A RICH & VARIOUS LIFESTYLE

Privé has the space to offer its residents an extraordinary lifestyle. An extensive program of amenities provides ample opportunity for a rich and varied way of life inspired by the idyllic island setting.
Residents will benefit from a remarkable array of well-appointed amenities devoted to wellness, sport, leisure and recreation, entertaining and socializing, and varied diversions to suit all ages and interests.
ISLAND 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

Pool attendants offer fresh towels, sunblock and bottled water

- Outdoor jacuzzis
- 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 area
- Car washing station
- Kids’ playground

Private garages available for purchase

- Electric car charging stations

1 To be determined by Café operator. 2 Subject to DERM approval and all other applicable government agencies.

BUILDING AMENITIES

Expansive public spaces totaling approximately 70,000 square feet

Two-story, gym/spa in each tower totaling 20,000 square feet, with:

- Men’s and women’s steam and sauna
- Massage treatment rooms
- Aerobic & cardiovascular equipment
- Weight facility
- Fitness studio
- Toddlers’ playroom

Social room – billiards, board games, HD television

Teen social lounge

Private dining room with catering kitchen

Library

Outdoor dining terraces

Wine Room and Cigar Lounge

Business Center

Guest Suites – available for purchase by residents only
AN OUTDOOR LIFESTYLE AWAITS

Tennis court, swimming pools, Jacuzzi, jogging trail and fishing jetty are just a few of the
wonderful outdoor amenities that await you in this ultra-exclusive island enclave.
INDULGE MIND & BODY

Privé is designed to help residents make the most of their time with facilities to enrich life in every way.

PRIVATE DINING ROOM AND THE LIBRARY WITH CATERING KITCHEN

10,000 SQ.FT. GYM/SPA
SOCIAL ROOM WITH BILLIARDS, BOARD GAMES

LOUNGE FOR ALL OCCASIONS

Privé has an abundance of beautiful places to gather with friends and neighbors and admire the view.
ESCAPE THE ORDINARY
From private humidors in the cigar lounge to private wine storage, Privé gives you ample opportunity to make the most of shared amenities.

WINE CELLAR, TASTING ROOM AND CIGAR LOUNGE

Unit sizes ranging from 2,585 to more than 9,000 square feet
Average unit size approximately 3,400 square feet
160 total units (80 units per building)
10-foot ceilings
10-foot balcony depths
Floor-to-ceiling glass on all exterior walls
Penthouse units have private rooftops with full-size pools, along with 10- to 17-foot ceilings
Intracoastal, bay, and ocean views from every residence
Unobstructed water views from all main living areas
Spacious, open-plan living, dining, and kitchen areas
Private elevator access
Modern, custom-designed cabinetry and European-style kitchens
Outdoor summer kitchens
Miele appliances
Service suites
All residences are smart-home ready
FLAWSLESS TO THE LAST DETAIL

With luxurious fixtures, fittings and finishes throughout, Privé takes its inspiration from the very lifestyle it creates.

OPEN, GOURMET KITCHENS (CHANDELIER DEPICTED IS AVAILABLE AS A DESIGN UPGRADE)

FLAWLESS TO THE LAST DETAIL
With luxurious fixtures, fittings and finishes throughout, Privé takes its inspiration from the very lifestyle it creates.

SEPARATE GLASS-ENCLOSED SHOWER

LAVISH MASTER BATHS (TV AND ACCESSORIES NOT INCLUDED)

FLAWLESS TO THE LAST DETAIL
With luxurious fixtures, fittings and finishes throughout, Privé takes its inspiration from the very lifestyle it creates.

SEPARATE GLASS-ENCLOSED SHOWER

LAVISH MASTER BATHS (TV AND ACCESSORIES NOT INCLUDED)

FLAWLESS TO THE LAST DETAIL
With luxurious fixtures, fittings and finishes throughout, Privé takes its inspiration from the very lifestyle it creates.

SEPARATE GLASS-ENCLOSED SHOWER

LAVISH MASTER BATHS (TV AND ACCESSORIES NOT INCLUDED)

SPACIOUS WALK-IN CLOSETS (CUSTOM CLOSET AND ACCESSORIES AVAILABLE AS DESIGN UPGRADE)

DOUBLE VANITIES

FLAWLESS TO THE LAST DETAIL
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SEPARATE GLASS-ENCLOSED SHOWER

LAVISH MASTER BATHS (TV AND ACCESSORIES NOT INCLUDED)

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SEPARATE GLASS-ENCLOSED SHOWER

LAVISH MASTER BATHS (TV AND ACCESSORIES NOT INCLUDED)

SPIRITED VITALITY IN EVERY DETAIL AND ACCESSORIES AVAILABLE AS DESIGN UPGRADE

DOUBLE VANITIES
PENTHOUSES WITH FULL-SIZE ROOFTOP POOLS

On the Penthouse Level, extra-high ceilings, a full-size swimming pool and large private rooftops enhance the endless views.
PENTHOUSE FEATURES

- Duplex floor plans with 10- to 17-foot ceilings on both levels
- Private full-size rooftop pools
- Summer Kitchens on both levels
- Three to six parking spaces
- Outdoor living space ranging from 2,600 square feet to more than 6,500 square feet
- Separate service quarters
- Floorplans offer up to 8 bedrooms

WATER VIEWS FROM EVERY ROOM

With flow-through layouts resulting in water views from both sides along with expansive terraces, each floorplan is a celebration of open-air living.
INTERIORS BY STEVEN G.

Gary Cohen is the developer of Island Estates and the President of N. Island Corp. The South Island of Island Estates, consists of 21 exclusive mansions and a marina that services both the North and South Islands. As one of the founding families of the South Island, as described in the offering circular. 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

THE TEAM

SIEGUE SUAREZ

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 Palace 50 Biscayne and Porsche Design (under construction).

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LOCATON

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.

1. Aventura Mall
2. Bal Harbour Shops
3. Oleta State Park
4. Sunny Isles Beach
5. Gulfstream Park Racing, Casino & Village
6. Haulover Inlet
7. Haulover Beach Marina
8. Turnberry Isle Golf Course
9. Intracoastal Waterway
10. Arthur Snyder Tennis Center
11. Dog Park at East Greynolds Park
12. Downtown Miami/Brickell
13. Fort Lauderdale
14. South Beach
15. Miami International Airport
16. Fort Lauderdale/Hollywood International Airport
17. Aventura Hospital & Medical Center