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CHATEAU
BEACH RESIDENCES
SUNNY ISLES



**“...TO SEEK ELEGANCE RATHER
THAN LUXURY, AND REFINEMENT
RATHER THAN FASHION; TO
BE WEALTHY, NOT, RICH;... TO
LET THE SPIRITUAL, UNBIDDEN
AND UNCONSCIOUS, GROW UP
THROUGH THE COMMON - THIS IS
THE SYMPHONY OF LIFE”**

William Henry Channing



To some, life is not simply to be lived – it is to be treasured. Days and nights filled with meaningful moments and exquisite experiences... A home that is grand and artistic, yet comfortable and familiar... a place where splendor and sophistication come together with flawless ease... this is the essence of Château Beach.

Upon arriving at Château Beach, the difference is clear... The curves of contemporary architecture echo the undulating waves of the nearby sea. 84 exquisite residences with expansive balconies overlook the Atlantic Ocean, and three unique sky villas hover over the coastline with private balcony pools. Lush landscaping lines a private driveway that ascends to an elevated lobby entrance. The ever-present valet welcomes you back to the exclusive lifestyle you've chosen. In your residence, walls of windows and oversized balconies frame views of the Atlantic Ocean, Bal Harbour, and, in the distance, the cities of Miami and Fort Lauderdale.

Much like an exclusive private club or resort, Château Beach offers white-glove service, gracious amenities, and a level of refinement unmatched anywhere else in South Florida, and, perhaps, the world.



“IN ORDER TO BE
IRREPLACEABLE
ONE MUST ALWAYS BE
DIFFERENT”

Coco Chanel



Your Island in the Sun

Set on a pristine sliver of sand, Sunny Isles Beach is an upscale community on a barrier island alongside the Atlantic Ocean. It is just minutes from the prestigious residential estates of Golden Beach, world-famous shopping and dining in Bal Harbour, and the extensive luxury offerings of Aventura Mall, Florida's most prestigious retail shopping center.

Located just north of Miami, Château Beach is less than 20 minutes from the Miami and Fort Lauderdale/Hollywood International airports, which offer direct flights to all major international and domestic destinations. At the same time, it is a world unto itself, cherished for its atmosphere of barefoot elegance and cosmopolitan serenity.



