





The Project

As Unique as an inspiration

Own a rare opportunity for a modern home in one of Miami's most distinguished communities.

With its exceptional location, Oceana Key Biscayne is one of a kind. A project that arises from the exquisite taste and quality of Argentine developer, Eduardo Costantini, and a team of renowned architects led by Bernardo Fort Brescia, and impeccable state of the art interior designs by Yabu Pushelberg, this is the most anticipated project of the decade.

It is a gem in an island paradise, with 142 units and 12 magnificent villas and features that stretch from the beauty and exclusivity of their own beach, Oceana 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.

Locations

Close to downtown. Just minutes away from South Beach but somehow still a *world away*.

Like life, Key Biscayne is enriched with opposites. It's lush and wild yet luxurious and refined. Trade your flip flops by day for stilettos by night. A place to raise a glass and raise a family. One island, a thousand possibilities.



Locations

The Neighborhood

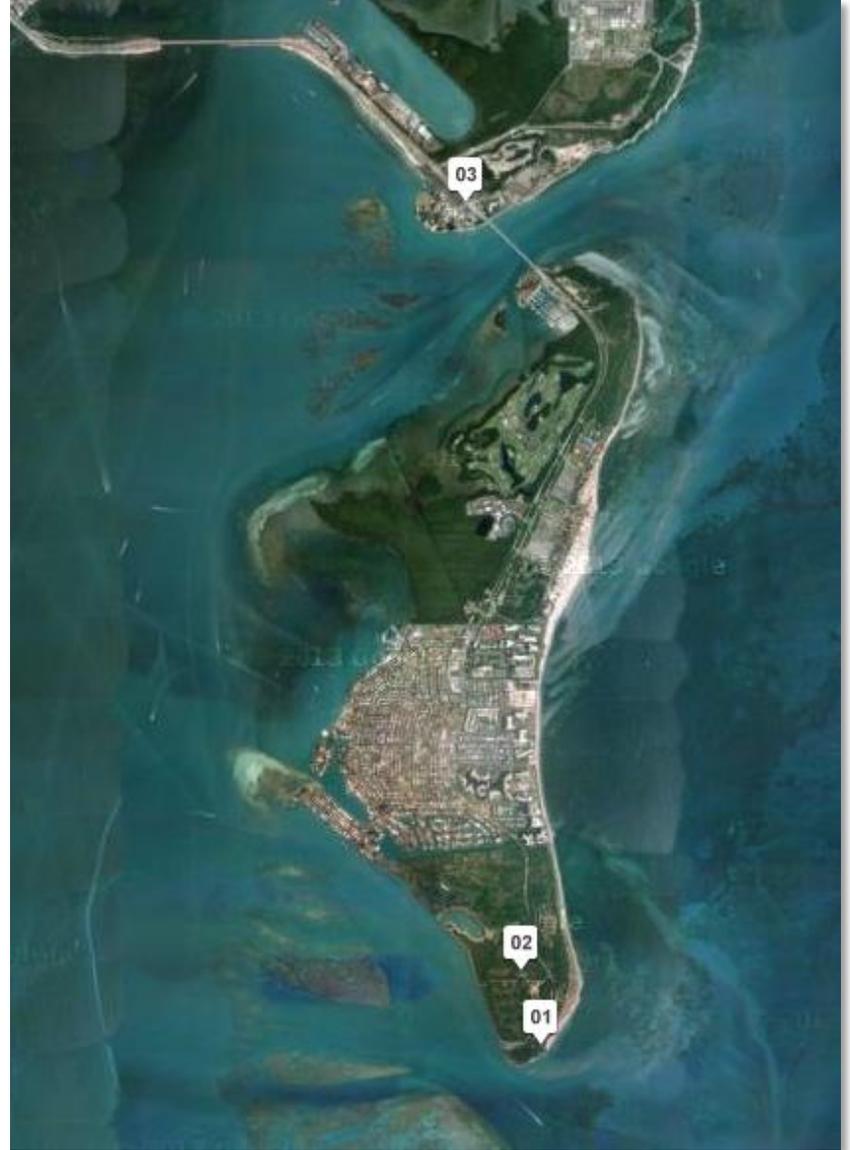
Between the ocean and the bay. On a lush barrier island. A *life* without boundaries.

