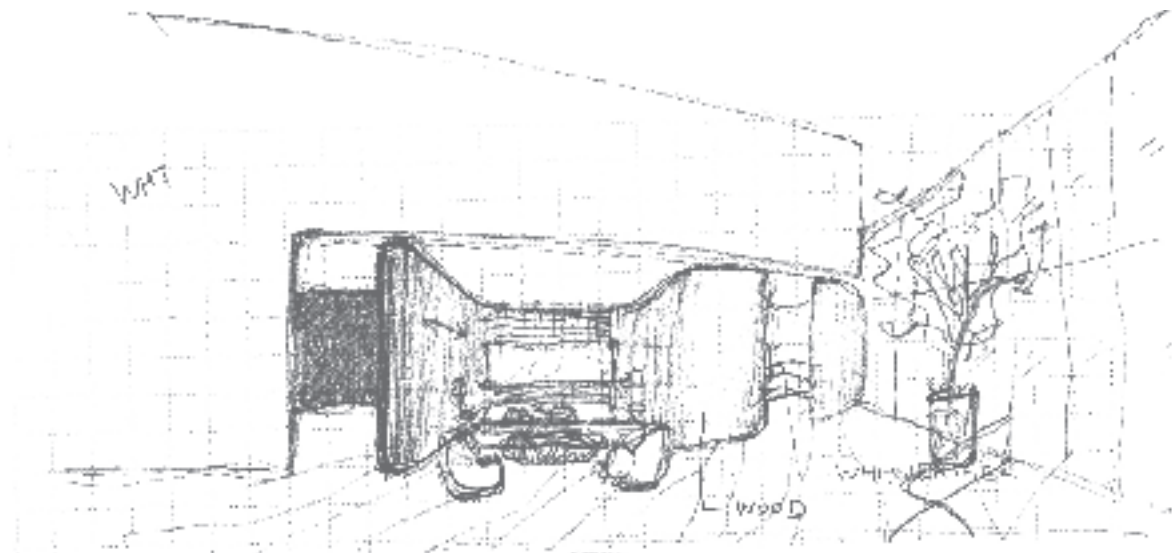
*A SPECTACULAR
PROPERTY WHERE
ATTENTION HAS BEEN
GIVEN TO EVERY DETAIL*

THE ARRIVAL



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THE LOBBY



Doors open and you enter a world of elegance and inspired detail. Splashed in sunlight, the lobby is surrounded with glass immersing it within the spectacular backdrop of the blue ocean and horizon. Continuous glass that not only spans to every corner, but soars three stories high to include both the lobby and beach level, which graciously connects via a sculptural spiral staircase. Beautiful wood and contemporary furnishings in hues of blues, grays, and white compliment the pristine white marble reception desk and floor, and follow the ribbon that runs through the tower carving interior spaces along the way.



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*THE
RESIDENCES*



*ARCHITECTURALLY
DESIGNED TO FRAME
THE HORIZON*



RESIDENCE FEATURES

- Inspiring flow-through floor plans boasting ocean, city and Intracoastal views
- Loft ceilings of 10 feet or higher and total living areas ranging from 1,400 to 11,000 sq ft
- Floor-to-ceiling windows that frame the horizon
- Expansive terraces with frameless glass railings, comprising 30% of total livable space
- Modernist homes in the sky with terraces as large as a living space
- Private garage spaces
- Exquisite European designer cabinetry by Snaidero
- Top-of-the-line kitchen appliances by Wolf® and Sub-Zero®
- Wine cooler
- Cappuccino maker
- PYR custom-designed bathroom cabinetry
- Private elevator vestibule
- High-speed Internet and Wi-Fi
- Smart technology
- Walk-in closets
- Laundry room with washer and dryer
- Service quarters with full bath in 3, 4, 5 bedroom residences
- Service entrance







*AN AWE-INSPIRING
GLASS BOX WITH
HORIZONTAL AND
VERTICAL EXTENSIONS*





A REFRESHING OASIS



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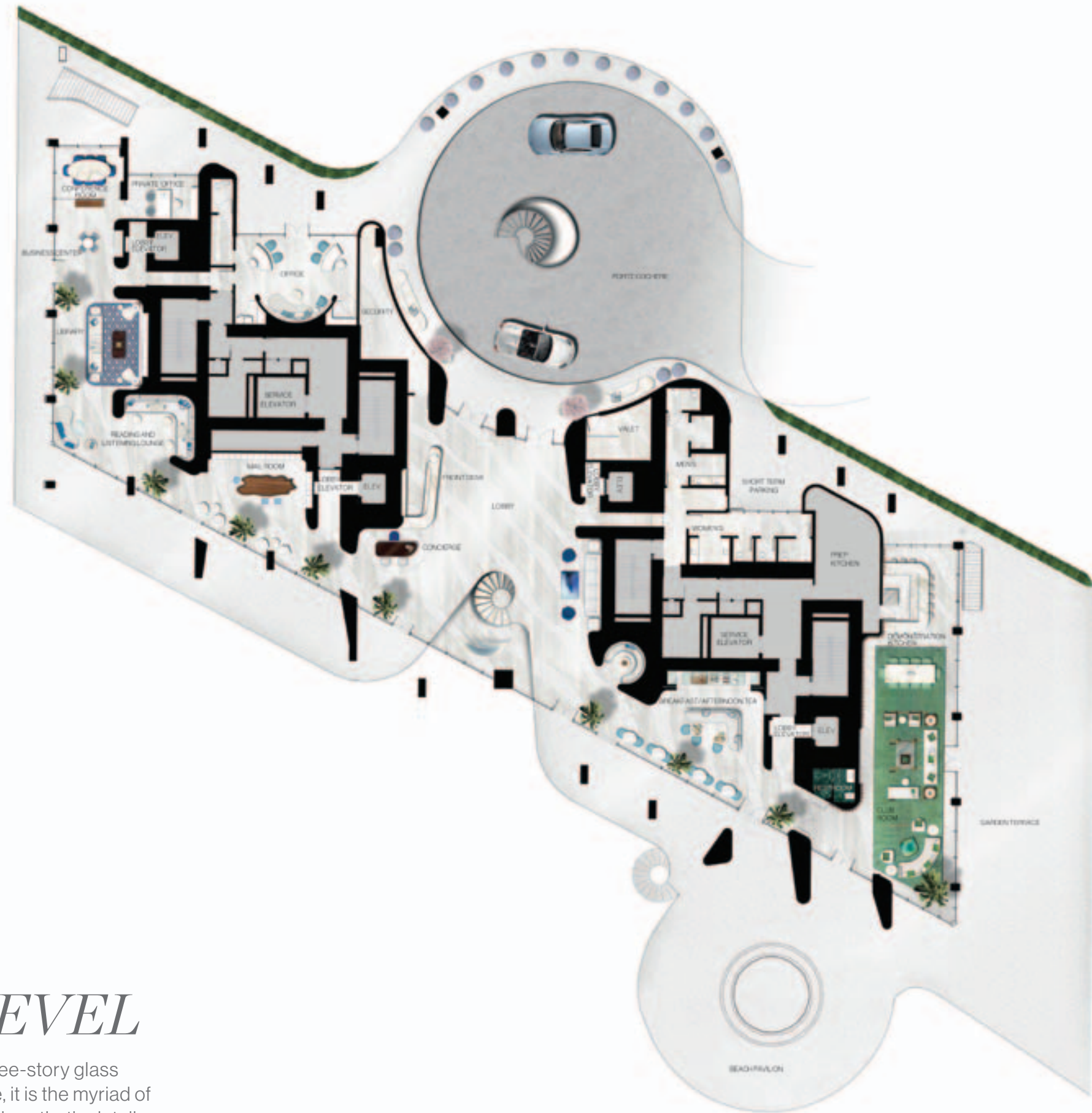
BEACH LEVEL