Sunny Isles, Miami

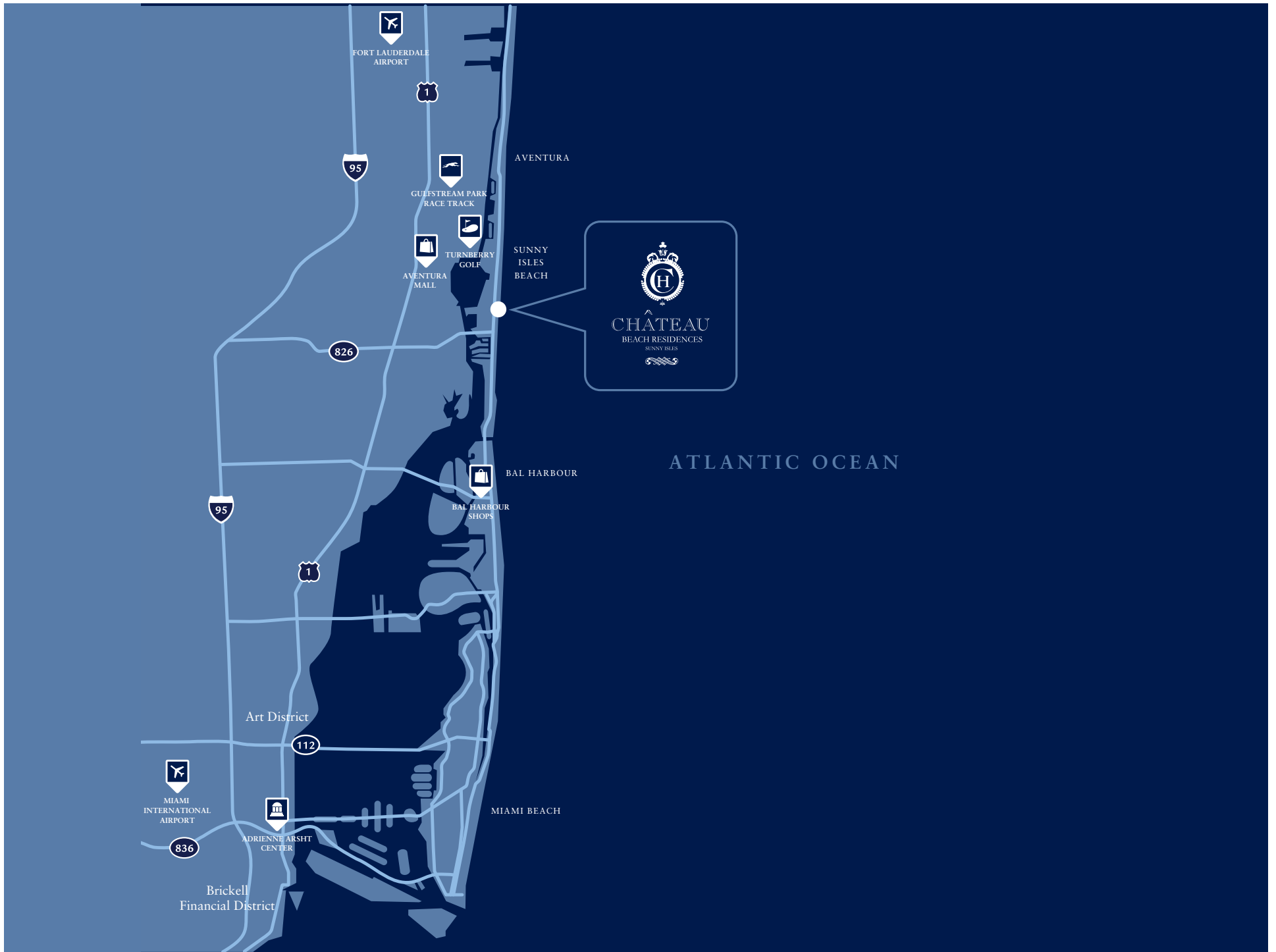


Fine Living at Your Fingertips

Begin each day with golden sunlight streaming over the deep blue Atlantic horizon. The best of South Florida unfolds before you. A five-star beach and pool service awaits you at the lobby to satisfy your taste for elegance as well as gourmet bakeries and markets steps away from Château Beach.

Eclectic bistros and world-class restaurants entreat you to satisfy your taste for elegance with amazing cuisine, live music, and five-star service. Just outside your door, you'll find runway fashions, designer boutiques, European furnishings companies, fine art dealers, and personal shoppers all eager to help create your own personal statement of style.

And with convenient access to downtown Miami and Fort Lauderdale, you're right at the leading-edge of the arts & entertainment scene with Broadway shows, events like Art Basel, the Miami City Ballet, and amazing theatre productions.



Only 4 minutes away from Aventura Mall and Bal Harbour





An Elevated Level of Excellence

On the first level of Château Beach, residents and guests are welcomed by the 24/7 concierge in an expansive and luxuriously appointed double-height Lobby that features comfortable seating areas. Past the Lobby, the Moon Lounge, an elegant space with views over tropical gardens and Gilbert Samson Oceanfront Park.

On the east side of the building, a beautifully furnished Pool Deck overlooks the Atlantic Ocean with a large, heated pool with integrated whirlpools, a wading pool, and poolside seating, all provided with towel service.

On the second floor, residents will find Château Beach's extraordinary Ballroom, a grand, one-of-a-kind event venue overlooking lush gardens. Serviced by a catering kitchen, the 1,800-square-foot Ballroom is ideal for elegant cocktail parties, formal sit-down dinners and everything in between.

