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.

ON AN ISLAND IN A VILLAGE TOGETHER

For decades, Key Biscayne has defined exclusivity. Its island beauty, village ease and beach clubs have always painted the ideal picture for those who value intimacy as much as luxury.

Oceana was invisioned with the culture of exclusivity in mind. It was then reimagined for the modern elite.

Discover the newest condominium residences to be built on Key Biscayne in nearly a decade. Own a rare opportunity for a modern home in one of Miami's most distinguished communities.

Eduardo Costantini
Chairman of Consultatio

AS UNIQUE AS A PIECE OF ART

Dear Sir or Madam,

I would like to personally introduce you to my latest residential project, Oceana Key Biscayne. From concept to completion, these luxury condominiums and villas will reflect the union of two of my biggest passions, art and real estate.

In addition to being a collector and patron of fine art, I am also known for my personal method of selecting pieces of art. I aim to discover the best artistic moment of the artist and their best piece, and I bring that same philosophy to real estate.

That is how I see Oceana Key Biscayne:
As the last available piece of paradise on Key Biscayne, Florida, with the finest in architecture, interior design, landscape and construction quality.

I hope you appreciate its rare beauty as deeply as I do and the captivating moment spent in the tranquility of this exclusive environment. To step into Oceana Key Biscayne is to step into a priceless work of art.

I hope you and your family choose to make it your own.

Sincerely yours,

Eduardo Costantini

Beatriz Milhazes Rio de Janeiro, Brasil, 1960 – Lives in London. O Magico, 2001. *El mago*, Graphite and ink on paper. 188cm x 298cm. Colección Eduardo F. Costantini, Buenos Aires.

AS UNIQUE AS A FAMILY MOMENT

Oceana Residences is located nestled within the heart of this island village, near an array of restaurants, shopping and enjoyment. Dine on American, French, Italian or the famous Argentine style restaurants Novecento and Patagonia. Feast on the best sunset view in Miami at The Rusty Pelican. Turn a lunch date into a day of pampering at The Ritz-Carlton's, Key Biscayne's restaurants and spa. When the Atlantic Ocean and Biscayne Bay are your neighbors, the water feels like another home. Enjoy sailing, kite surfing and paddleboarding. Book a tee time where golf's greats have swung the irons on the 18 holes of the bayside Crandon Golf Club. Play all day at the Miami Seaquarium. Ride Key Biscayne's bicycle paths. See the view from the top of the Cape Florida Lighthouse or explore the natural side of Florida within Bill Baggs State Park. Whether you have the soul of an artist or the heart of an adventurer, a taste that loves to be pampered or a family that loves to play, you've found your perfect habitat on Key Biscayne.

Key Biscayne is a self-contained island paradise. When your thirst for excitement can't be contained, remember you're just a short drive from all of Miami's pulse points. Cross the causeway and head south to Gucci, Lacoste, Neiman Marcus, luxe décor and more at The Village of Merrick Park in Coral Gables. Turn north toward the art galleries, design studios and nightlife of Wynwood and the Miami Design District.

Catch breathtaking performances at the Adrienne Arsht Center and world-class exhibitions at the Miami Art Museum. Heat things up with pro basketball at American Airlines Arena. Don't forget South Beach's legendary world of excitement is always eager to please.

From the sizzle, to the action, to the culture, Miami is your perfect playground next door.

The Location

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

Lush and wild, refined and luxurious, flip flops by day, stilettoes by night, a place to raise a glass and raise a family. One island, a thousand possibilities.

Attractions in Key Biscayne

Bill Baggs Cape Florida State Park
Cape Florida
Cape Florida Lighthouse
Crandon Park Beach
Crandon Park Golf Course at Key Biscayne
Crandon Park Marina
Crandon Park Tennis Center
Miami Seaplane Tours
Rickenbacker Causeway Beach

Attractions near Key Biscayne

American Airlines Arena
Miami Seaquarium
Vizcaya Museum and Gardens
Miami Science Museum & Planetarium
The Shops at Mary Brickell Village
Dinner Key Marina
Cocowalk Shopping Center
Village of Merrick Park
Miami Dade Community Freedom Tower Gallery
Port of Miami & Cruise Ship terminals
Bayside Marketplace
Miami Children's Museum

OCEANA
RESIDENCES

10.3 ACRES
1 BUILDING
12 VILLAS

Your features include

Green Building: first LEED-Certified in Key Biscayne
Gated property
500-feet private beach
Overwhelming open space
Extensive lawned areas / lush landscaping
Oversized relaxation pool and pool deck
Pool restaurant
Beach service
Ocean-view fitness center
Spa service
Lap Pool
Putting Green
Tennis court
Reception and Concierge services
Underground assigned parking
Valet & golf cart parking
Party room
Kids room
Media room
Art Collection
Private unit elevator & lobby
Service elevator
Oversized balconies

"A BUILDING DESIGNED TO BE A REFLECTION OF THOSE WHO CALL IT HOME."