Defined by a seamless flow from street to shore, Jade Signature connects you to thoughtfully placed amenities from the first moment you set foot on property.



LOBBY LEVEL

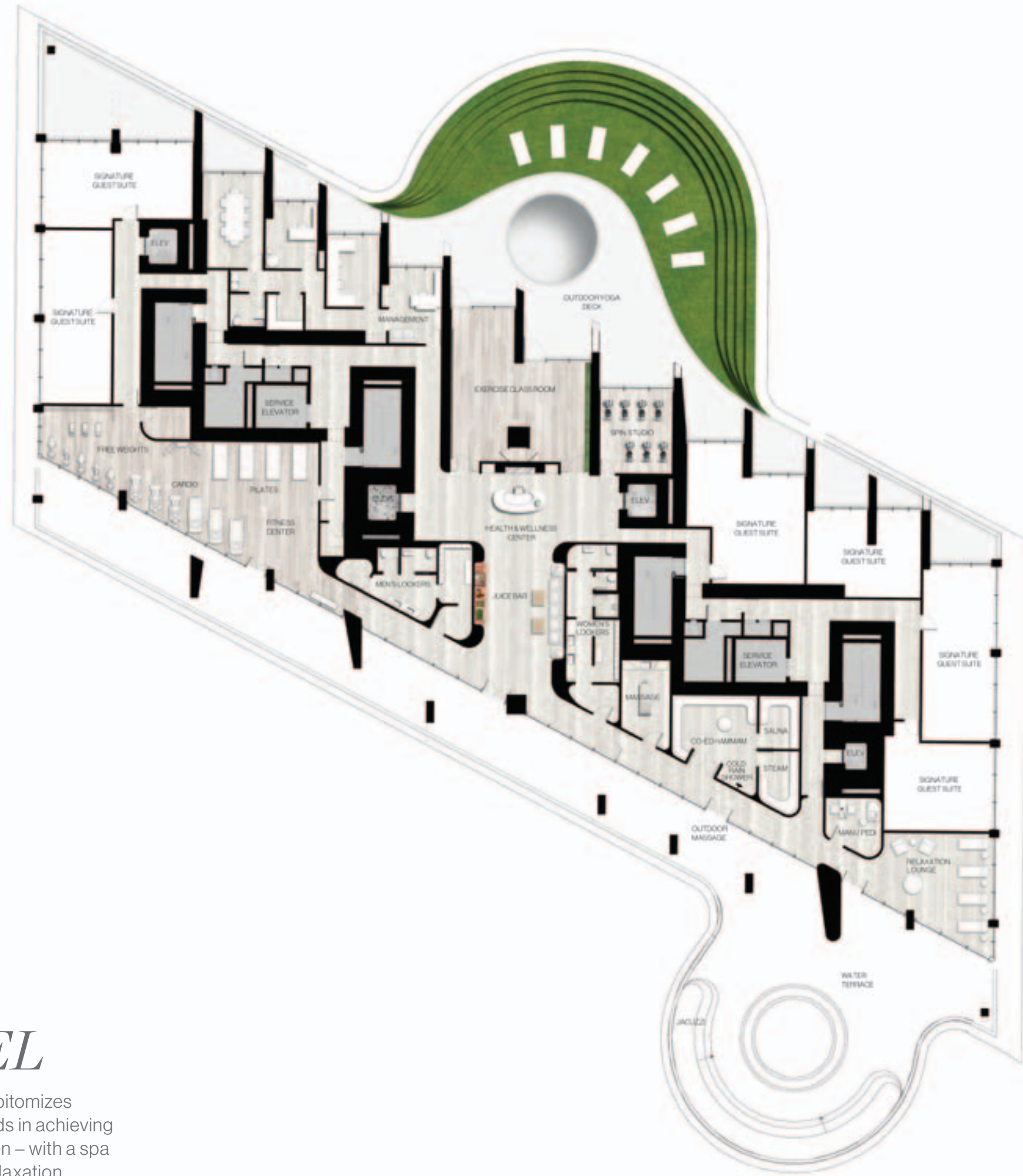
Though the appeal of the three-story glass lobby structure is undeniable, it is the myriad of thoughtful conveniences and aesthetic details that make Jade Signature unforgettable.



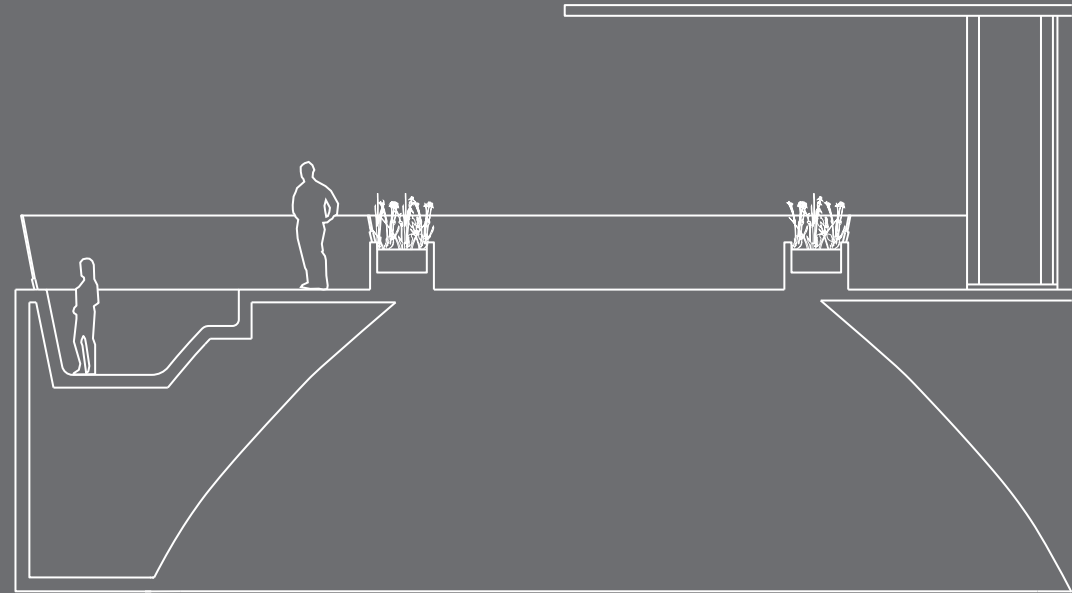
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SPA LEVEL

As much as Jade Signature epitomizes connection; it equally succeeds in achieving balance through disconnection – with a spa level dedicated to the art of relaxation.