Attractions on Key Biscayne

- 01. Bill Baggs Cape Florida State Park
- 02. Cape Florida

Attractions near Key Biscayne

- 03. Miami Seaquarium



Key Biscayne



On an island. In a village. *Paradise* comes home.

Perfect your serve where the top seeds play every year, at the Crandon Park Tennis Center, home of the Sony Ericsson Open. Or book a tee time on the 18 holes of the bayside Crandon Golf Club where golf's greats have swung their irons.

Meet the whales, dolphins and seals of the Miami Seaquarium. With the Atlantic Ocean and Biscayne Bay on your doorstep, you'll feel at home in the water too.

Living near a fabulous array of restaurants, shopping and indulgence, you're spoiled for choice. Dine on American, French, Italian or Argentine cuisine and feast on the best sunset views in Miami at the same time.

Whether you have the spirit of an adventurer, a refined palate that loves to be pampered or a family that loves to play, you'll find your ideal habitat on Key Biscayne.



Key Biscayne





Amenities

All these *details and moments* together make Oceana as unique as a piece of art.

A place to impress, boasting expansive green lawns, beautiful ocean front pools and a relaxing spa – just some of the features that will make your Oceana experience unique.



Amenities

Features include:

- Gated Property
- Green / LEED-certified building
- 500-foot Private Beach
- Wide open space
- Extensive lawned areas
- Relaxation Pool & Lap Pool



Amenities

- Beach services
- Poolside restaurant
- Tennis Court
- Ocean-view Fitness Center
- Spa services
- Putting Green
- 24-hr Concierge
- Underground assigned parking
- Valet & golf cart parking

Residences



Amenities

- 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



Residences



Residences

Condos

Magnificent views and lush interiors are combined in *perfect harmony* for the best living experience on Key Biscayne

Stately palms line the immaculate grounds while deluxe glass balconies enwrap the building. Relax and unwind on a plush lounge on the pool deck or take a deep breath and dive into Oceana's exclusive piece of ocean.