– Bernardo Fort-Brescia

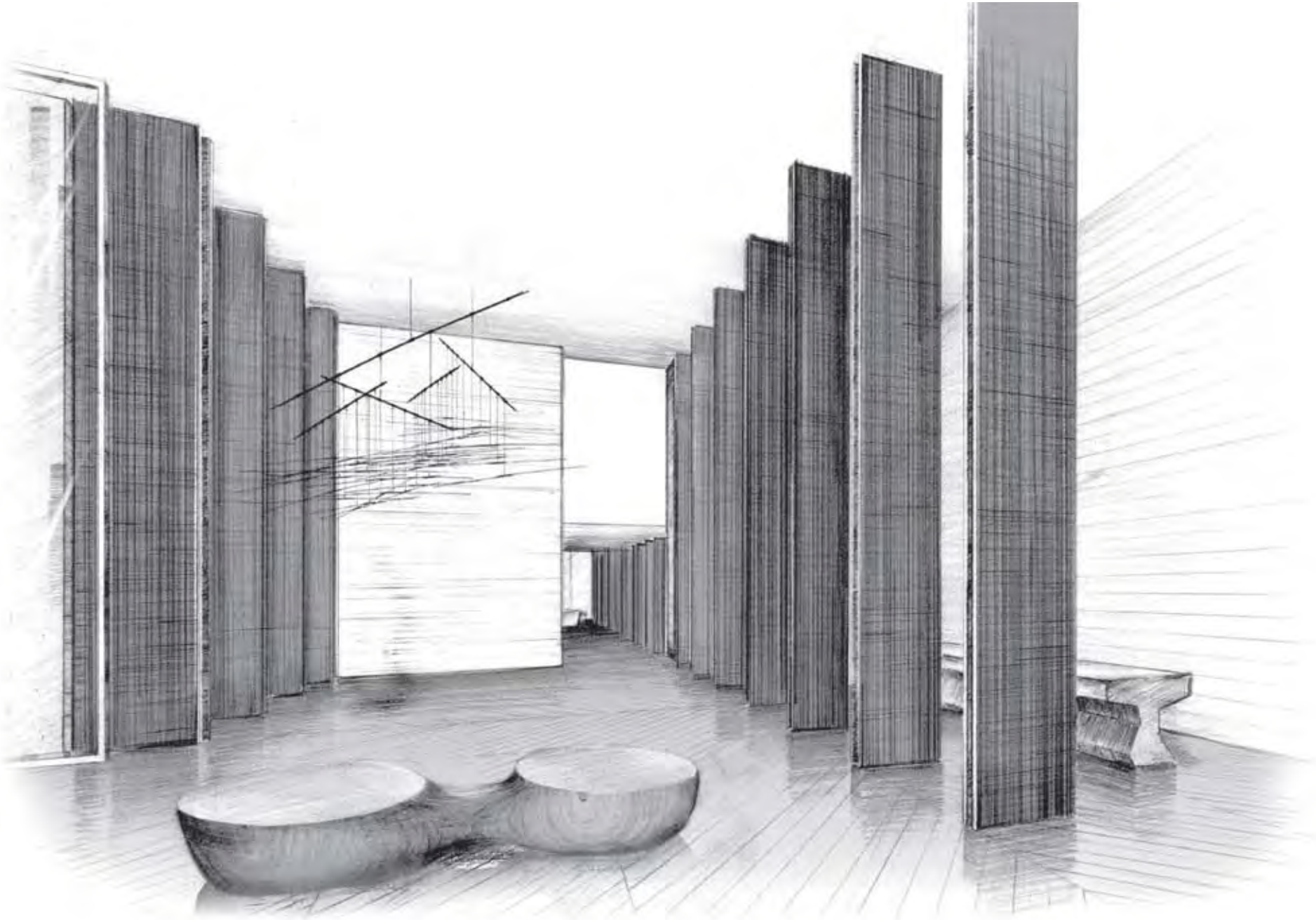
500 ft OF
BEACH FRONT
PROPERTY

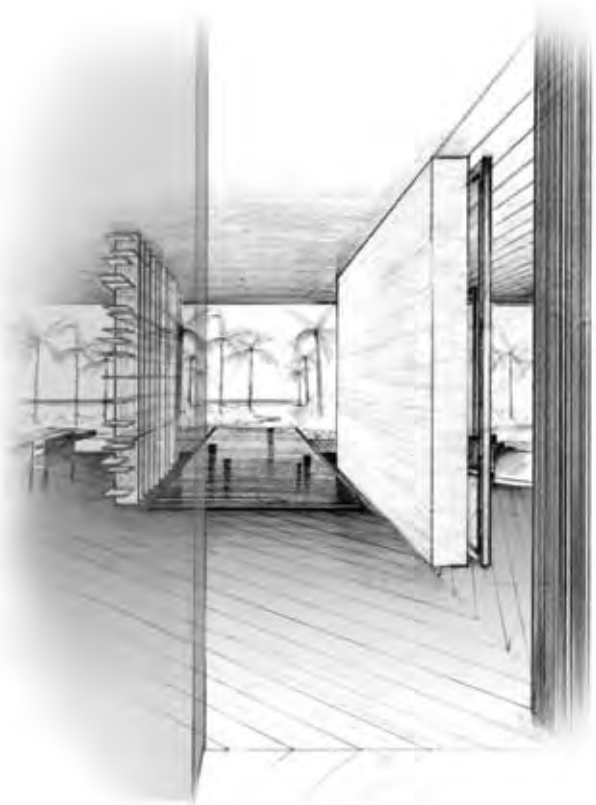
A PLACE DESIGNED TO MIRROR WHO YOU ARE

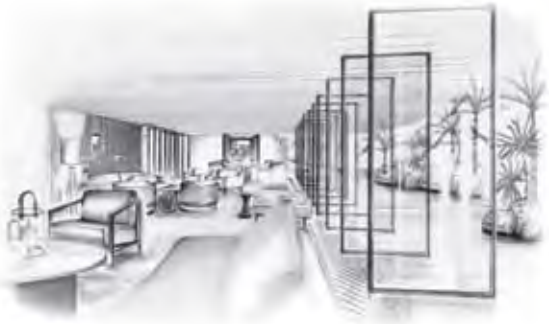
PRIVATE TERRACES WITH STUNNING OCEAN VIEWS

MODERN ARCHITECTURE DESIGN AND CONNECTION WITH THE OCEAN BREEZE

AS UNIQUE AS LOVE AT FIRST SIGHT







by YabuPushelberg

Unit North View

AS UNIQUE AS AN INSPIRING OCEAN SUNRISE

Penthouse Terrace

Penthouse Terrace

AMENITIES THAT GO ABOVE AND BEYOND ONE'S EXPECTATIONS

Main Pool

Fitness Center & SPA

Pool Restaurant

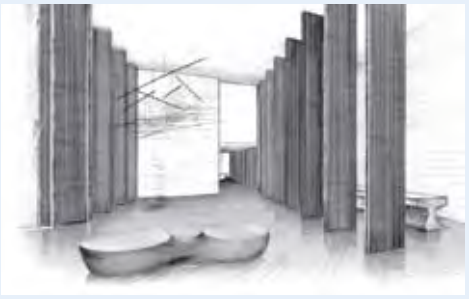
Cabanas

ALL OF THESE DETAILS AND MOMENTS TOGETHER MAKE OCEANA AS UNIQUE AS A PIECE OF ART

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.

Residences

Private elevators lead to open-space / modern design units, framed with floor-to- ceiling windows and spacious balconies overlooking blue skies or waters. Your beautiful kitchen will feature state of the art appliances and Euro-style cabinets. And master baths as open and airy as a walk on the beach.

Lifestyle

Oceana Residences combines it all: perfect location, your own beach and blue ocean, exclusive resort-style amenities and high-end features and services. 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. That was 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, such as Nordelta district, and the construction of twin luxury office towers in Catalinas Norte office park. E. Costantini is an art collector. In 1995 he created the Eduardo F. Costantini Foundation, which he presides in 2001, he opened the Malba-Colección Costantini, Latinamerican Art Museum of Buenos Aires which is 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 the University of Miami. 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.

The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. The photographs contained in this brochure have been taken off-site and are merely intended as illustrations of the activities and concepts depicted therein. Nothing herein shall constitute an offer to sell, or a solicitation of offers to buy, in states in which such offers or solicitations cannot be made.

