OCEANA
KEY BISCAYNE

Villas

April 2012

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

The Location

BETWEEN THE OCEAN AND THE BAY. ON A LUSH BARRIER ISLAND. A LIFE WITHOUT BOUNDARIES.

OCEANA
RESIDENCES

ON AN ISLAND.
IN A VILLAGE.
PARADISE
COMES HOME.

AS UNIQUE AS
A PRIVATE BEACH

MODERN SIMPLICITY CAPTURING THE OCEAN BREEZE

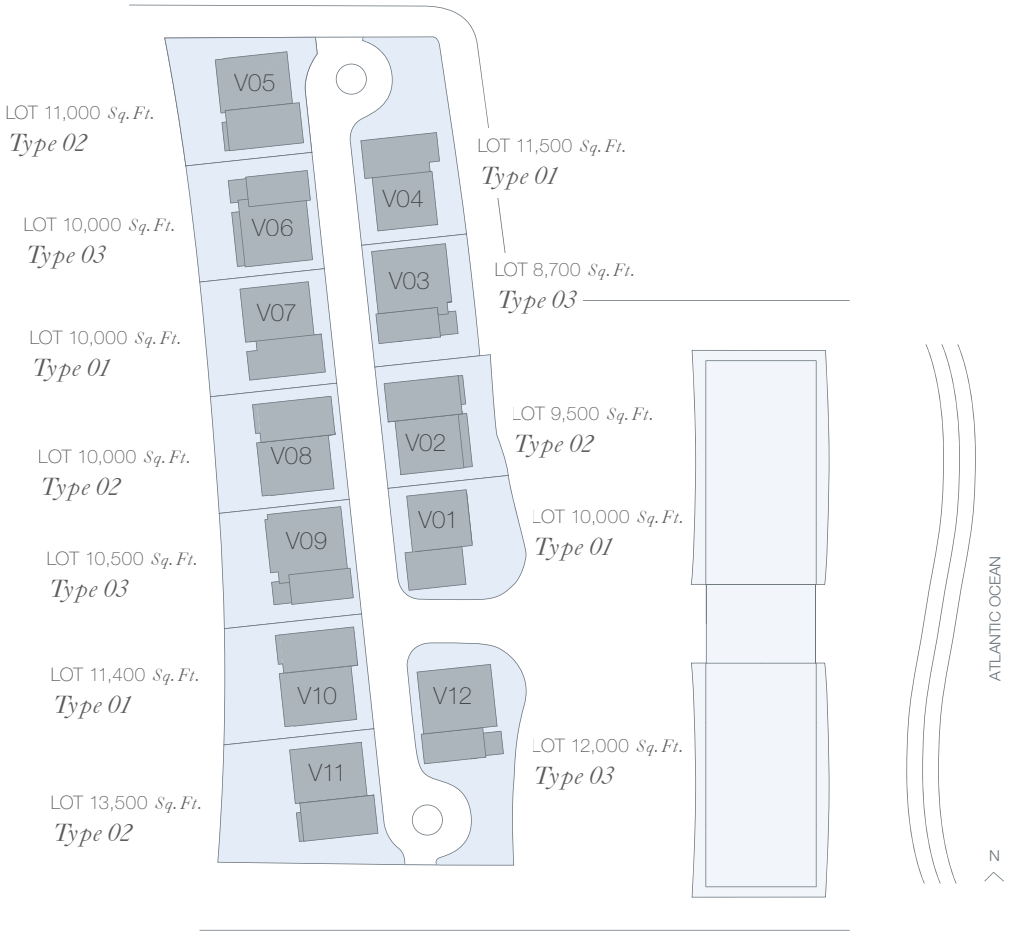
MANICURED LANDSCAPES, ELEGANT INTERIORS, COMBINED IN PERFECT HARMONY

OCEANA, THE ULTIMATE LIVING EXPERIENCE.

Your features include

Gated Property
Green / Leed-certified building
500-feet Private Beach
Overwhelming open space
Extensive lawned areas
Relaxation Pool & Lap Pool
Beach services
Pool Restaurant
Tennis Court
Ocean-view Fitness Center
Spa services
Putting Green
24-hr Concierge
Underground assigned parking
Valet & golf cart parking
Party room / Meeting room / Library
Children's Center
Media room / Private Cinema
Private unit elevator & lobby
Service elevator
Oversized balconies
Staff room in every unit

12 VILLAS
AT OCEANA RESIDENCES



Type 01

Type 02

Type 03

VILLA

FIRST FLOOR

01st to 12th Villa

PRIVATE PARKING

RESIDENCE	2,649 *sq. ft.*	246 *sq. mt.*
TERRACE	1,636 *sq. ft.*	152 *sq. mt.*
Total 1st Floor	4,285 *sq. ft.*	398 *sq. mt.*
TOTAL 1st & 2nd Floor	5,187 *sq. ft.*	482 *sq. mt.*

Stated dimensions are measured to the exterior boundaries of the exterior walls 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). For the square footage of the "Unit" calculated in the manner set forth in the Declaration, see Exhibit "3" to the Declaration. Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate, and all floor plans and development plans are subject to change.

