

# FLOOR PLANS



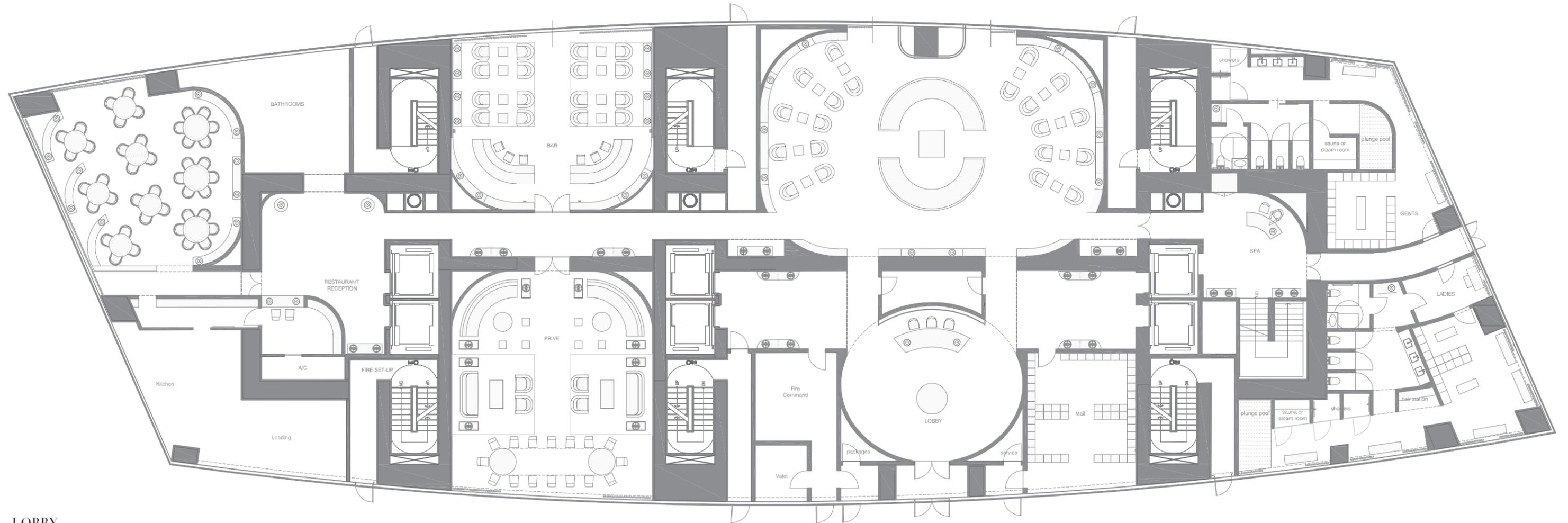
RESIDENCES BY

 **ARMANI / CASA**

*Architecture by César Pelli*

## AMENITIES & LIFESTYLE

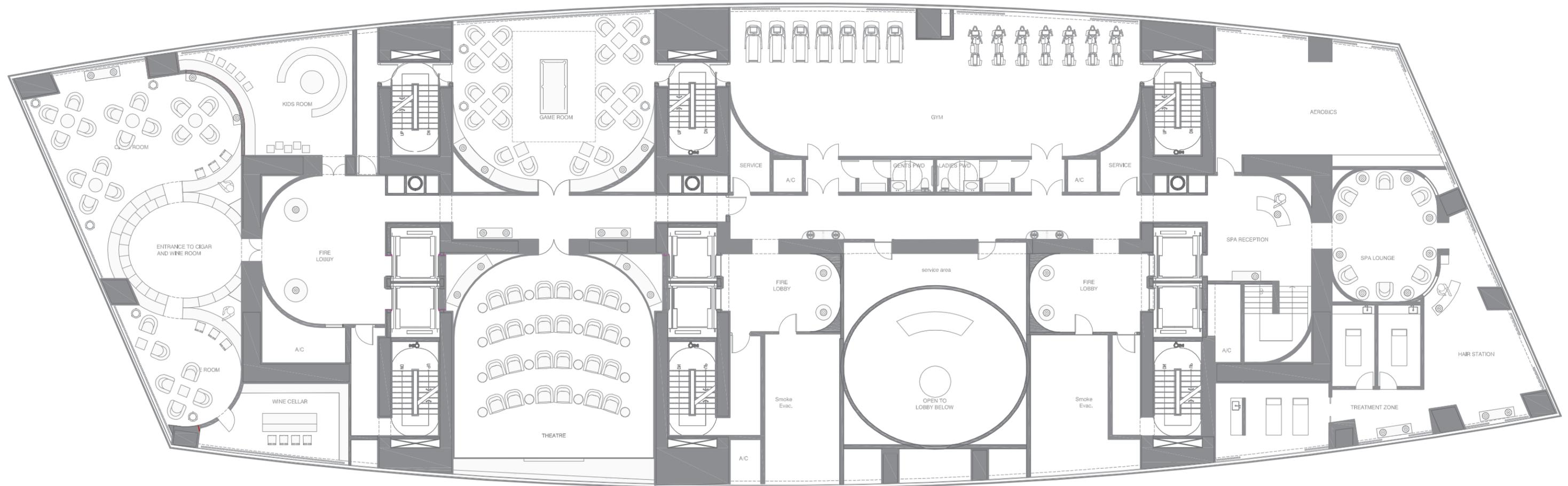
- Residences by Armani/Casa is a new 56-story oceanfront condominium in Sunny Isles Beach offering 308 exclusive luxury residences
- The tower is set on a 3.11-acre site with elegantly landscaped gardens and direct access to 300 feet of oceanfront
- Interiors by world renowned Armani/Casa Interior Design Studio under the artistic direction of Giorgio Armani
- Soaring 649-foot-tall modern glass tower by internationally acclaimed architect César Pelli features breathtaking Atlantic Ocean views
- Landscaping by award-winning Swiss landscape architect Enzo Enea
- Elegant porte-cochère entry with water feature
- Professionally curated collection of museum-quality art, including monumental sculptures by Sandro Chia and Sinisa Kukec
- Over 35,000 square feet of amenities across two floors, all exquisitely furnished by Armani/Casa
- Armani Privé lounge at the lobby level