Residences









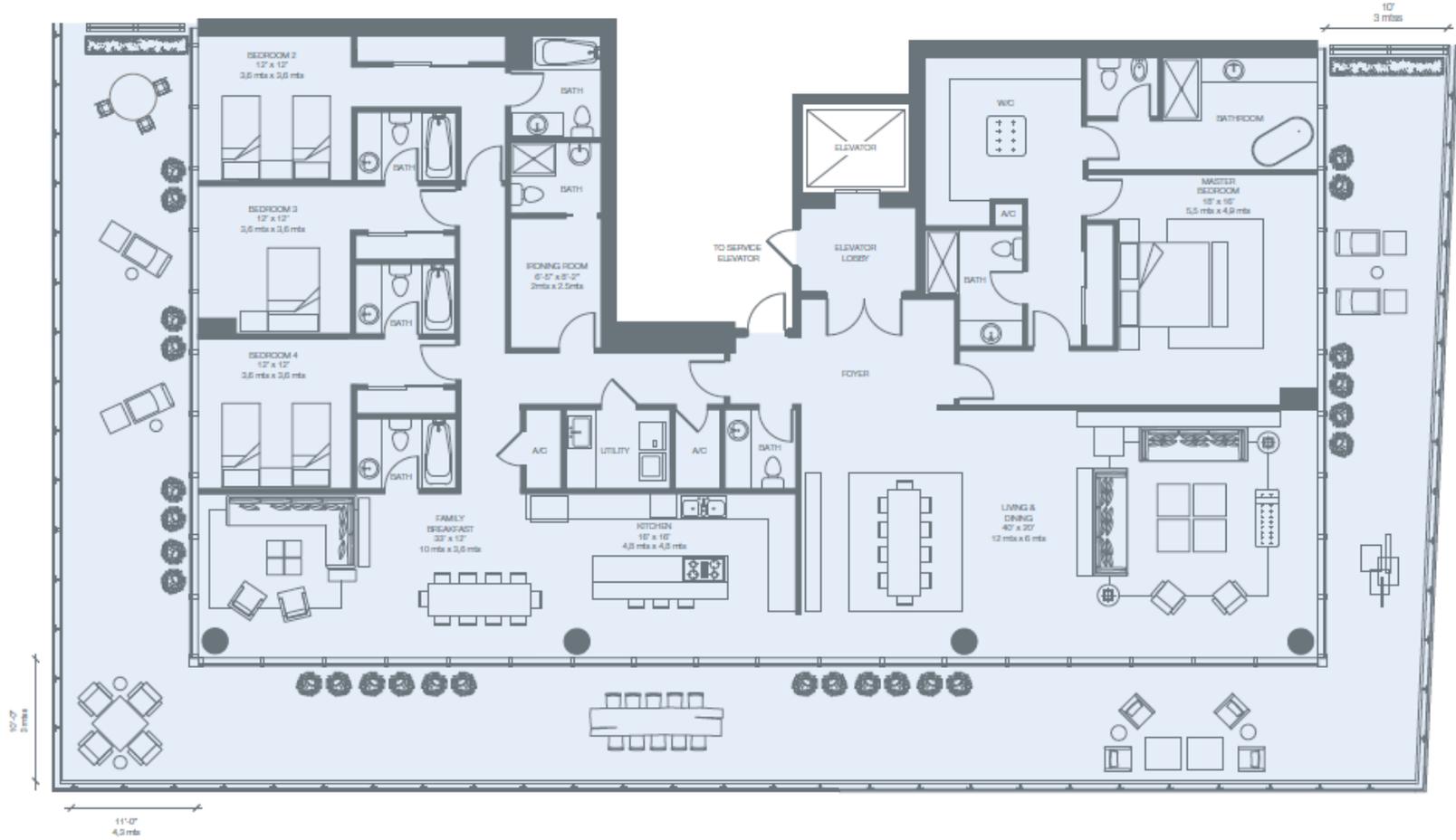
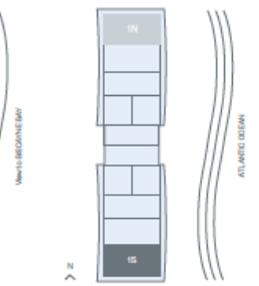
01S

SOUTH TOWER

4th to 12th Floor

PRIVATE PARKING

RESIDENCE	4,070 sq. ft. 378 sq. mt.
TERRACE	2,070 sq. ft. 192 sq. mt.
Total	6,140 sq. ft. 570 sq. mt.



O2S

SOUTH TOWER

4th to 12th Floor

PRIVATE PARKING

RESIDENCE 3,600 sq. ft. 334 sq. mt.