VILLA

SECOND FLOOR

01st to 12th Villa

RESIDENCE	2,538 *sq. ft.*	236 *sq. mt.*
BALCONY	374 *sq. ft.*	35 *sq. mt.*
Total 2nd Floor	2,912 *sq. ft.*	271 *sq. mt.*
TOTAL 1st & 2nd Floor	5,187 *sq. ft.*	482 *sq. mt.*

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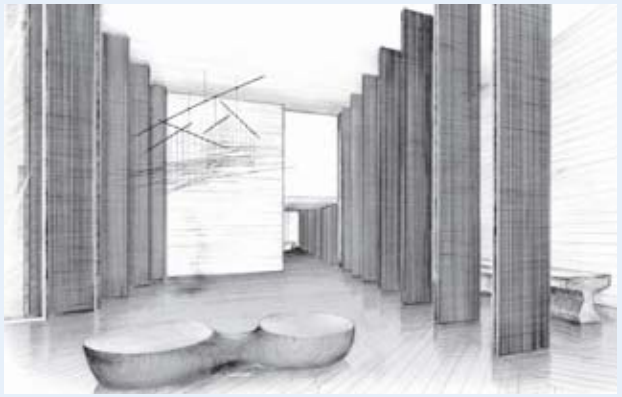
YOUR FEATURES INCLUDE

Manicured landscaped lots, from 8,700 to 13,500 sqft
5,187 sqft (482 m2) interior space under AC in 2 floors
Oversided Master Bedroom / 4 additional Bedrooms
Private sundeck and heated pool
All services included (landscaping, pool service, insurance)

WHAT YOU WANT. WHAT YOU NEED. AND EVERYTHING YOU DESERVE.

Exterior

Dynamic yet subtle, Oceana residences brings Key Biscayne into a new era of contemporary luxury. Stately palms line the grounds. Glass balconies wrap around the building. The pool deck invites you to exhale on a chaise longue or take a deep breath and step into Oceana residences' exclusive piece of the ocean.



Interior Spaces

Created by celebrated interior design firm Yabu Pushelberg, Oceana residences' lobby and common spaces feature distinctive art pieces, contrasting earth tones, and soaring ceilings that create a stunning first impression.

Lifestyle

Oceana residences combines resort-style amenities with the features you can't live without, from the spa/sauna and fitness center to the art gallery and restaurants. This may become the second home you never want to leave.

The Team

EDUARDO COSTANTINI
BERNARDO FORT-BRESCIA
YABUPUSHELBERG

www. consultatio. com. ar
www. arquitectonica. com
www. yabupushelberg. com

Eduardo Costantini

Eduardo Costantini was born in Buenos Aires, where he grew up and studied Economics. He later earned a Master's degree in the same discipline at East Anglia University. In 1975 he established a brokerage house, Consultatio Bursatil, which he later re-established as an asset management firm in 1991, the same year in which he assumed the vice presidency of Banco Francés del Río de la Plata. He then ventured into the real estate market and has done some of the most prominent developments in Argentina since, such as Nordelta district, and the construction of twin luxury office towers in Catalinas Norte office park. E. Costantini is an art collectionist and he created in 1995 the Eduardo F. Costantini Foundation, which he presides and in 2001 opened Malba-Colección Costantini, Latinamerican Art Museum of Buenos Aires, a private cultural nonprofit institution that exhibits as its heritage foundation the Colección Costantini. He resides in Argentina from where he leads developments around the world.
He is a member of the International Advisory Board of the Museum of Modern Art, MoMA, N.Y.

Bernardo Fort-Brescia

Bernardo Fort-Brescia is a founding member of Arquitectonica. He did his early studies in Peru and Europe. He then studied architecture and urban planning at Princeton University and received a Master of Architecture from Harvard University where he later taught. He first came to Miami in 1975 to teach at Miami University. He founded Arquitectonica in 1977 in Miami with his partners.
He has been Fellow of the American Institute of Architects since 1992 and is a recipient of the American Institute of Architect's Honor for Design Award and the Silver Medal for Design Excellence. Bernardo is designing prominent buildings in New York, Chicago, Atlanta, Miami, Las Vegas, Los Angeles, San Francisco, Paris, Madrid, Milan, Dubai, Abu Dhabi, Singapore, Hong Kong, Shanghai, New Delhi, and Buenos Aires.

YabuPushelberg

Walking the fine line between edgy and elegant, Yabu Pushelberg artfully reconciles opposites. George Yabu founded the Toronto firm with Glenn Pushelberg in 1980, after graduating from Ryerson Polytechnic. Both launched their careers with private practices: Yabu in residential design and Pushelberg in retail. They later fortuitously met and opened their joint studio, now headquarted in New York.
The duo's design compatibility is grounded in a shared commitment to experimenting with materials, processes and ideas.
This innovative approach has garnered numerous accolades for Yabu Pushelberg. These include a coveted James Beard Foundation design award as well as the International Hotel/Motel & Restaurant Show's Gold Key Award for Excellence in Hospitality Design.

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