- Movie theater with plush seating for 24 people
- Light-filled ocean-view bar area
- Elegantly appointed cigar room
- Temperature- and humidity-controlled wine cellar
- Club-inspired game room with pool table
- Children's playroom for games and activities
- Elevated, lushly landscaped oceanfront terrace with heated swimming pool, hot tub, and poolside food and beverage service
- Private oceanfront restaurant and bar with outdoor seating as well as in-residence delivery
- Exclusive beach amenities, including food and beverage services, beach attendants, chaise lounges, and umbrellas
- State-of-the-art fitness center overlooking the ocean
- Ocean-view yoga studio with Pilates equipment
- Men's and women's dressing rooms with lockers and showers
- Expansive two-story revitalization spa with indoor and outdoor treatment rooms
- 24-hour valet services
- 24-hour security and multilingual concierge service



LOBBY

## AMENITIES & LIFESTYLE

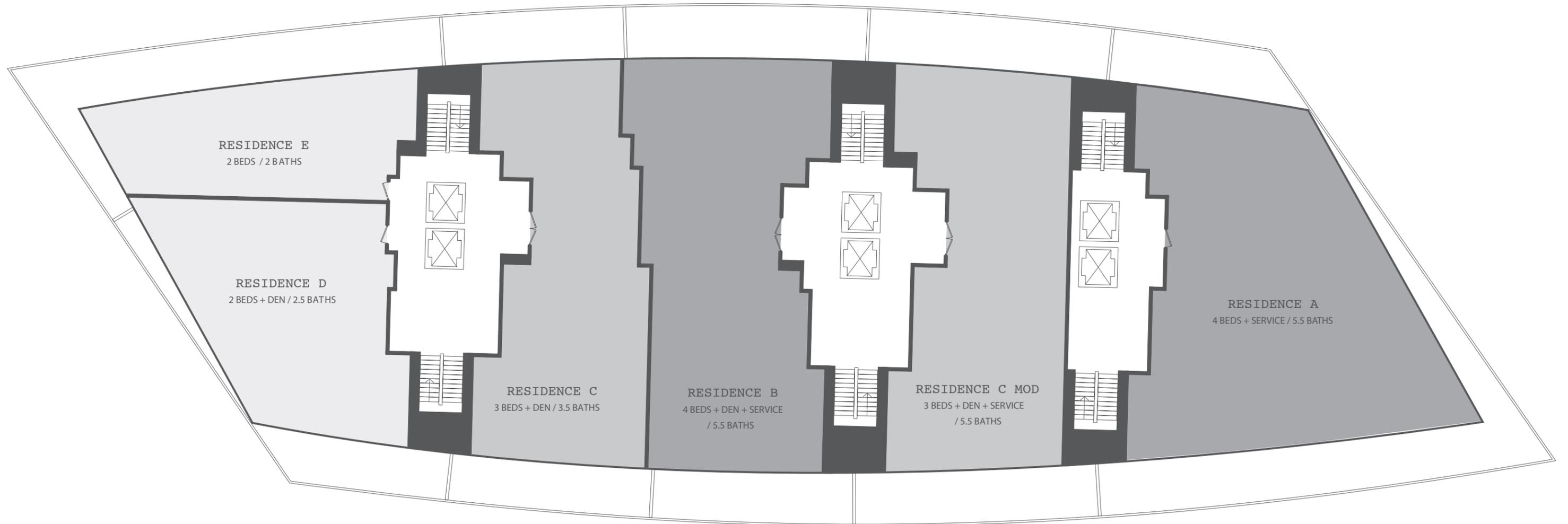
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## MEZZANINE

