

ATLANTIC 15

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15

F I F T E E N L U X U R Y H O M E S B Y T E R R A

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FOREWORD



Terra Group, Miami's leading real estate development company, is addressing the demand for premium development in South Florida. ATLANTIC 15 will become a private enclave of modern architecture within the popular growing city of Sunny Isles Beach. The exclusive community composed of 15 privately gated two-story single-family residences will exude stunning roof top terraces, modern architecture with multiple exterior façade options, solid contours, floor-to-ceiling windows and organic textures. ATLANTIC 15 will bring together architecture, art, and natural materials in an imaginative way, creating beauty and functional design within each home.

Sunny Isles Beach, the City of Sun and Sea, was the ideal location for this new luxury community. The city is located on a barrier island in the northeast corner of Miami-Dade County, bounded by the Atlantic Ocean on the east and the Intracoastal Waterway on the west, positioning ATLANTIC 15 steps away from white-sandy beaches. Residents of Sunny Isles Beach enjoy outdoor amenities such as water sports, boating and fishing, abundant shopping at Aventura Mall and Bal Harbour Shops, fine dining and world-class entertainment. Parks, like the two-acre Pelican Community Park, are available to the residents of Sunny Isles Beach providing biking and walking trails, baseball fields, playgrounds and picnic areas, indoor gymnasium and community centers.

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ATLANTIC 15



Nestled amidst the premier location of Sunny Isles Beach, ATLANTIC 15 will introduce a luxury community of 15 private single-family homes to those who seek to break from the mundane architectural styles. The lavish privately gated two-story residences will display the intentional asymmetry of modern architecture with solid contours, floor-to-ceiling windows and organic textures. A simple composition of coral or veneer, along with modern architectural styling, will be offered as the different exterior façade options to appeal to each home owner's personal taste, and a third option of plain white finishes will also be offered for a clean modern feel. Every home will be individually gated with 6-foot walls, and will provide residents with a private haven inclusive of a beautiful rooftop terrace overlooking pristine waters and white-sandy beaches. ATLANTIC 15 will embody the luxury lifestyle in Sunny Isles Beach as a private enclave, and will fulfill each resident's desire to the last detail.

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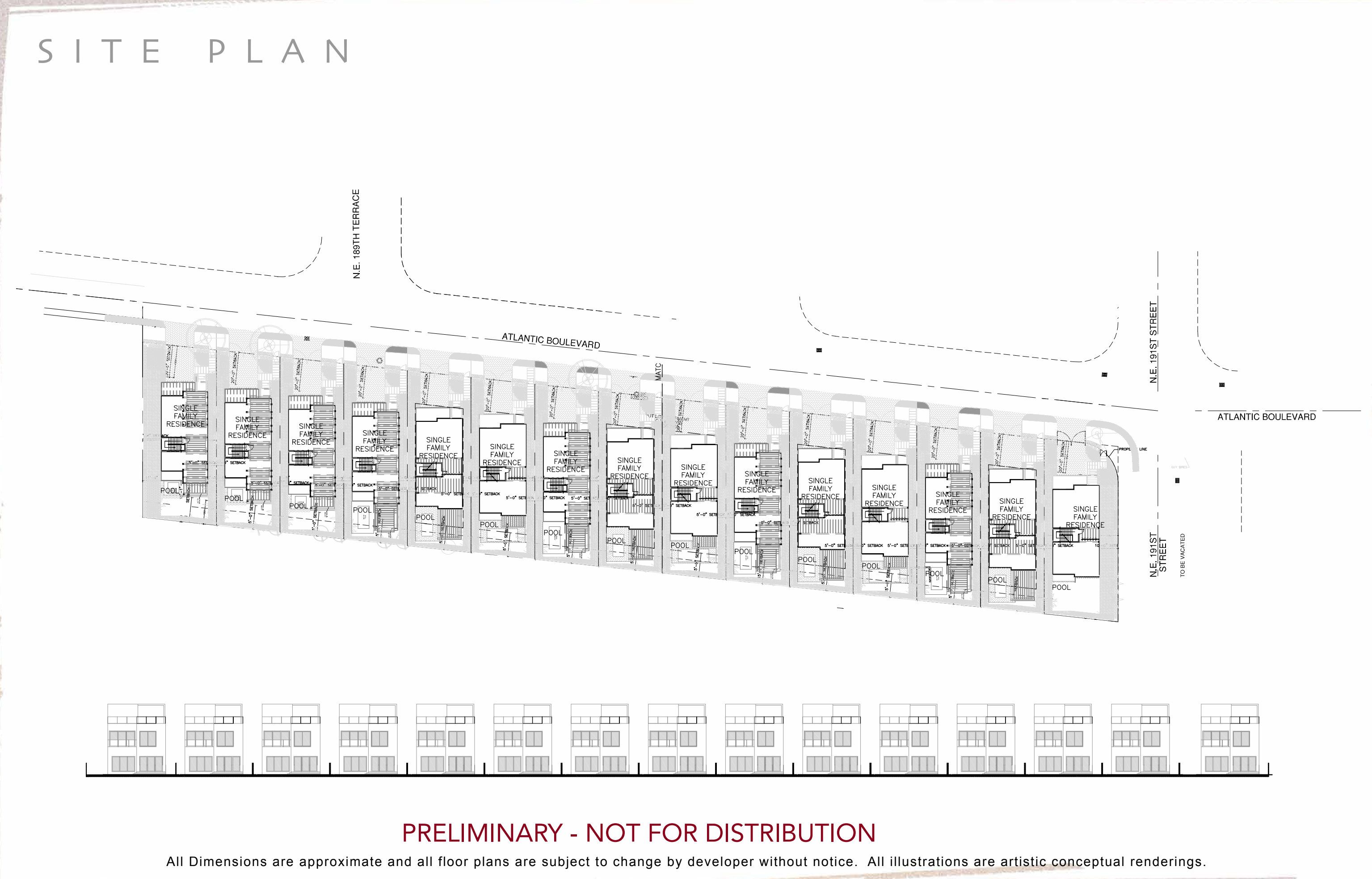
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S I T E P L A N