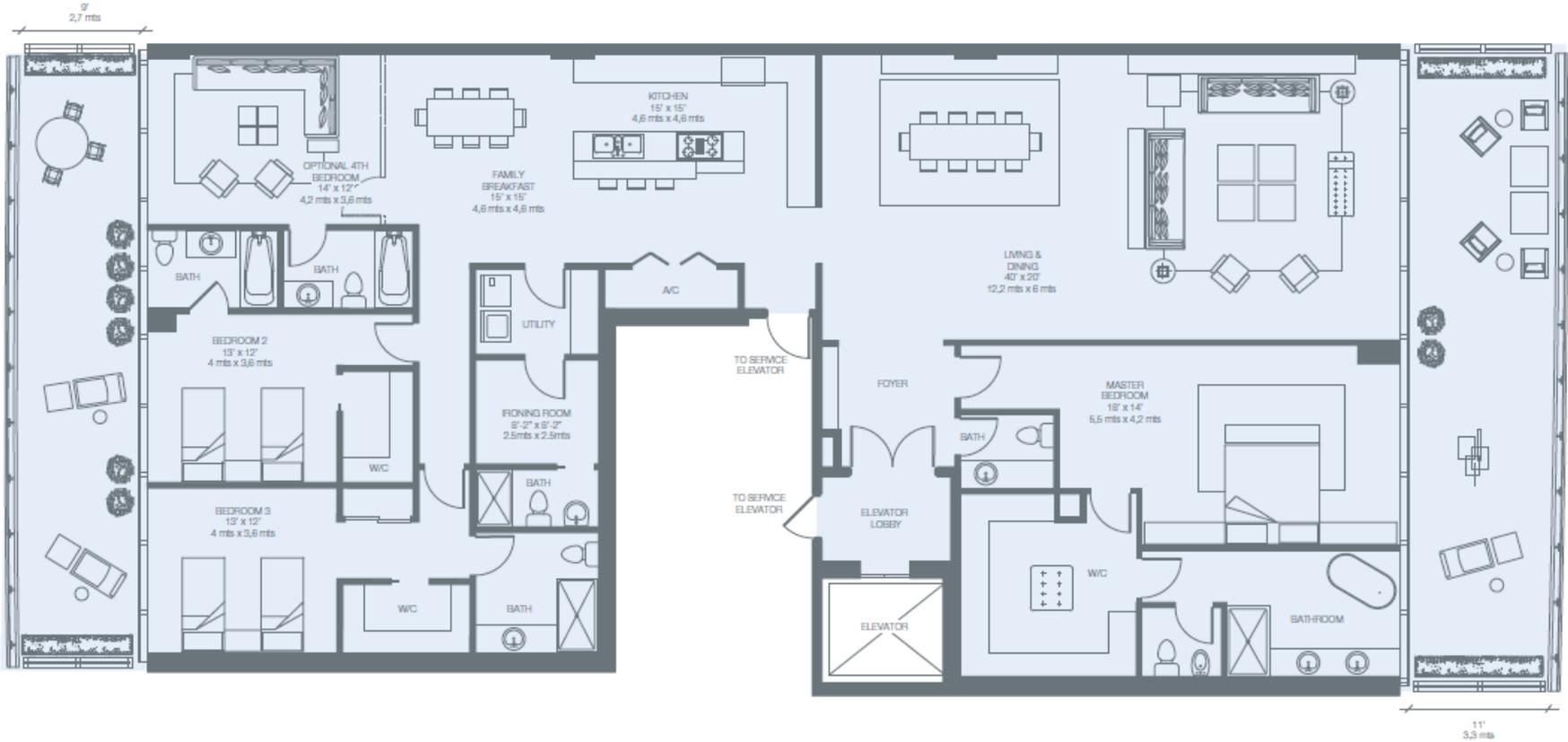
TERRACE 892 sq. ft. 83 sq. mt.

Total 4,492 sq. ft. 387 sq. mt.