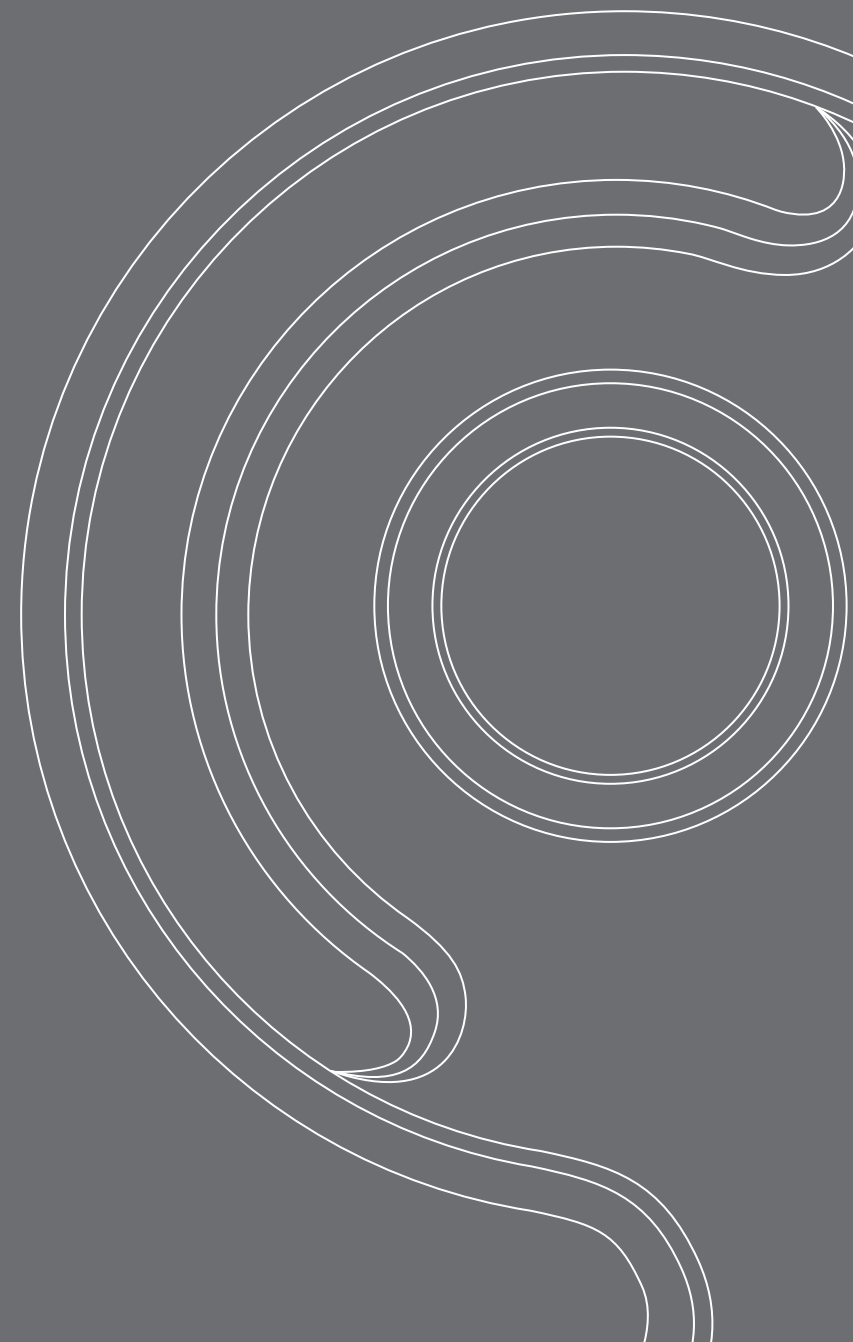


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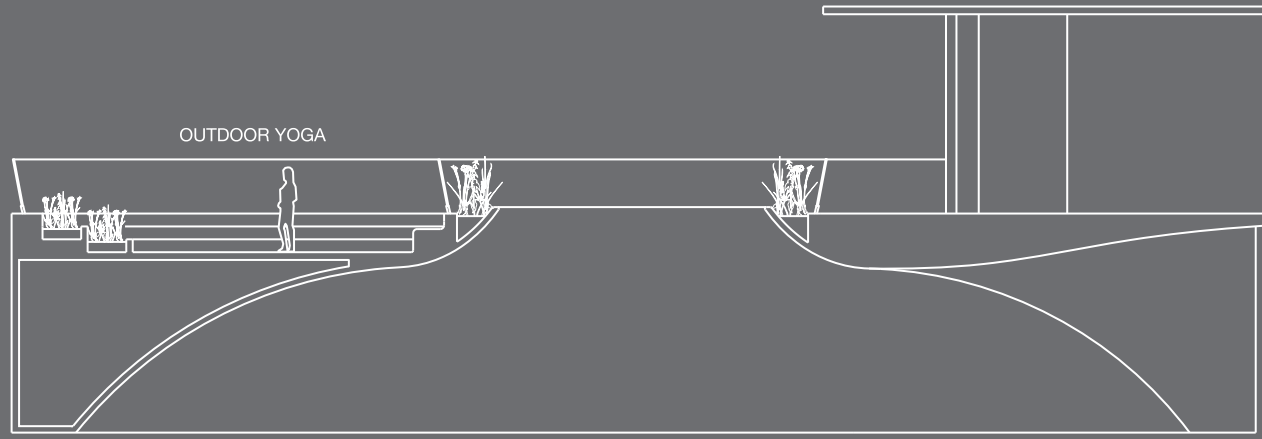
WATER TERRACE ELEVATION

Relaxing water terrace with jacuzzi overlooking
the ocean.



STUDY MODEL

© HERZOG & DE MEURON
ARTIST CONCEPTUAL MODEL IMAGE. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE.



YOGA DECK ELEVATION

Outdoor yoga at Jade Signature is more than just a workout, it is a special experience in a unique setting.