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Approximately 3,600 sq. feet, this residence has a beautifully finished two-story floor plan with 5 bedrooms and 4 bathrooms. This individually gated home is enclosed by a 6-foot wall and elegant entry way. Floor-to-ceiling impact windows will provide plenty of natural lighting around the house while lush landscaping and white and natural tones will highlight the home's exterior. The kitchen has an open plan with magnificent Italian cabinetry, contemporary counter tops and built-in appliances.

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This model features a spacious 2-car garage, elevated ceilings; stone flooring on the first floor and wood flooring on the stair cases, second floor and bedrooms. The exterior amenities include a beautiful patio terrace, a 12 x 15 private swimming pool and an expansive rooftop terrace overlooking the pristine waters and white-sandy beaches. A simple composition of coral or veneer, along with modern architectural styling, will be offered as the different exterior façade options to appeal to each resident's personal taste. A third option of plain white finishes will also be offered for a clean modern feel.

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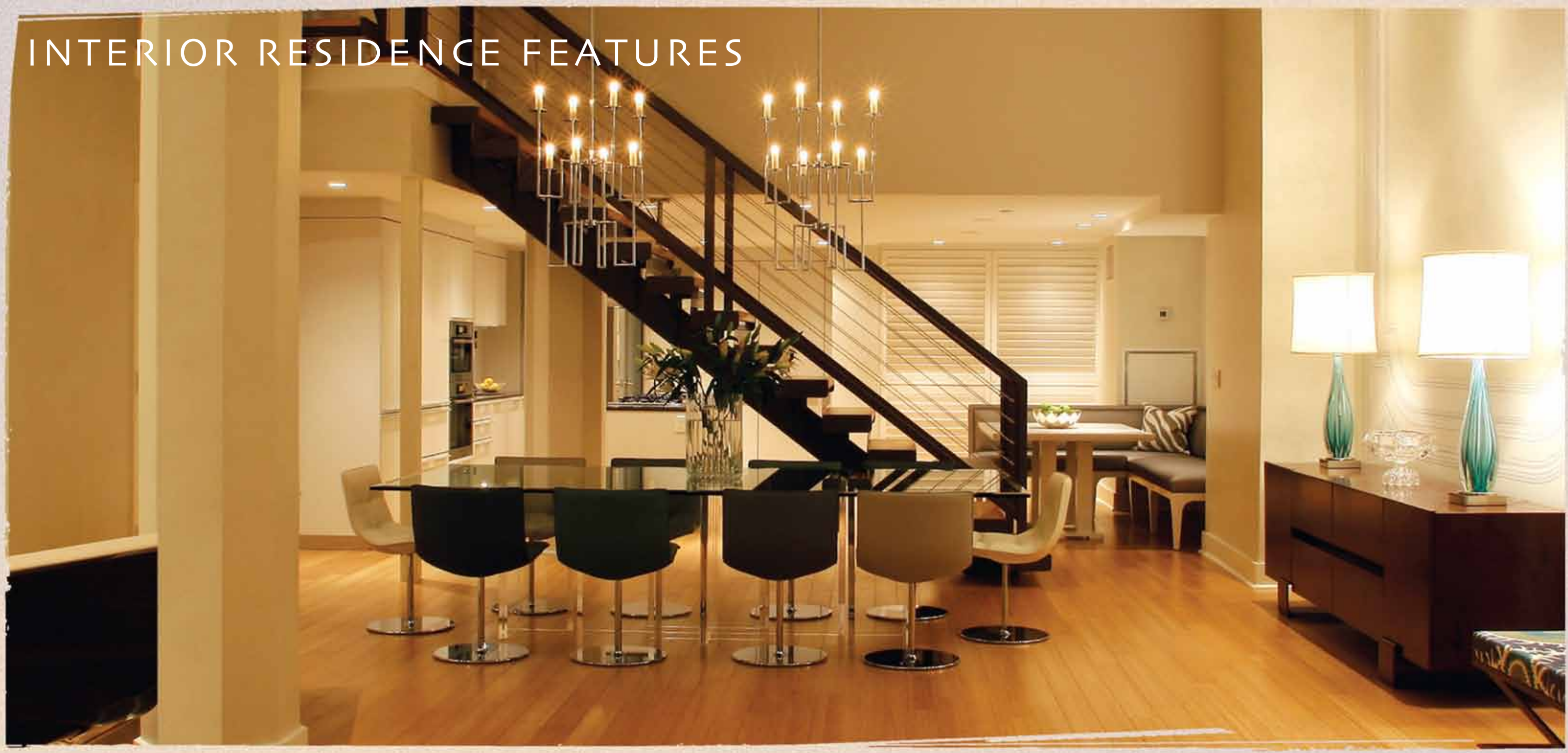
EXTERIOR RESIDENCE FEATURES

- Driveway with pavers and stone at covered entry
- Waterproof sealant around exterior windows and doors
- Stucco banding on elevations
- Rooftop outdoor living area

- Pool, hot tub and patio terrace
- Hurricane impact aluminum windows
- Fully sodded and landscaped site with automatic sprinkler system

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INTERIOR RESIDENCE FEATURES