VIEW TO BISCAYNE BAY

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ATLANTIC OCEAN



04S

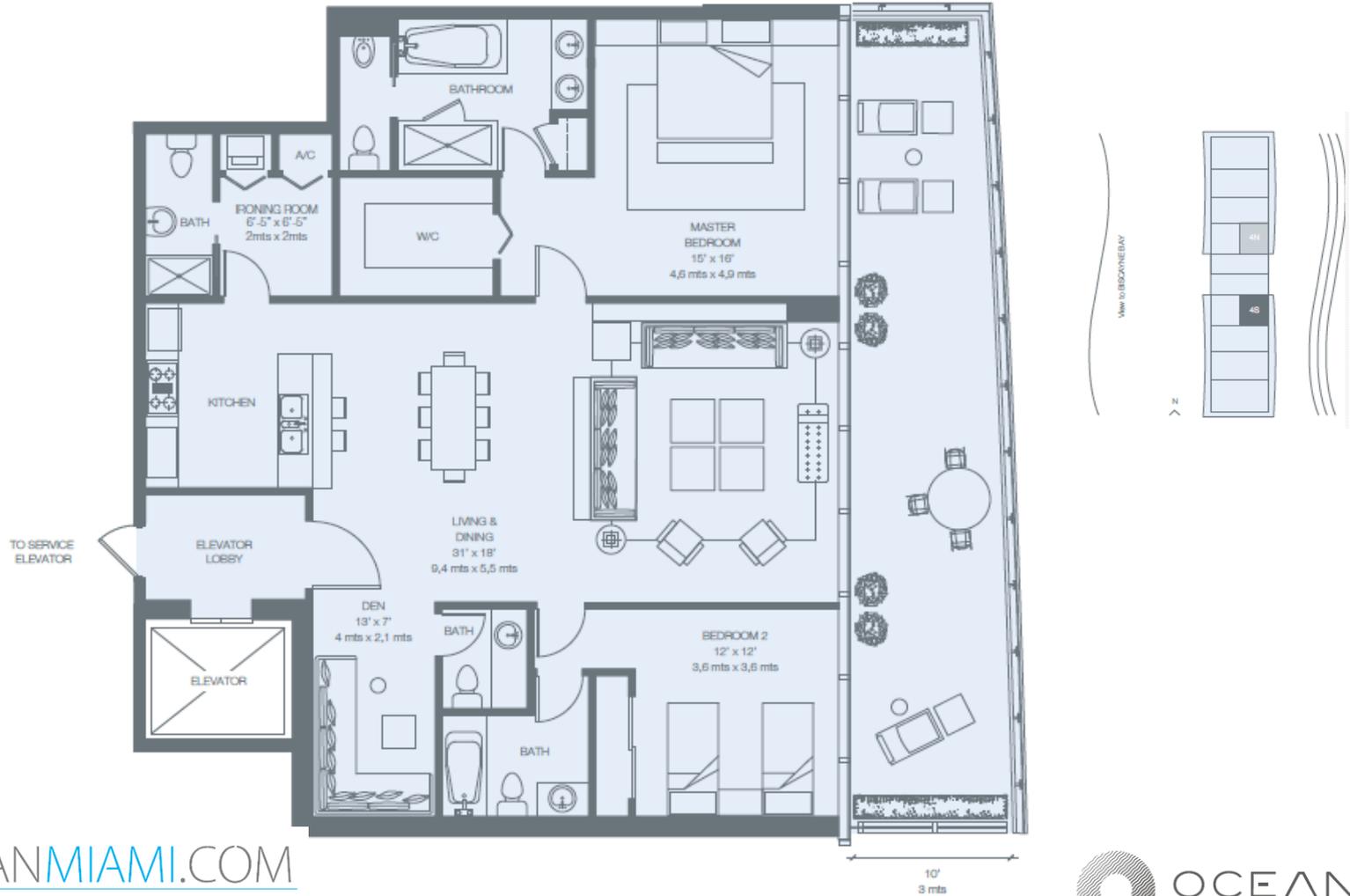
SOUTH TOWER

4th to 12th Floor

RESIDENCE 1,828 sq. ft. 170 sq. mt.
TERRACE 452 sq. ft. 42 sq. mt.

PRIVATE PARKING

Total 2,280 sq. ft. 212 sq. mt.



05S

SOUTH TOWER

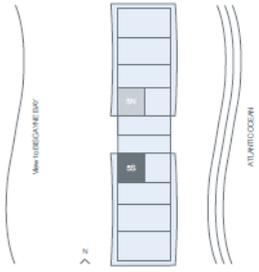
4th to 12th Floor

PRIVATE PARKING

RESIDENCE 1,885 sq. ft. 175 sq. mt.

TERRACE 498 sq. ft. 46 sq. mt.

Total 2,383 sq. ft. 221 sq. mt.