STUDY MODEL

ARTIST CONCEPTUAL MODEL IMAGE. ANY SPECIFICATIONS IN THIS DEPICTION MAY CHANGE AT DEVELOPER'S SOLE DISCRETION WITHOUT NOTICE. © HERZOG & DE MEURON

BEACHFRONT PAVILION

Where sand and sky come together, Jade Signature captures the essence of outdoor living. Overlooking the beach and Atlantic horizon, the Beachfront Pavilion creates an evocative yet effortless connection between the indoor and outdoor entertainment spaces.

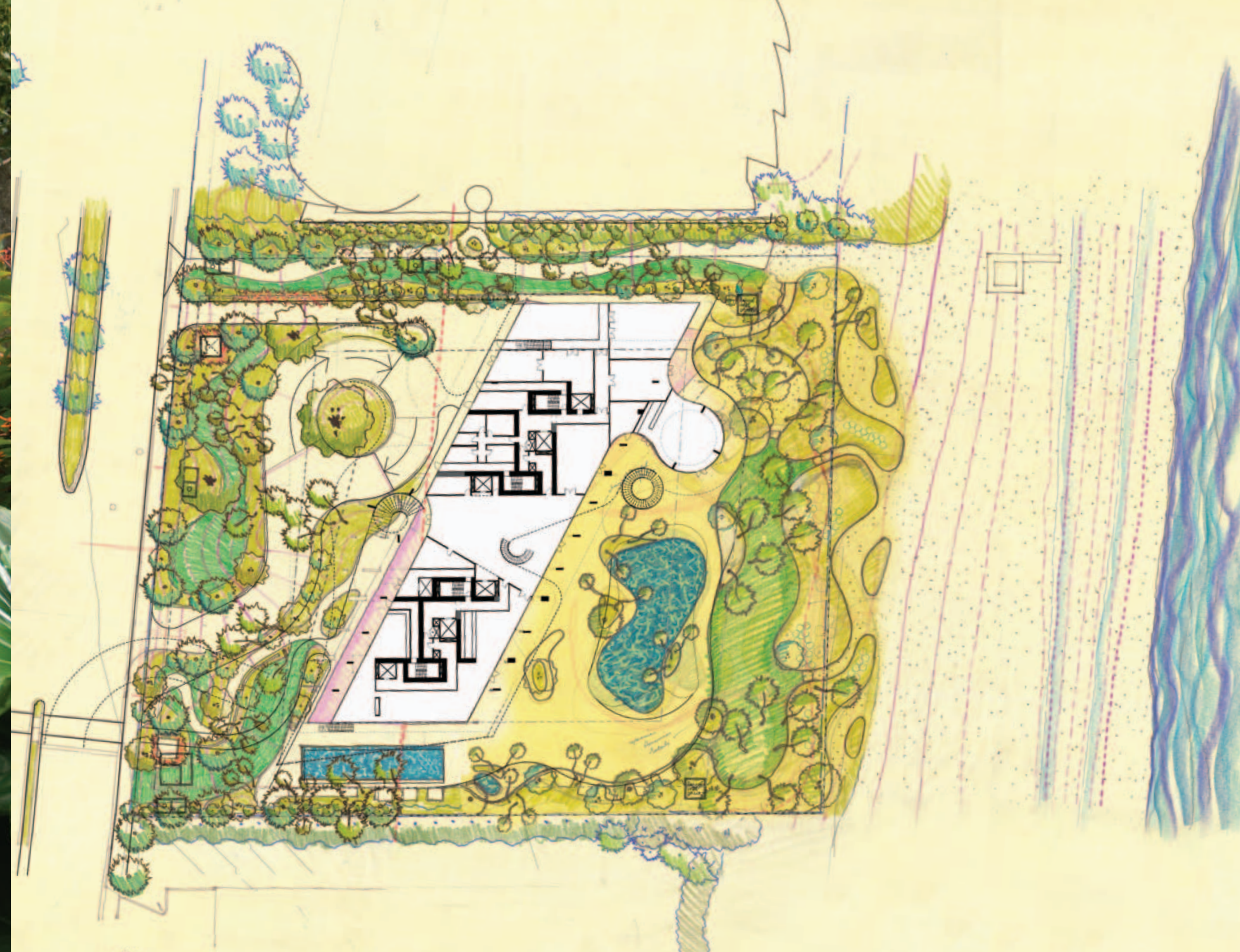


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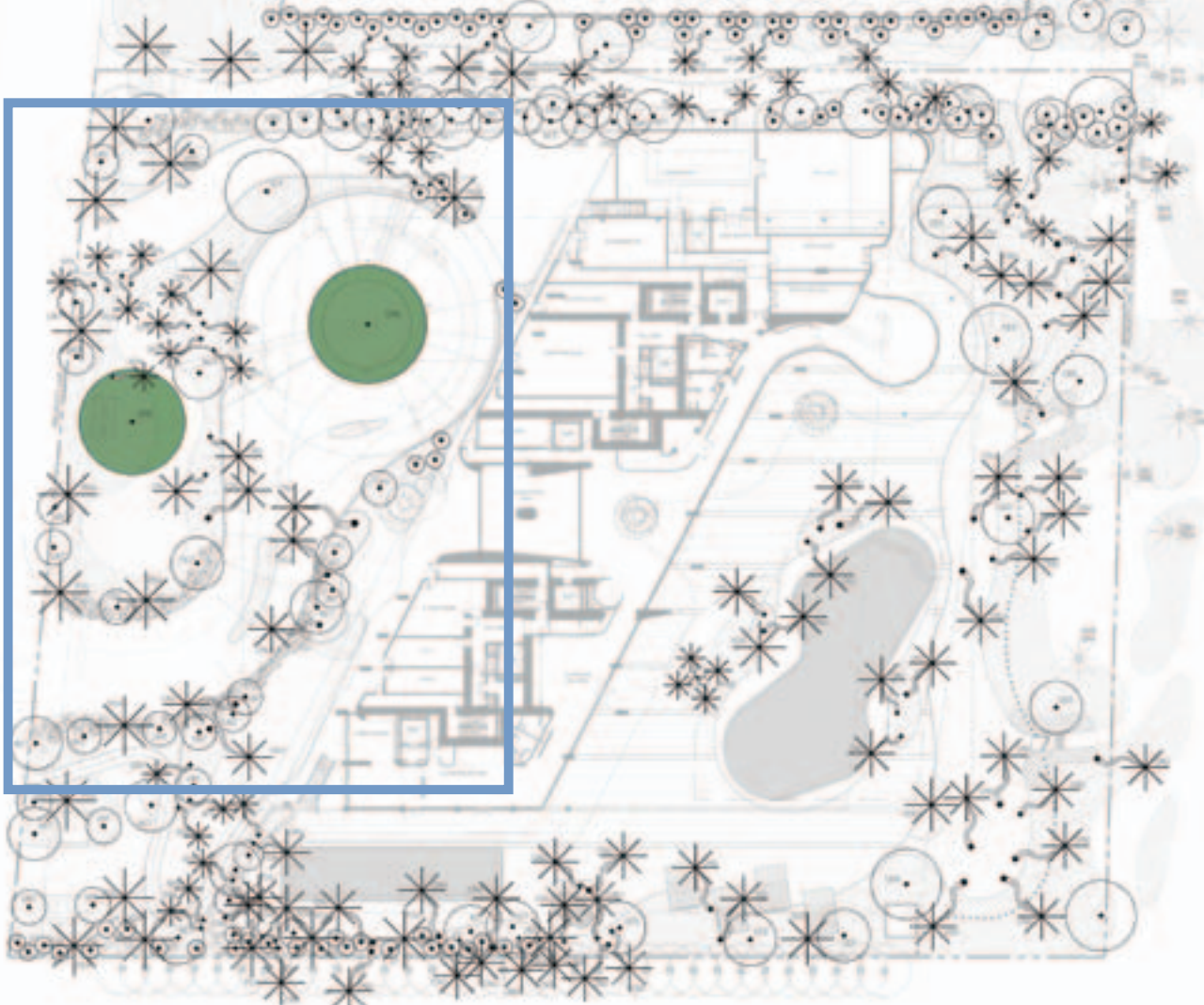