## RESIDENCE FEATURES

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- Eight-foot-high double-door entry to a spacious foyer in select units
- Spacious interior floor plans with elegant smooth-finish ceilings rising to 10 feet (slab to ceiling, except where required to accommodate mechanical equipment)
- Expansive 10-foot-deep private balconies with glass railings in all residences
- Summer kitchen with under-counter refrigerator in all residences
- Recessed lighting in select corridors and bathrooms
- Intelligent climate controls with digital thermostats
- Large capacity full size washer/dryer in all residences
- Smart building technology provides seamless access to select building amenities
- All residences pre-wired for audio speakers as well as motorized drapes and programmed lighting controls in select locations
- Premium European-designed cabinetry
- Elegant imported stone countertops and backsplashes
- Sub-Zero refrigerator and wine cooler
- State-of-the-art Wolf appliances
- His and hers bathrooms in select residences
- Designer sink fixtures
- Spa-inspired shower with wall-mounted handheld spray and large rainshower
- High-performance toilet with integrated bidet technology
- Marble stone floors
- Stone-topped vanity with designer fixtures



## KEY PLAN



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## SLEEK KITCHEN

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## IMPECCABLE MASTER SUITE

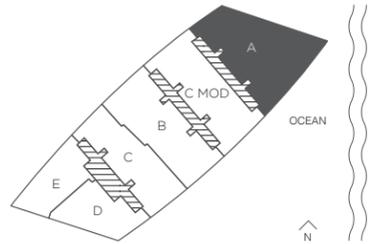
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## FINE POWDER ROOMS AND GUEST BATHROOMS

- Marble stone floors
- Stone-topped vanity with designer fixtures

### RESIDENCE A (3RD FLOOR) 4 BEDROOMS + SERVICE / 5.5 BATHS

A/C INTERIOR AREA	3,640 SQ. FT.	338.17 SQ. M.
TERRACE AREA	1,328 SQ. FT.	123.37 SQ. M.
TOTAL RESIDENCE	4,968 SQ. FT.	461.54 SQ. M.



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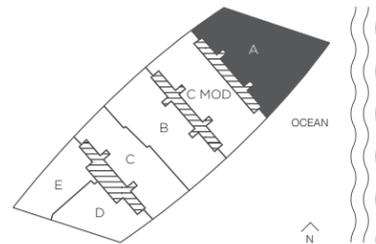
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### RESIDENCE A (28TH FLOOR) 4 BEDROOMS + SERVICE / 5.5 BATHS

A/C INTERIOR AREA	3,891 SQ. FT.	361.48 SQ. M.
TERRACE AREA	1,244 SQ. FT.	115.57 SQ. M.
TOTAL RESIDENCE	5,135 SQ. FT.	477.05 SQ. M.



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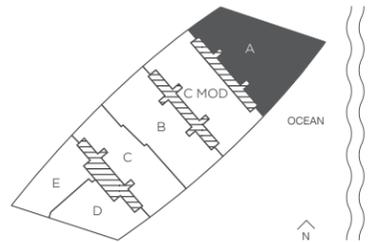
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### RESIDENCE A (53TH FLOOR) 4 BEDROOMS + SERVICE / 5.5 BATHS

A/C INTERIOR AREA	4,150 SQ. FT.	385.54 SQ. M.
TERRACE AREA	1,560 SQ. FT.	144.92 SQ. M.
TOTAL RESIDENCE	5,710 SQ. FT.	530.47 SQ. M.



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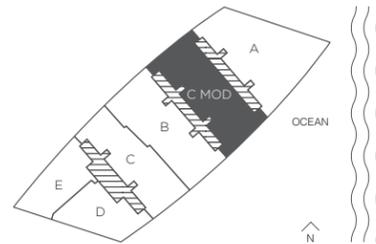
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### RESIDENCE C MOD

#### 3 BEDROOMS + DEN + SERVICE / 5.5 BATHS

A/C INTERIOR AREA	3,050 SQ. FT.	283.35 SQ. M.
TERRACE AREA	969 SQ. FT.	90.02 SQ. M.
TOTAL RESIDENCE	4,019 SQ. FT.	373.37 SQ. M.