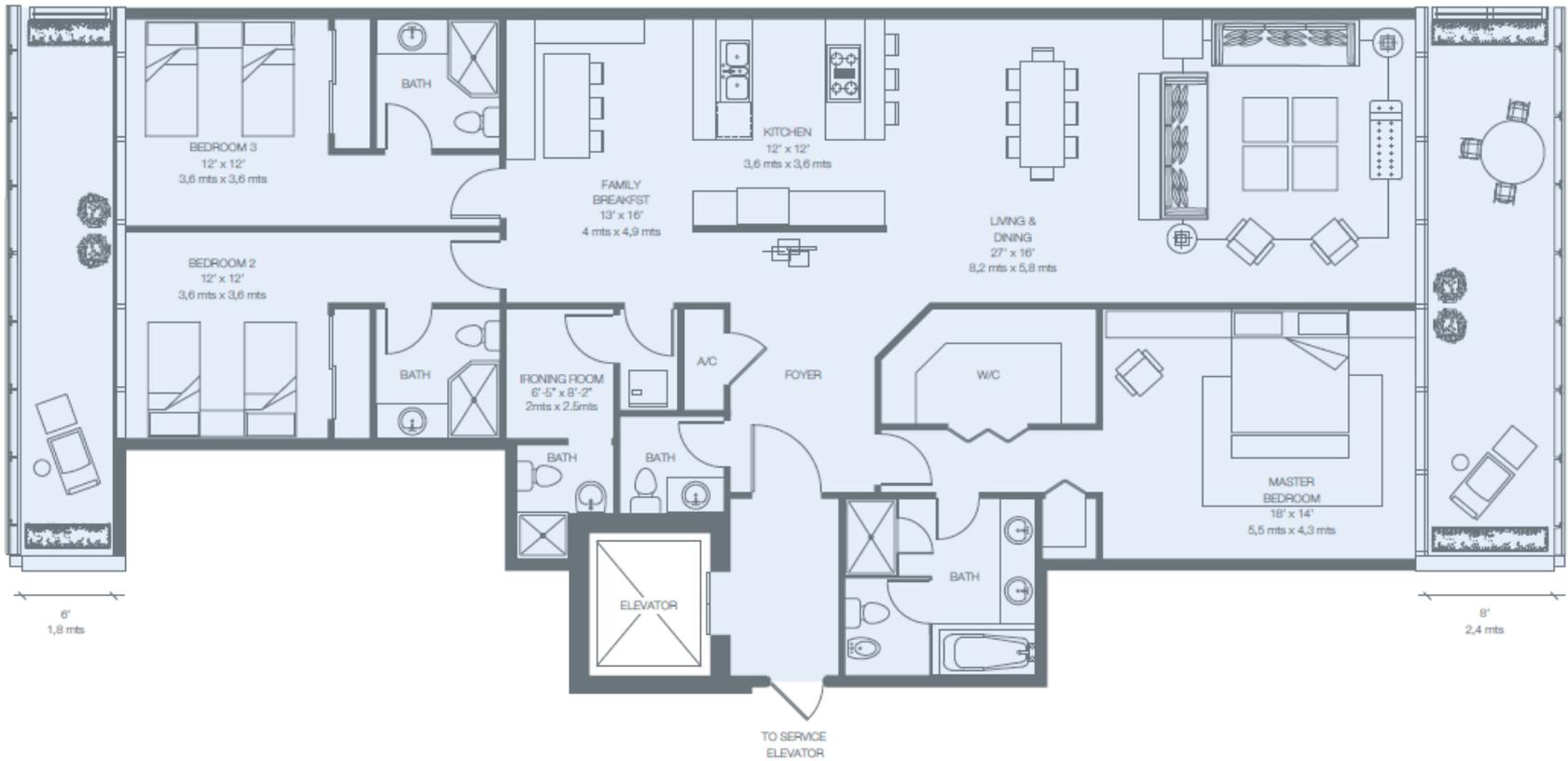
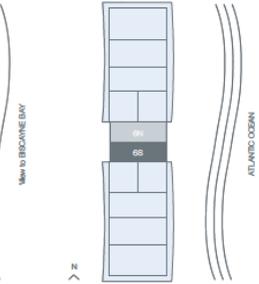
06S

SOUTH TOWER

4th to 12th Floor

PRIVATE PARKING

RESIDENCE	2,406 sq. ft. 223 sq. mt.
TERRACE	443 sq. ft. 41 sq. mt.
Total	2,849 sq. ft. 264 sq. mt.