BOTANICAL JOURNEY

*JADE SIGNATURE IS A
LIVING MONUMENT TO
NATURAL LOVELINESS*



*AN INVITING PEDESTRIAN
WALKWAY SURROUNDED
BY LUSH GARDENS*



*A MASTERPIECE
IN THE MAKING*



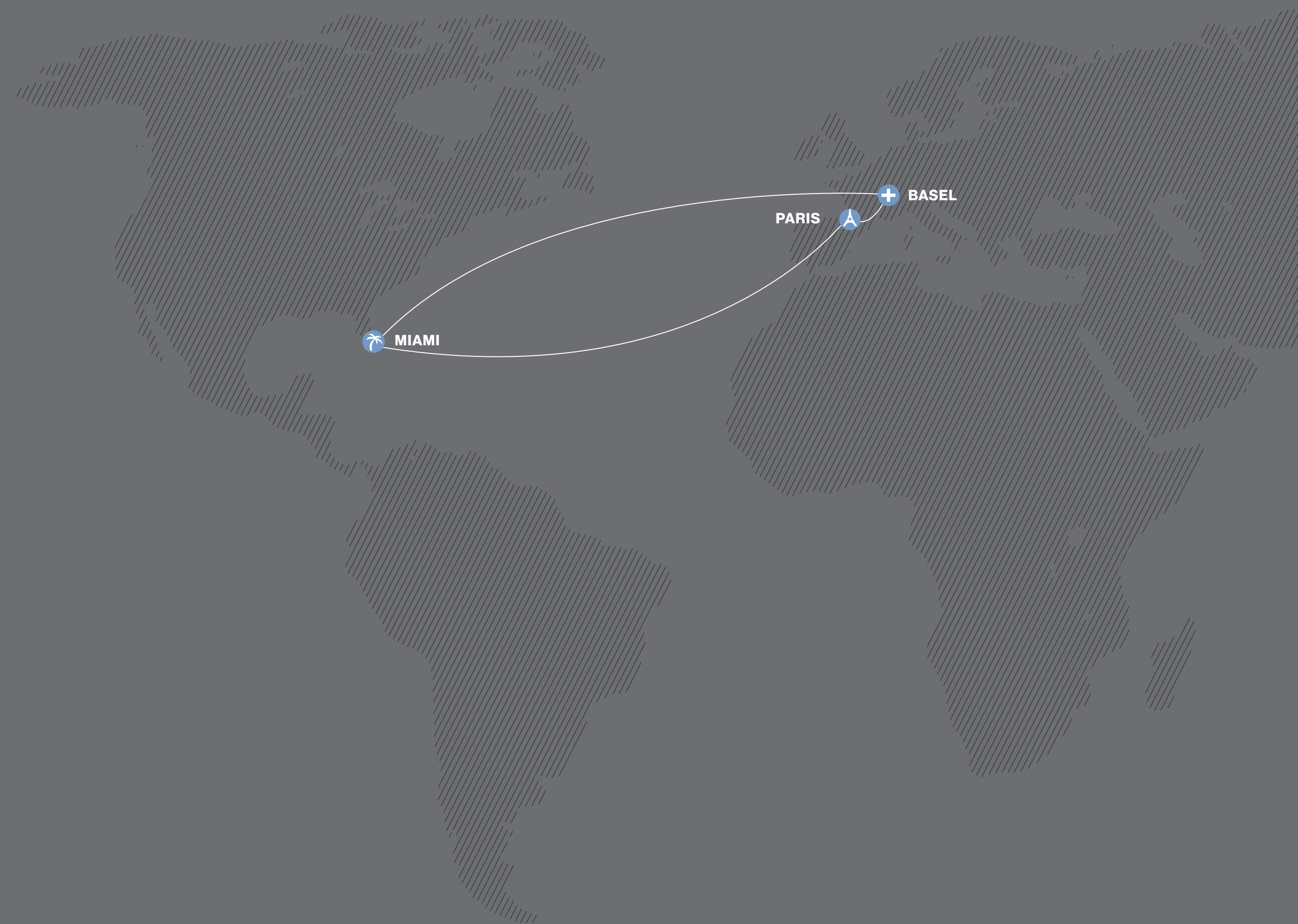
A detailed architectural model of the Herzog & de Meuron Basel building. The model is a large, white, sculptural structure with a complex, organic form, featuring a prominent circular opening and a series of vertical supports. It is surrounded by various architectural drawings, including floor plans and elevations, which are displayed on a wall in the background. The overall scene is a monochromatic, high-contrast black and white photograph.