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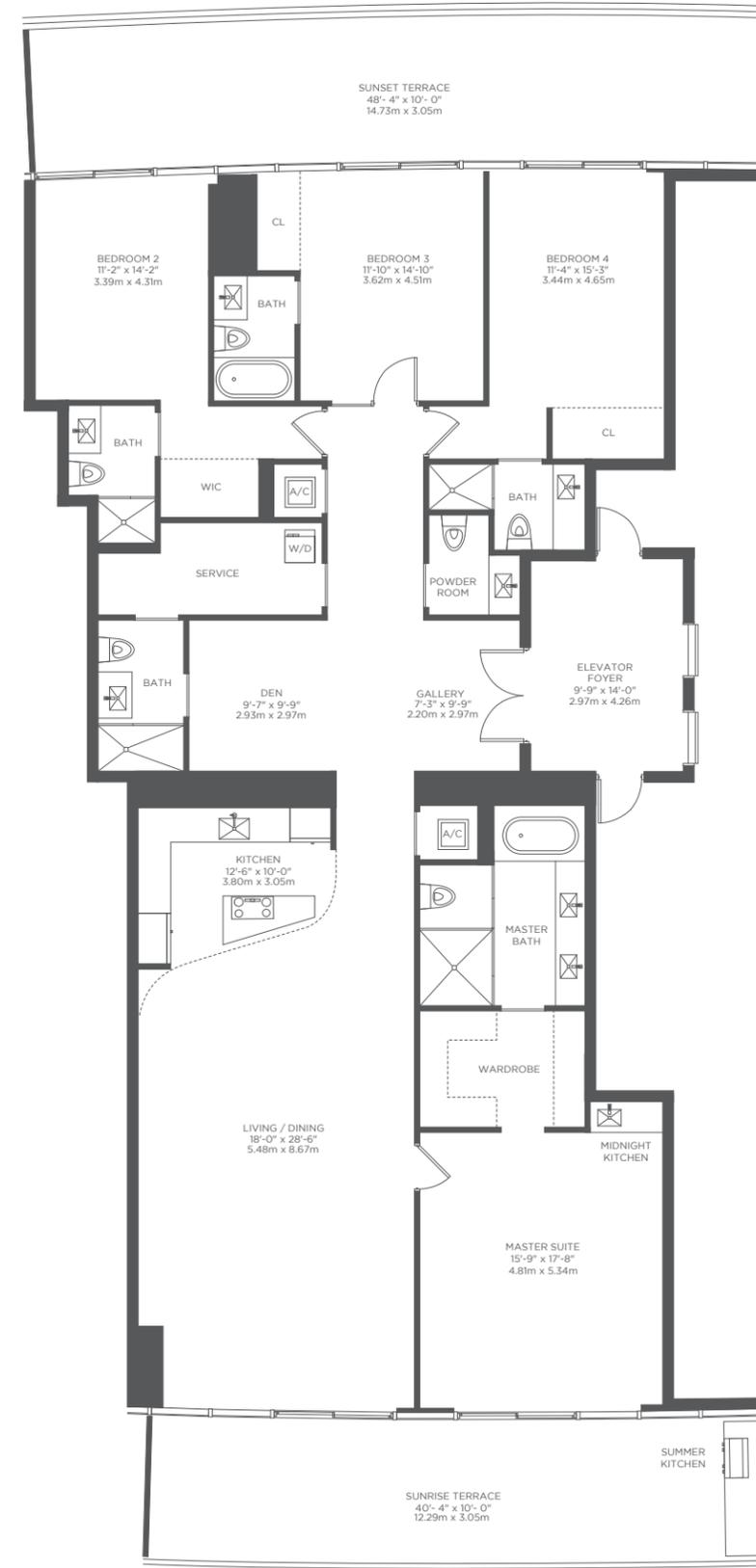
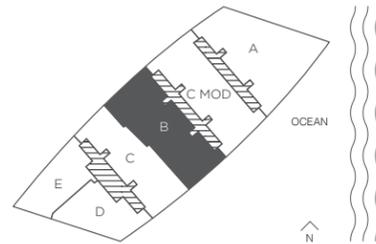
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## FINE POWDER ROOMS AND GUEST BATHROOMS

- Marble stone floors
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### RESIDENCE B 4 BEDROOMS + DEN + SERVICE / 5.5 BATHS

A/C INTERIOR AREA	3,176 SQ. FT.	295.06 SQ. M.
TERRACE AREA	886 SQ. FT.	82.31 SQ. M.
TOTAL RESIDENCE	4,062 SQ. FT.	377.37 SQ. M.