“CONCISION IN STYLE,
PRECISION IN THOUGHT,
DECISION IN LIFE”

Victor Hugo





Introducing Château Beach

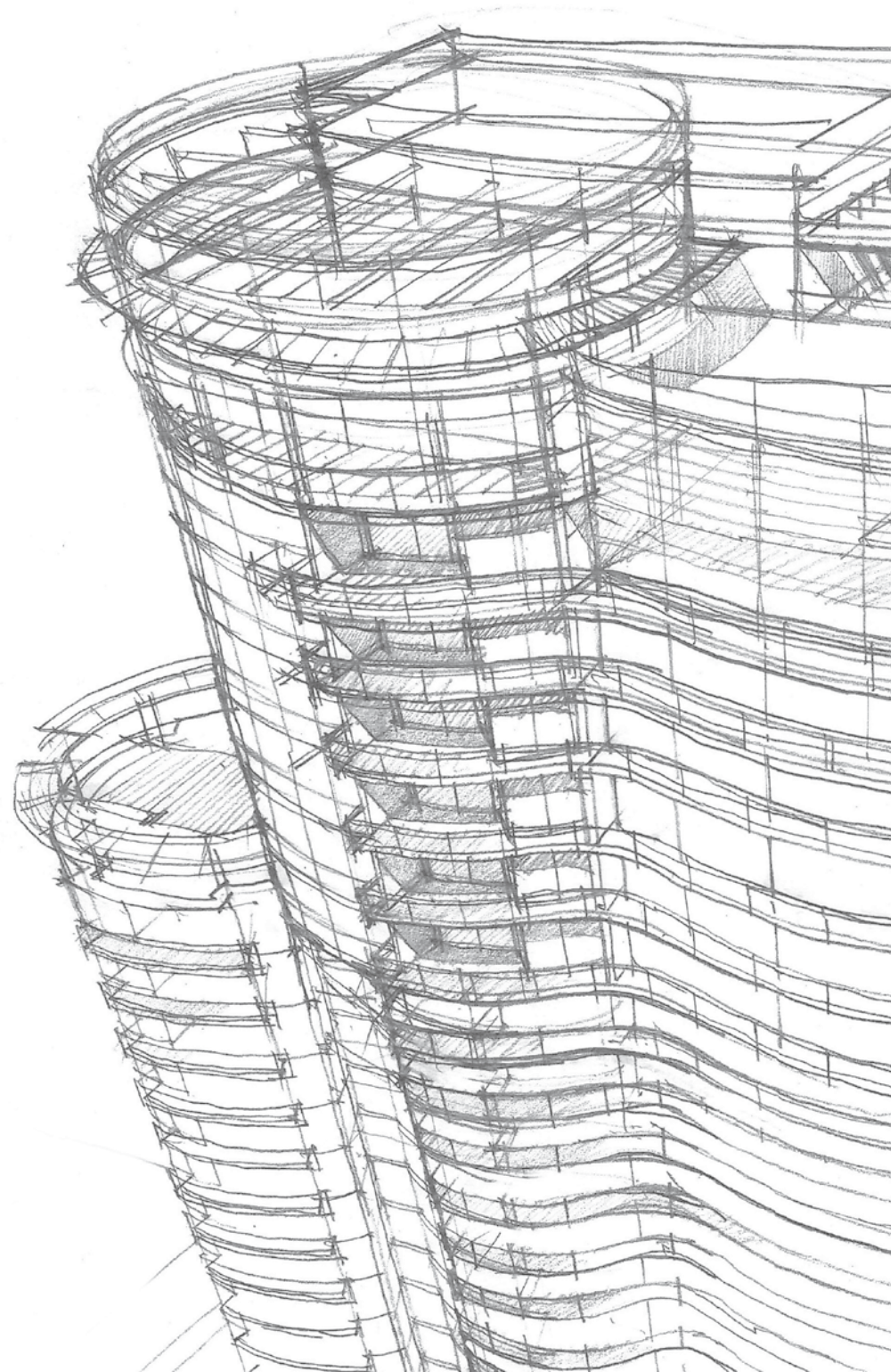
Château Group is pleased to present its most luxurious residential property to date: Château Beach. Located on prime beachfront property in Sunny Isles Beach, with breathtaking ocean and city skyline views stretching 33 stories into the sky, Château Beach offers dramatic exterior architecture, spectacular contemporary residences, and over 22,000 square feet of sophisticated indoor and outdoor amenity spaces.

The property's single, 33-floor tower, which rises from an elevated podium, incorporates the organic curves of the nearby beach dunes and its crystalline window walls echo the luminosity of the waves of the ocean it overlooks. This flowing shape also ensures that every one of Château Beach's 84 residences offers breathtaking views of both the city and the Atlantic Ocean. The building's location adjacent to protected park land, ensures that these incomparable sea views will remain unobstructed forever.