*WORKSPACE
HERZOG & DE MEURON
BASEL, SWITZERLAND*

*AN INTERNATIONAL EFFORT.
A GLOBAL ACCOMPLISHMENT.
MIAMI - USA
BASEL - SWITZERLAND
PARIS - FRANCE*

THE MOST RESPECTED NAMES IN THE DESIGN SPHERE COME
TOGETHER IN UNPRECEDENTED ARTISTRY

THE WORKSHOPS



*MOCK UP TOUR WITH
HERZOG & DE MEURON*

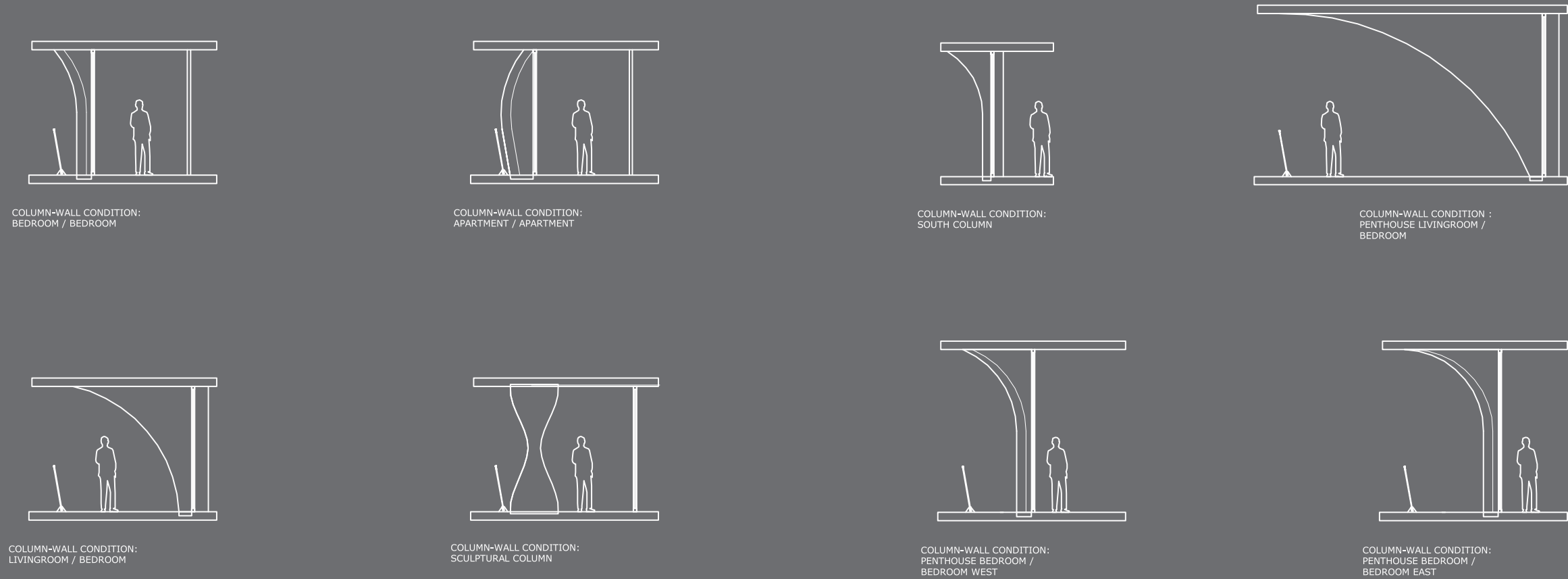




*JADE SIGNATURE'S
DETAILS PROVIDE ITS
ARCHITECTURAL
IDENTITY*



SMART FAÇADE

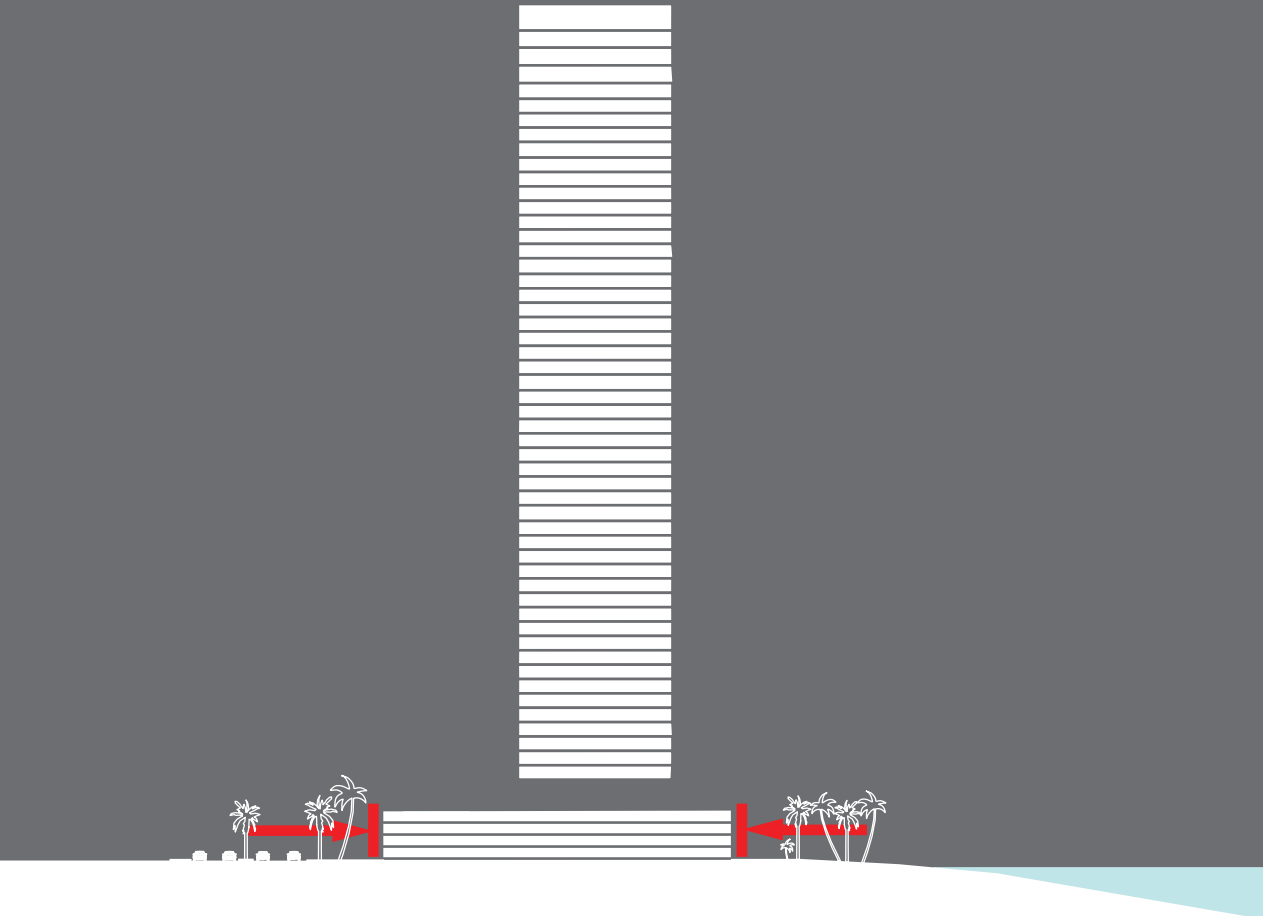


The exterior of Jade Signature expresses the inner structure of its residences. Slabs articulate the individual floors and extend each living area out to massive terraces, taking indoor and outdoor living to a new level. Walls span from east to west and are shaped to respond to their position in the residence, and their curved geometries are a result of their function. Seen together, the slabs and walls create a finely textured expression on the tower's façade. Sculptural columns in distinct shapes punctuate the texture. The walls, slabs and columns reach directly to the ground, landing in a lush beachfront garden.