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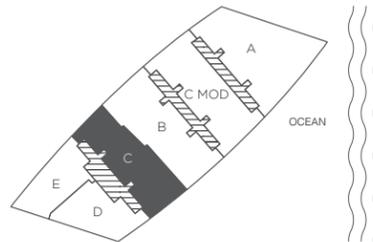
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### RESIDENCE C 3 BEDROOMS + DEN / 3.5 BATHS

A/C INTERIOR AREA	2,716 SQ. FT.	252.32 SQ. M.
TERRACE AREA	765 SQ. FT.	71.07 SQ. M.
TOTAL RESIDENCE	3,481 SQ. FT.	323.40 SQ. M.



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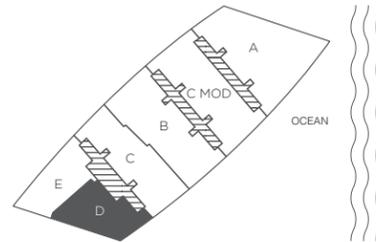
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## RESIDENCE D (3RD FLOOR) 2 BEDROOMS + DEN / 2.5 BATHS

A/C INTERIOR AREA	1,796 SQ. FT.	166.85 SQ. M.
TERRACE AREA	414 SQ. FT.	38.46 SQ. M.
TOTAL RESIDENCE	2,330 SQ. FT.	207.17 SQ. M.



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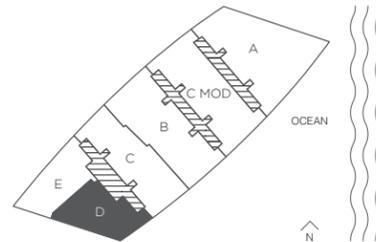
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## RESIDENCE D (28TH FLOOR) 2 BEDROOMS + DEN / 2.5 BATHS

A/C INTERIOR AREA	1,920 SQ. FT.	178.37 SQ. M.
TERRACE AREA	411 SQ. FT.	38.18 SQ. M.
TOTAL RESIDENCE	2,331 SQ. FT.	216.55 SQ. M.



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## RESIDENCE FEATURES

- Private high-speed elevator access to most residences
- Breathtaking Atlantic Ocean and city views through floor-to-ceiling windows
- Eight-foot-high double-door entry to a spacious foyer in select units
- Spacious interior floor plans with elegant smooth-finish ceilings rising to 10 feet (slab to ceiling, except where required to accommodate mechanical equipment)
- Expansive 10-foot-deep private balconies with glass railings in all residences
- Summer kitchen with under-counter refrigerator in all residences
- Recessed lighting in select corridors and bathrooms
- Intelligent climate controls with digital thermostats
- Large capacity full size washer/dryer in all residences
- Smart building technology provides seamless access to select building amenities
- All residences pre-wired for audio speakers as well as motorized drapes and programmed lighting controls in select locations

## SLEEK KITCHEN

- Premium European-designed cabinetry
- Elegant imported stone countertops and backsplashes
- Sub-Zero refrigerator and wine cooler
- State-of-the-art Wolf appliances

## IMPECCABLE MASTER SUITE

- Marble-top midnight bar with a sink, icemaker, and refrigerator drawer
- His and hers bathrooms in select residences
- Designer sink fixtures
- Spa-inspired shower with wall-mounted handheld spray and large rainshower
- High-performance toilet with integrated bidet technology

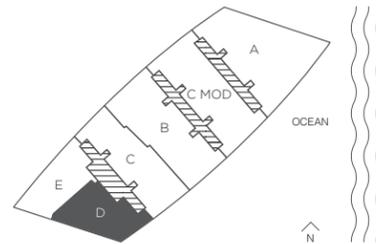
## FINE POWDER ROOMS AND GUEST BATHROOMS

- Marble stone floors
- Stone-topped vanity with designer fixtures



### RESIDENCE D (53RD FLOOR) 2 BEDROOMS + DEN / 2.5 BATHS

A/C INTERIOR AREA	2,065 SQ. FT.	191.84 SQ. M.
TERRACE AREA	400 SQ. FT.	37.16 SQ. M.
TOTAL RESIDENCE	2,465 SQ. FT.	229.01 SQ. M.