- Two-Story Residences with Rooftop Terraces
- Modern Architecture with Stone and Wood Exterior Finishes
- 2 Different Floor Plans for 4 & 5 Bedroom Residences
- Each Home Individually Gated with 6-Foot Wall
- Stone Flooring on First Floor
- Wood Flooring on Stairs, Second Floor and Bedrooms
- Interior Packages Available

- High-Quality Domestic Appliances
- Italian Cabinetry
- High Impact Windows and Doors
- Backup Generators as an Upgrade
- Spacious 2-Car Garages
- 12 x 15 Size Private Swimming Pool
- Gated Driveway

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Dual compartment undermount stainless steel sink and pullout faucet
Stainless Steel appliances
22 C.F. Side by side refrigerator/freezer with automatic ice maker
30" free standing range with radiant top
Microwave with built-in-hood
Dishwasher
Waste disposal

Under-counter wine cooler
Porcelain bathroom tile on floors and wet areas
White bathroom fixtures
Anti-skid bath tubs
Roman tub in master bedroom
Frameless glass shower door in master bath

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Sunny Isles Beach, the City of Sun and Sea, is located on a barrier island in the northeast corner of Miami-Dade County, bounded by the Atlantic Ocean on the east and the Intracoastal Waterway on the west. Golden Beach lies to the north, Bal Harbour and Haulover Park are immediately to the south. Almost one million vacationers visit Sunny Isles Beach annually to enjoy the 2 ½ mile-long fine-sand beach and outdoor amenities such as water sports, boating, fishing, and tennis as well as the abundant shopping, dining and entertainment options nearby. The City is steadily replacing buildings with luxury residential oceanfront developments.