Thoughtfully planned landscaping enhances the tropical style of Château Beach and creates a seamless connection to the natural environment with garden walls cloaked in climbing ivy and colorful bougainvillea, and native flora, including oak, cypress, and silver and green buttonwood trees, as well as Florida's iconic Royal Palms and coconut trees in the surrounding landscape.

As the ultimate expression of the high design standards at Château Beach, internationally renowned Uruguayan sculptor Pablo Atchugarry has been commissioned to create a monumental marble sculpture for the façade facing Collins Avenue.





**“BOUNDARIES SEEM TO
VANISH HERE -THE SKY,
THE SEA, THE SAND,
THE SOPHISTICATION—
ALL ARE FULLY AND
COMPLETELY YOURS”**





A New Perspective on Luxury Living

Some people believe it is not enough to live in well-appointed spaces; it is essential to live well in action, too. As such, connoisseurs of luxury lifestyles will find their match here at Château Beach. Aficionados of fine wine and cigars will find dedicated spaces created especially for the full enjoyment of these passions. In the Wine Lounge, residents may host elaborate wine tastings or private dinner parties with a large dining table and intimate seating areas for couples and small groups to share a special vintage over quiet conversation. Adjacent to the Wine Lounge, the Cigar Bar also offers comfortable seating, a sophisticated air filtration system, and a fully climate-controlled walk-in humidor for secure storage of even the rarest of private cigar collections.

Château Beach will also be home to an amazing indoor and outdoor health and wellness facility. The Spa's large men's and women's dressing rooms each feature showers, sauna and steam rooms, and a private massage room. A well-equipped fitness center offers views of the beach and ocean through a dramatic wrap-around glass window wall. Before or after spa treatments or workouts, residents can recline on chaise lounges or enjoy the oversized whirlpool on the Relax Deck overlooking a limitless horizon.







Your Chateau. Your Beach.

Residences at Chateau Beach make a profound statement about luxury, style, and gracious living. Landmark architecture is bold and breathtaking. Services and amenities rival that of the world's finest hotels and resorts.

At the same time, these are residences that appreciate the importance of privacy and solitude, which is why each floor plan maximizes all available space, including the two-floor duplex Sky Villas and the full-floor two-story Penthouse Sky Villa on the building's top two floors.





An intuitive awareness

Beyond captivating design and open layouts, the residences of Château Beach all been blend effortlessly with your daily life.

Interiors consider such conveniences as private elevators with keypad access; full walls of floor-to-ceiling glass to maximize views; all-suite configurations for bedrooms; open kitchens with gourmet-chef quality appliances and finishes; glass-edged balconies for unimpeded vistas of the city or sea; building-wide wireless internet; and an interconnected phone system that allows one-touch dialing to concierge services, amenities, and the valet.



**“A THING OF BEAUTY IS A JOY
FOREVER: ITS LOVELINESS
INCREASES; WILL NEVER PASS
INTO NOTHINGNESS”**

John Keats





Developer

Château Group is a leading real estate development company with over 35 years of experience in residential, commercial, and mixed-use projects in the United States and South America in its portfolio.

Château Group has deep experience in southern Florida's most prestigious communities. Its properties there include, 900 Biscayne Bay residences , built and sold out, Château Ocean in Surfside and Freedom Square and Freedom Tower in Miami; Hallandale Square in Hallandale Beach; and Puerto Aventura residences in Aventura (under development).

Properties Château Group has developed in Buenos Aires, Argentina include the Galería Vía Florencia, Alto Palermo, and Alto Avellaneda retail shopping centers, and two of the highest profile residential projects in the city: Torre Château Libertador and Torre Château Puerto Madero. In Punta del Este, a globally recognized luxury resort in Uruguay, Château Group is the residential market leader. Its exceptional properties on the Mansa coastline include Le Jardin, Beverly Tower, Coral Tower, and Millenium Tower.

TORRE CHÂTEAU PUERTO MADERO
Buenos Aires, Argentina.



TORRE CHÂTEAU LIBERTADOR
Buenos Aires, Argentina.



CORAL TOWER
Punta del Este, Uruguay



LE JARDIN
Punta del Este, Uruguay



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