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## SLEEK KITCHEN

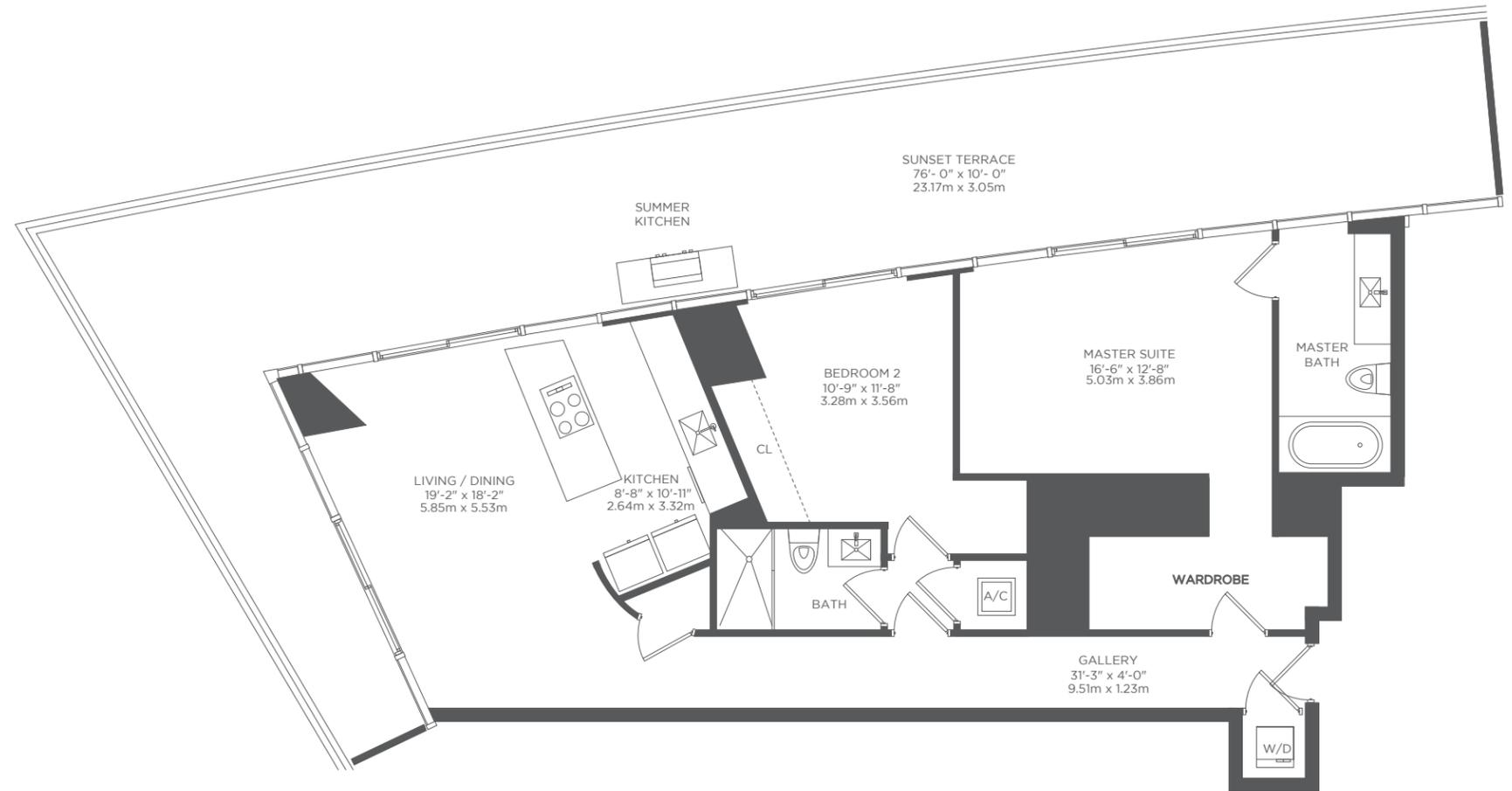
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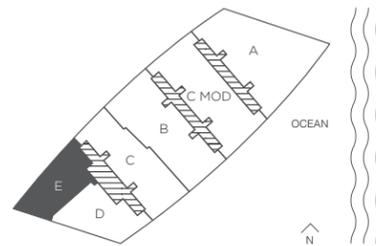
## FINE POWDER ROOMS AND GUEST BATHROOMS

- Marble stone floors
- Stone-topped vanity with designer fixtures



## RESIDENCE E (3RD FLOOR) 2 BEDROOMS / 2 BATHS

A/C INTERIOR AREA	1,326 SQ. FT.	123.18 SQ. M.
TERRACE AREA	898 SQ. FT.	83.42 SQ. M.
TOTAL RESIDENCE	2,224 SQ. FT.	206.61 SQ. M.



