

400  
SUNNY  
ISLES

PREVIEW PACKAGE



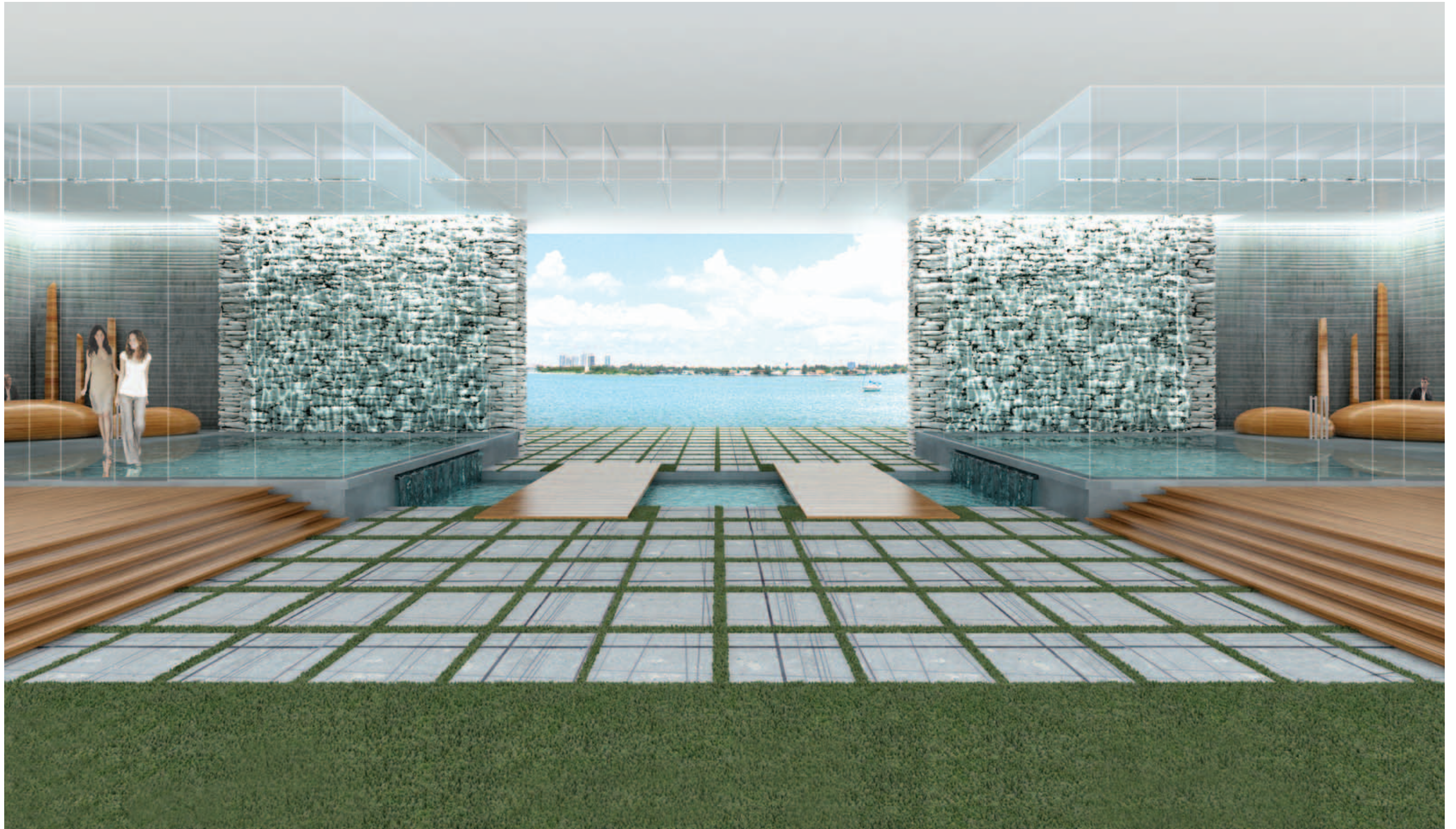
400  
SUNNY  
ISLES

OLETA RIVER  
STATE PARK  
1,032 ACRES

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, defined by living grass, lead to a natural wooden bridge over water-lily ponds with Koi Fish and sweeping vistas beyond. Walk on top of the glass floor and enjoy the water underneath you.



## THE SANDBOX

The building's yacht and beach club café and restaurant, with sand floors and a sunset pool overlooking the water, is the building's social spot.



## THE POOL

Residents will find a multitude of 5-star amenities including two tennis courts and a pool deck with an Olympic-style waterfall infinity-edge pool that stretches from one tower to the other in a flowing “T” shape. Enjoy submerged aqua beds, an oversized whirlpool spa, a wet bar and relaxation cabanas.