Residences

Villas



Residences

Villas



Residences

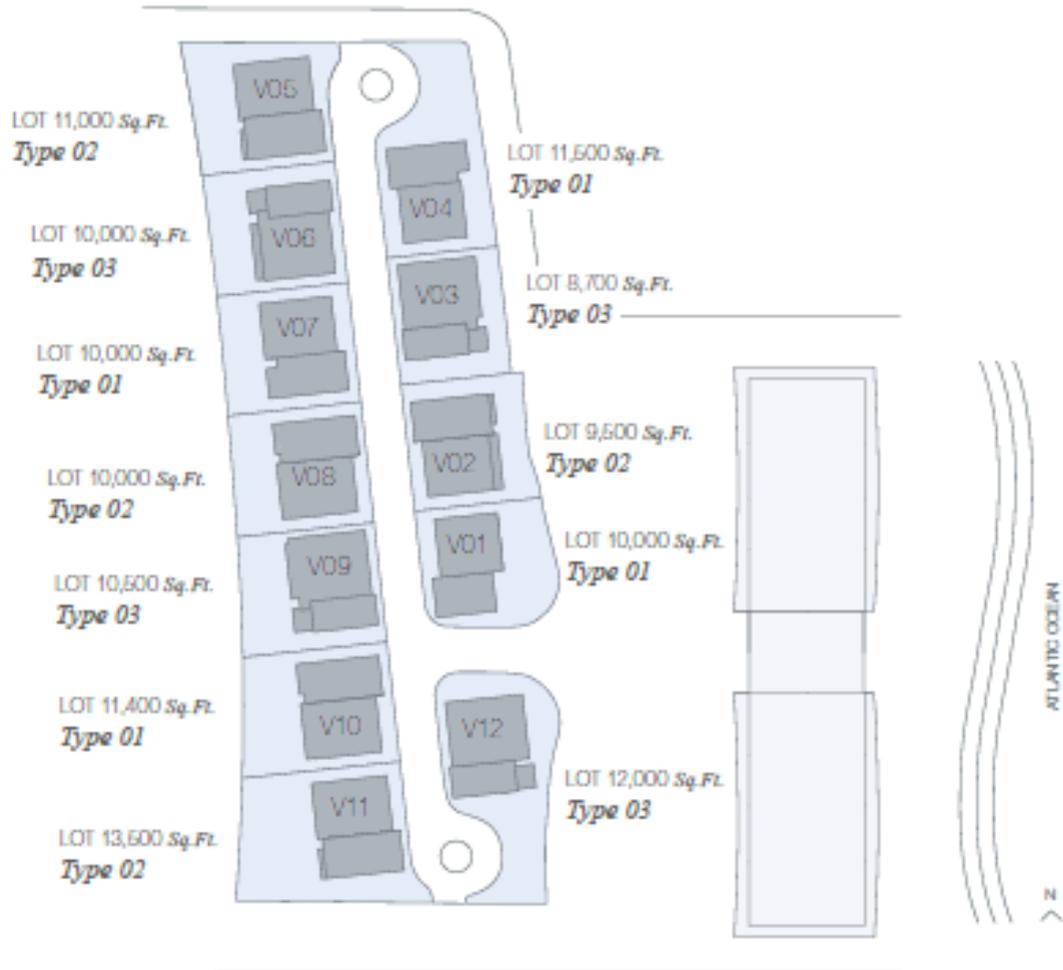
Villas



OCEANA
KEY BISCAINE

Residences

12 Villas



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	5,187 sq. ft.	482 sq. mt.
1st & 2nd Floor		





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.

The Team



Eduardo Costantini

Eduardo Costantini was born and raised in Buenos Aires, where he studied Economics. He later earned a Master's degree in the same discipline at The University of East Anglia in the UK. In 1975 he established a brokerage house, Consultatio Bursatil, which he re-established as an asset management firm in 1991, the same year in which he assumed the role as vice president of Banco Francés del Río de la Plata. He then ventured into the real estate market and has since been responsible for some of the most prominent developments in Argentina, such as Nordelta district and the construction of twin luxury office towers in Catalinas Norte office park. Costantini is also a keen art collector. In 1995 he created the Eduardo F. Costantini Foundation over which he still presides and in 2001, he opened the Malba – Colección Costantini, the Latin American Art Museum of Buenos Aires, a private cultural nonprofit institution that exhibits his own private art collection. He is also a member of the International Advisory Board of the Museum of Modern Art, MoMA, N.Y. Costantini currently resides in Argentina from where he manages real estate developments around the world

The Team



Bernardo Fort-Brescia

Bernardo Fort-Brescia is a founding member of Arquitectonica.

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

The Team



Yabu Pushelberg

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 headquartered 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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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.

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KEY BISCAIYNE

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