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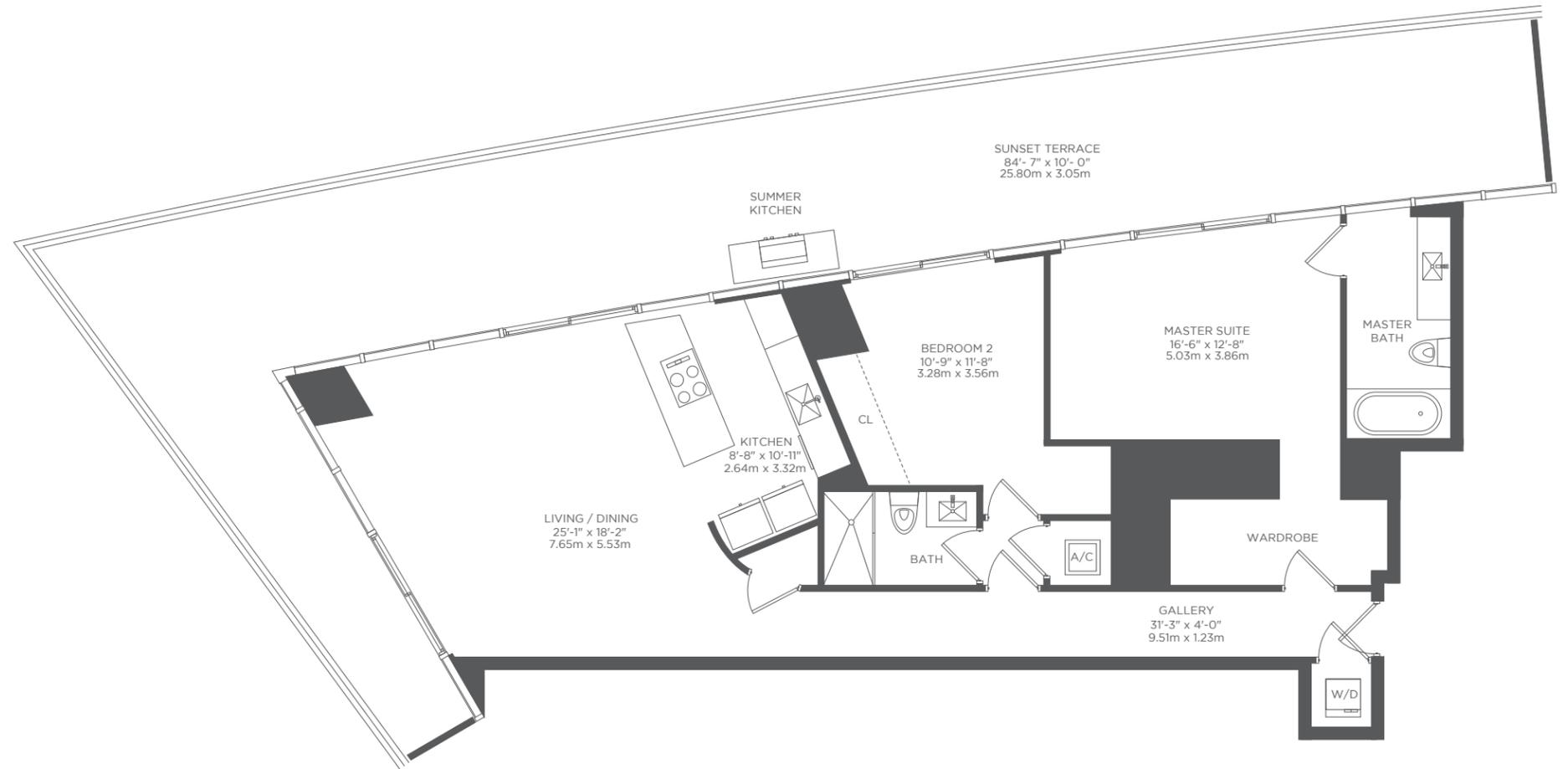
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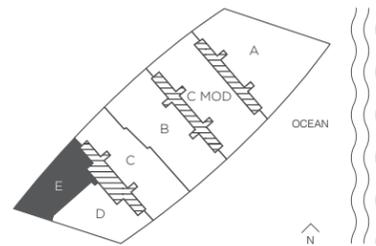
## FINE POWDER ROOMS AND GUEST BATHROOMS

- Marble stone floors
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## RESIDENCE E (28TH FLOOR) 2 BEDROOMS / 2 BATHS

A/C INTERIOR AREA	1,443 SQ. FT.	134.06 SQ. M.
TERRACE AREA	996 SQ. FT.	92.53 SQ. M.
TOTAL RESIDENCE	2,439 SQ. FT.	226.59 SQ. M.