## THE SPA AND REJUVENATION CENTER

Residents can escape at the state-of-the-art co-ed and private spa featuring three waterfall Jacuzzis with distinct temperatures (from cold to steamy hot). Saunas, steam rooms and a juice bar complement the experience in an elegantly designed area of cool colors with sand, stone and soft lounges to enhance the calm atmosphere of total renewal. The private spa also offers separate his and her facilities with 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 boat slips that can accommodate up to 100-foot boats. The marina is fully equipped and serviced. Fractional yacht ownership and boat rentals are also available.



BOATING



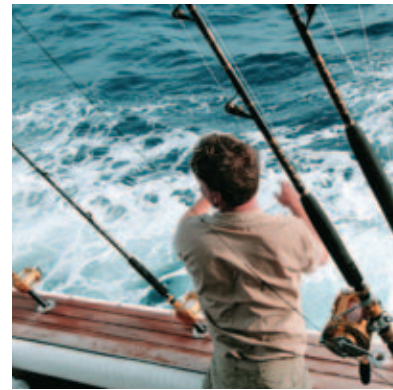
KITE SURFING



SCUBA DIVING



JET SKIING



FISHING



WIND SURFING



KAYAKING



WATER SKIING



BIKING

## ACTIVITIES CENTER

400 Sunny Isles also has an on site Activities Center offering 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 powered by the latest surveillance equipment
- State-of-the-art business center and multi-purpose media and meeting rooms
- Party and entertainment lounge
- Secure undercover garage with assigned parking
- Bike and jet ski storage

### BOATING

- Private residential marina, the area's largest, with dry and wet dock slips available
- Marina fully-equipped and serviced with special marine concierge program
- Immediate access to the Intracoastal Waterway, Biscayne Bay and the Atlantic Ocean, just minutes from Haulover, one bridge away
- Fractional yacht ownership offered
- Boat rentals available

### ACTIVITIES CENTER

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

### BEACH CAR SERVICE

- Private GEMCARs, eco-friendly luxury golf carts, 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 rooms, three waterfall Jacuzzis with distinct temperatures, and a unique Rejuvenation Center offering the latest techniques in relaxation and beauty treatments
- Bay front, state-of-the-art fitness center with aerobic/yoga room, offering the latest in both traditional and cutting-edge exercise equipment, including Power Plate® machines

### TENNIS

- Two clay courts and access to lessons from the area's best tennis pros

### POOL DECK

- Olympic-style pool, cascading infinity-edge, T-shaped pool
- Submerged aqua beds and hip cabanas for chic sunbathing as well as submerged wet bar with swim-up service
- Heated Whirlpool spa, nestled within the cooler waters of the pool

### PRIVATE BAYFRONT BEACH

- The Sandbox, a yacht and beach club bistro with a relaxed lounge atmosphere, featuring a bay front beach with sand floors, sunset pool and cozy cabanas

## 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
- Designed by Urbanica Group, an open-air arrival courtyard boasts exotic woods, greenery and ponds of Koi fish
- Impressive underground Zen gardens of sand, stone and crystal clear water are housed beneath a glass floor in each of the tower's private lobbies

### RESIDENCES

- Flow-through residences with floor-to-ceiling and wall-to-wall glass
- Pre-wired for state-of-the-art communication systems
- Enhanced soundproof quality between units
- The latest advances in materials and technology integrate top-of-the-line appliances behind European cabinetry
- Spacious walk-in closets
- Washer and dryer
- Designer bath fixtures and faucets
- Direct elevator access from parking garage to residence levels
- Penthouse rooftop garden terraces with Whirlpool spa and steam room
- Lofts and 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 to all building amenities
- Effortless control of home features, such as temperature, lighting and audio from touch panel

HOME  
+ BOAT SLIP

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400 SUNNY ISLES



## KEY INTERNATIONAL IS PROUD TO ANNOUNCE 400 SUNNY ISLES

Located at 400 Sunny Isles Blvd, with amazing bay and ocean views, just a few steps from the beach with optional beach car drop-off and pick-up service.

Designed by award winning architect Chad Oppenheim, this 230 unit development is extremely chic, luxurious and cutting edge. Offering unique amenities such as boat slips for boats up to 100 feet, tennis courts, bayfront sand beach club, yacht club, state-of-the-art private and co-ed spas, Olympic-style pool and an Activities Center where residents can choose among many activities such as jet skiing, kayaking, wind surfing, kite surfing, boating, and many more!!!

Take advantage of this perfect timing!!!! We are now launching. Welcome home.