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P O I N T S O F I N T E R E S T

HOSPITALS

- Aventura Hospital and Medical Center
- Joe DiMaggio Children’s Hospital
- Kindred Hospital-South Florida
- Memorial Regional Hospital

SHOPPING

- Aventura Mall
- Aventura Commons
- Bal Harbour Shops
- Loehmann’s Fashion Island
- The Promenade Shops
- The Sawgrass Mills Mall
- The Shoppes at the Waterways
- The Village at Gulfstream Park

PARKS AND RECREATION

- Aventura Parks
- Don Softer Fitness Trail
- Founders Park
- Golden Shores Community Park
- Heritage Park
- Pelican Community Park
- Samson Oceanfront Park
- Senator Gwen Margolis Park
- Town Center Park
- Veterans Park
- Waterways Park

CHURCHES AND SYNAGOGUES

- Aventura Chabad
- Aventura Turnberry Jewish Center-Beth Jacob
- Beth Torah Benny Rok Campus
- Chabad of Golden Beach
- Church of Jesus Christ of LDS
- Church of Aventura
- St. Lawrence Catholic Church
- Temple Benarroch
- Temple Sinai of North Dade
- Young Israel of Aventura

SCHOOLS

- Alonzo & Tracy Mourning Senior High Biscayne Bay Campus
- Aventura City of Excellence School K-8
- Dr. Michael M. Krop Senior High
- Greynolds Park Elementary
- Highland Oaks Elementary School
- Highland Oaks Middle School
- Norman S. Edelcup Sunny Isles Beach K-8
- Ojus Elementary School PK-5
- Sunny Isles Beach Community School PK-8
- Beth Torah Hochberg Preparatory
- Biscayne Academy
- Btay Solomon Schechter Day School PK-5
- Florida International University
- Imacs Learning Center
- Jacobson Sinai Academy PK-7
- Miami Country Day School
- Michael-Ann Russell Jewish Community Center/Sanford L. Ziff Campus
- Nova Southeastern University Fischer School of Education
- Pine Crest School
- Philosophical and Spiritual University
- Saint Lawrence School PK-12
- Scheck Hillel Community School PK-12
- Spirit of Christ - Child Development Academy PK-12
- St. Thomas University
- The Tauber Academy PK-5
- The Victory School K-12

TRANSPORTATION

- Ft. Lauderdale-Hollywood International Airport
- Miami International Airport
- Port Everglades
- Port of Miami

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Terra Group is a leading Miami-based real estate development company that has continuously transformed South Florida into the metropolis known today. Terra Group has cultivated a reputation as a trendsetter adept at assembling teams of architects, landscape architects and others to create high-end residential, commercial, and mixed-use projects known for originality, attention to detail, and rich quality of community life. The company has developed residential and commercial units yielding in excess of two billion dollars in gross sales within the State of Florida. Terra Group is the recipient of the esteemed Developer of the Year award by American Institute of Architects, Miami Chapter.

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Kobi Karp is Founder and Partner of Kobi Karp and Partners (KKP) and Founder and Principle-in-Charge of Kobi Karp Architecture and Interior Design (KKAID). Mr. Karp founded KKP in 2009 and has been the Principal-in-Charge of design since that time. KKP and KKAID are full-service architectural and interior design firms providing a vast array of services, ranging from the design of large-scale, high-rise condominium and hospitality projects to intimate, small-scale low-rise residential and commercial structures.

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PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES



Pascual, Perez, Kiliddjian and Associates (PPK) was founded in Miami, Florida in May of 1985. Our philosophy of design is based on solid principals of innovation, flexibility, and efficiency that have allowed the firm to prevail in a competitive market. PPK is made up of three partners, thirty-two permanent employees, and two LEED Accredited Professionals that are dedicated to providing a complete service in residential and commercial projects for the most eminent developers and builders throughout Florida, the United States and abroad. The firm is constantly seeking to maintain a balance between efficiency and elegance within each project, integrating the best aspects of present building techniques and cutting edge design. They specialize in maintaining traditional values of building safe and functional structures and insuring that they are aesthetically pleasing to those who use them. Their work has been recognized with excellent reviews in both the residential and commercial industry.

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TERRA GROUP



For more information contact:
sales@atlantic15.com or visit **www.atlantic15.com**

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