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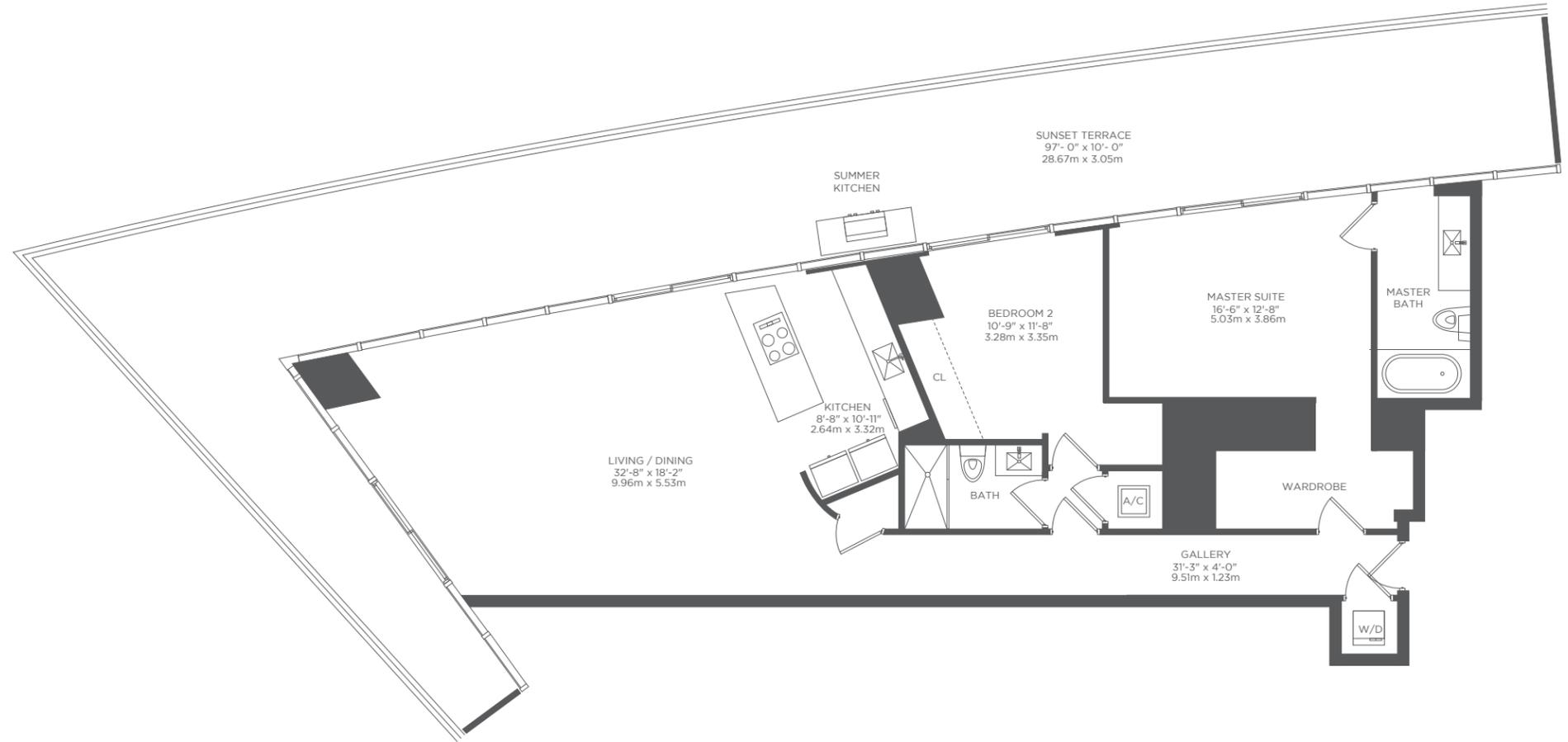
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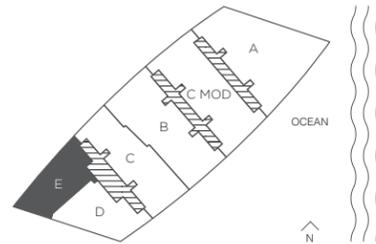
## FINE POWDER ROOMS AND GUEST BATHROOMS

- Marble stone floors
- Stone-topped vanity with designer fixtures



## RESIDENCE E (53RD FLOOR) 2 BEDROOMS / 2 BATHS

A/C INTERIOR AREA	1,567 SQ. FT.	145.58 SQ. M.
TERRACE AREA	1,123 SQ. FT.	104.33 SQ. M.
TOTAL RESIDENCE	2,690 SQ. FT.	249.90 SQ. M.



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