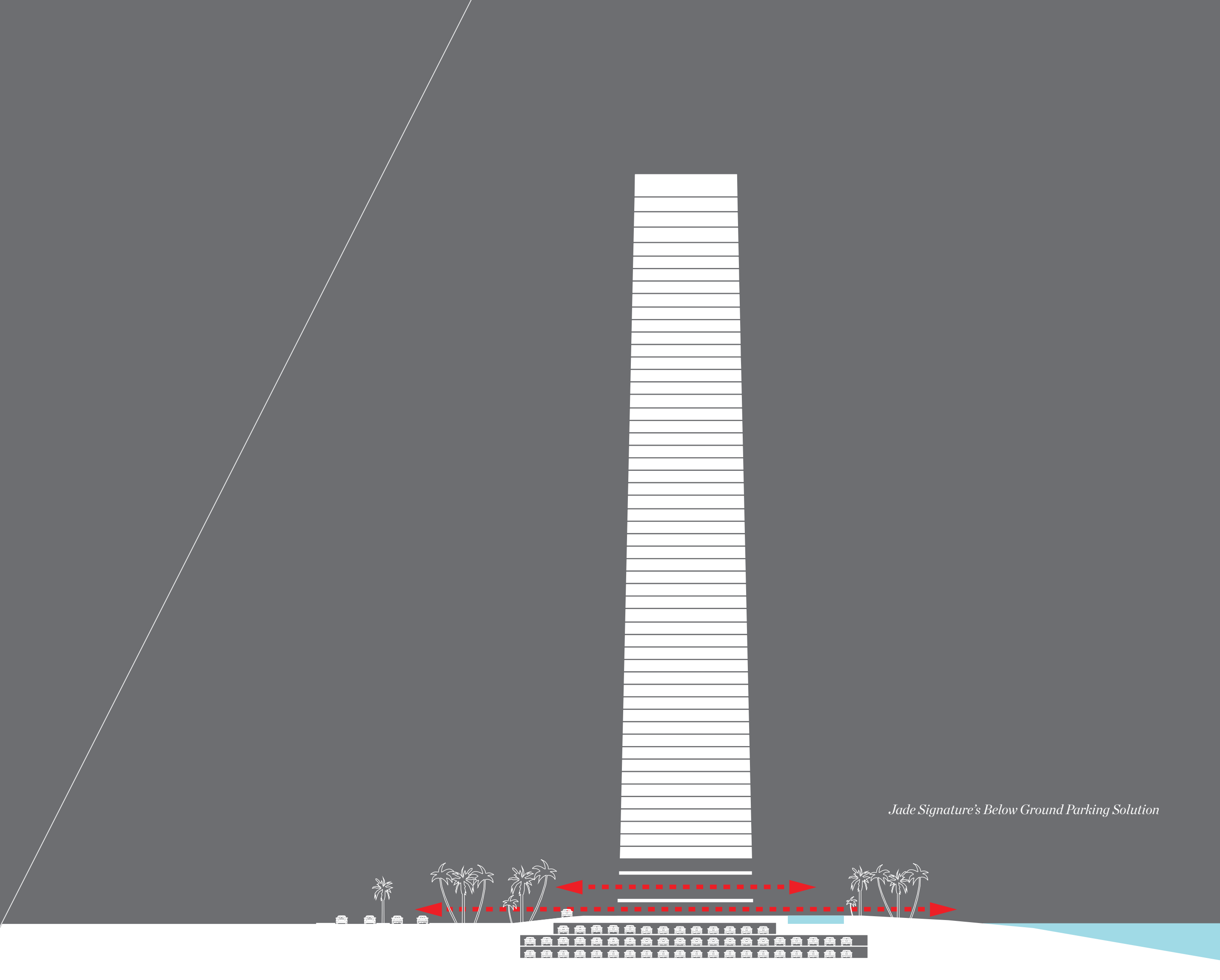


THE SEAMLESS
RESORT-LIKE
EXPERIENCE

With its car garage located below ground, Jade Signature's amenities are on or just above beach level, enhancing the resort living experience.



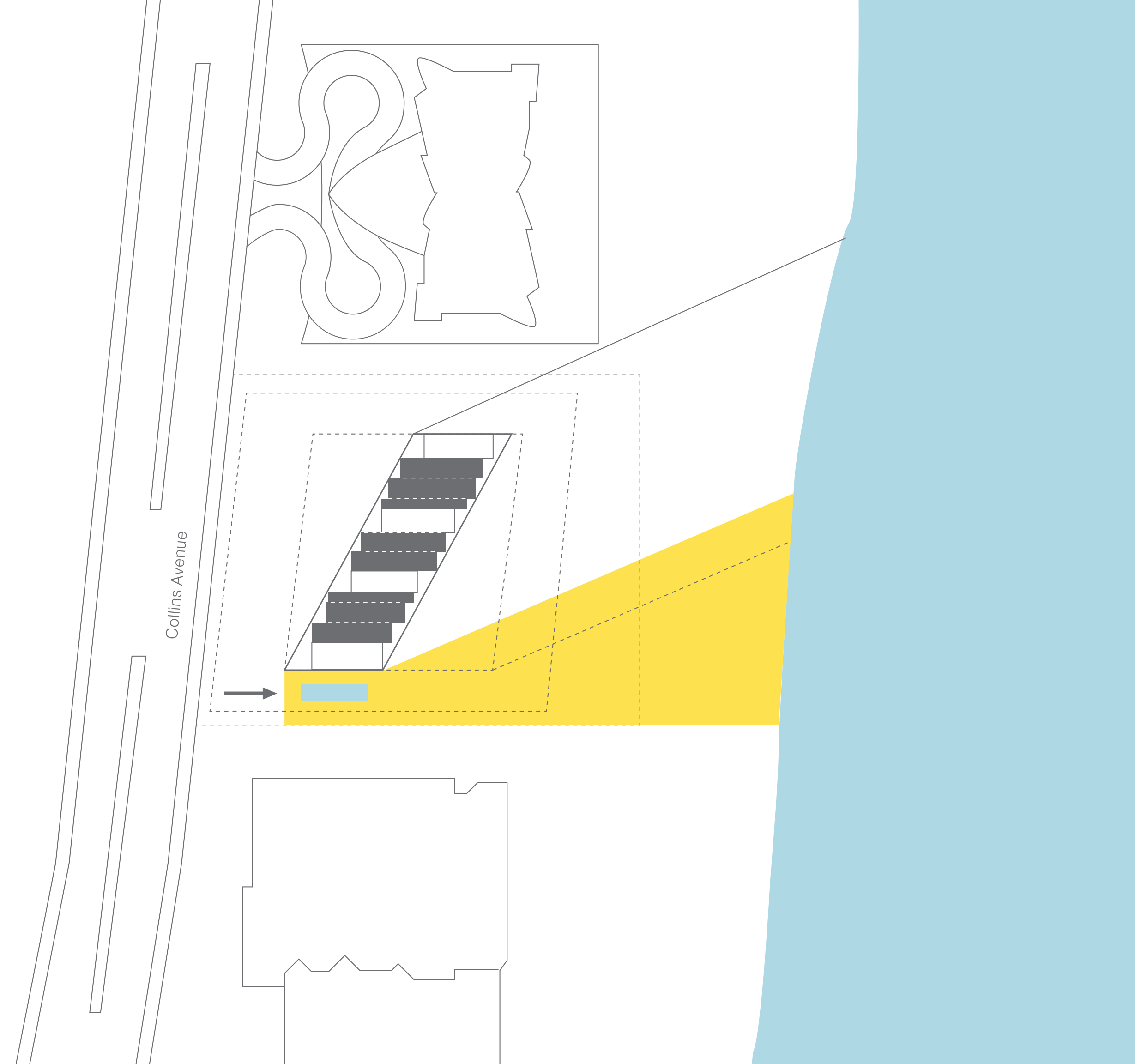
Typical Parking Pedestal



Jade Signature's Below Ground Parking Solution

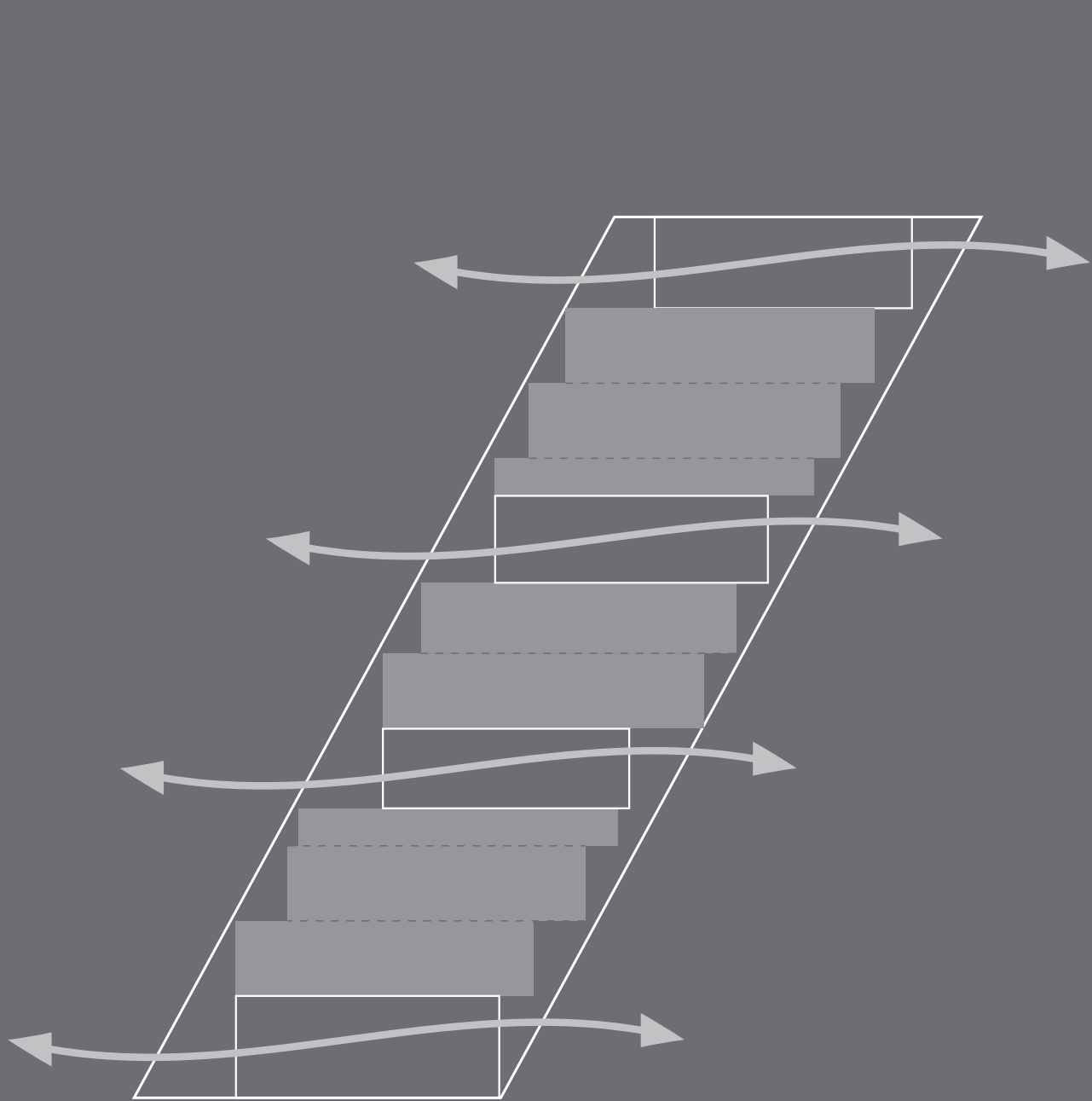
SUN STUDY

Set at a unique angle relative to the ocean, Jade Signature's parallelogram footprint was derived from an extensive study of the sun as it crossed the sky above the beach. The profile and position of the building is designed to allow the southern sun to have an extended presence on the beachside landscape and residences.



TRUE FLOW-THROUGH RESIDENCES

Walls spanning from east to west provide living spaces that offer simultaneous views of both spectacular horizons. From ocean to Intracoastal, residences drink in a boundless backdrop. Beyond the beauty, the wall orientation and natural cross ventilation offer an environmentally conscious approach to keeping residences cool and delightful.



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS 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). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, APPLIANCES, COUNTERTOPS, 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. CONSULT YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, L.L.C. WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.

*SIMPLE
PERFECTION*



FORTUNE
INTERNATIONAL
DEVELOPMENTS

- 01 / Jade Beach
- 02 / Artech
- 03 / The Bridgewater
- 04 / 1200 Brickell
- 05 / 1110 Brickell
- 06 / Oceana Key Biscayne*
- 07 / Jade Residences at Brickell Bay
- 08 / Le Meridian Sunny Isles Beach
- 09 / Jade Ocean

* Consulting Services (Developed by Consultatio)





FORTUNE INTERNATIONAL SALES & MARKETING

- 10 / Midtown
- 11 / Opera Tower
- 12 / Icon Bay
- 13 / Trump Hollywood
- 14 / Blue Hyatt
- 15 / Axis
- 16 / Icon Brickell
- 17 / 1 Hotel and Residences South Beach
- 18 / One Ocean
- 19 / SLS Brickell
- 20 / Paramount Bay
- 21 / Millecento





JADESIGNATURE.COM
16901 Collins Avenue, Sunny Isles Beach, FL 33160

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FORTUNE
International

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