OCEANA
RESIDENCES

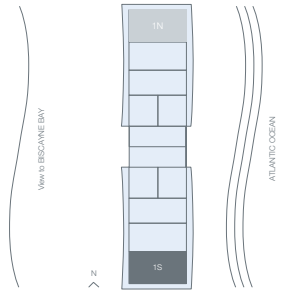
01S

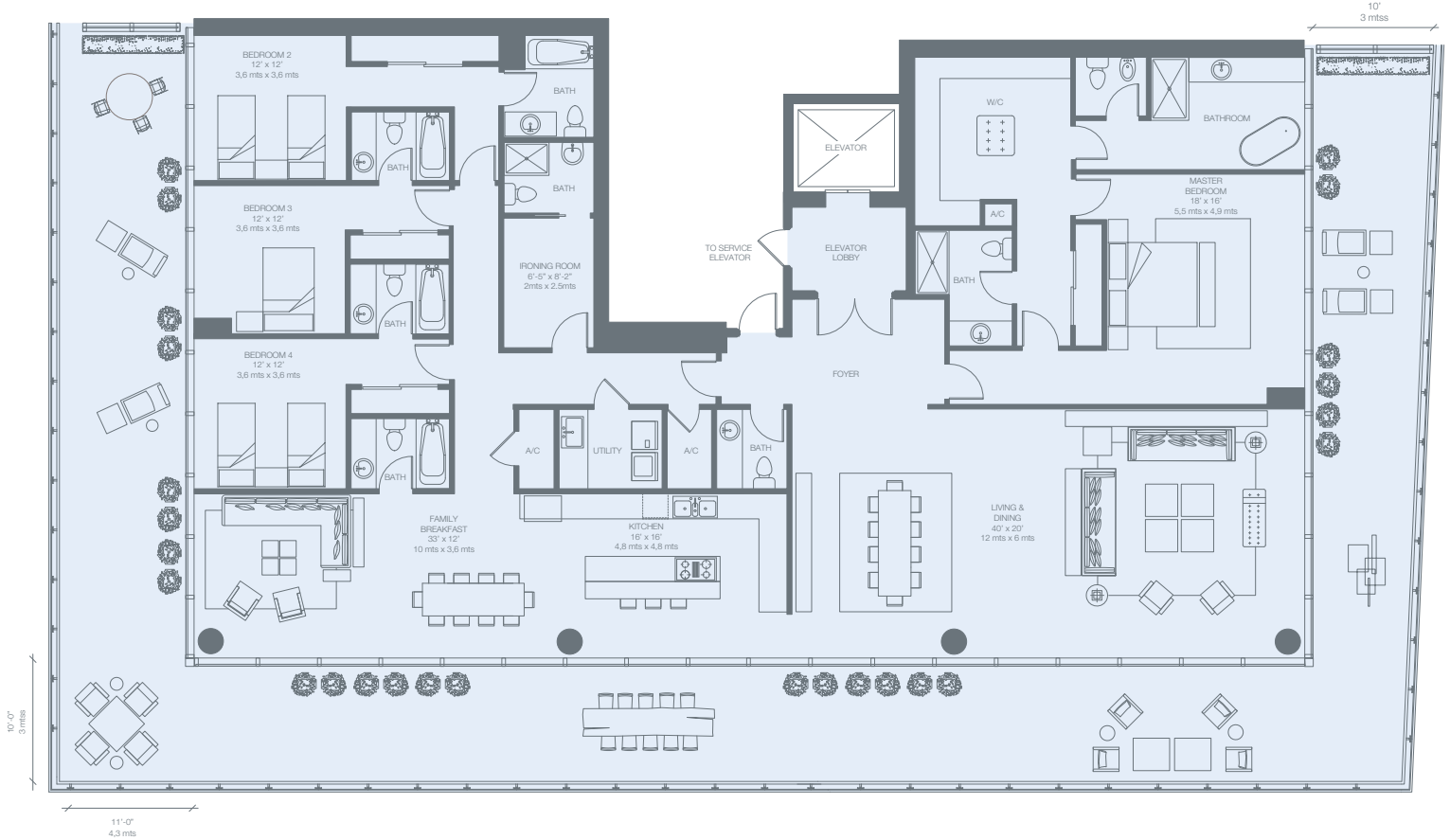
SOUTH TOWER

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.*





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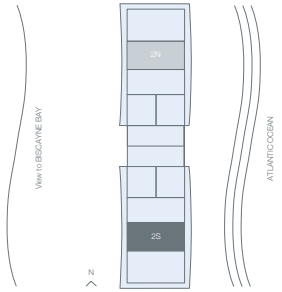
02S

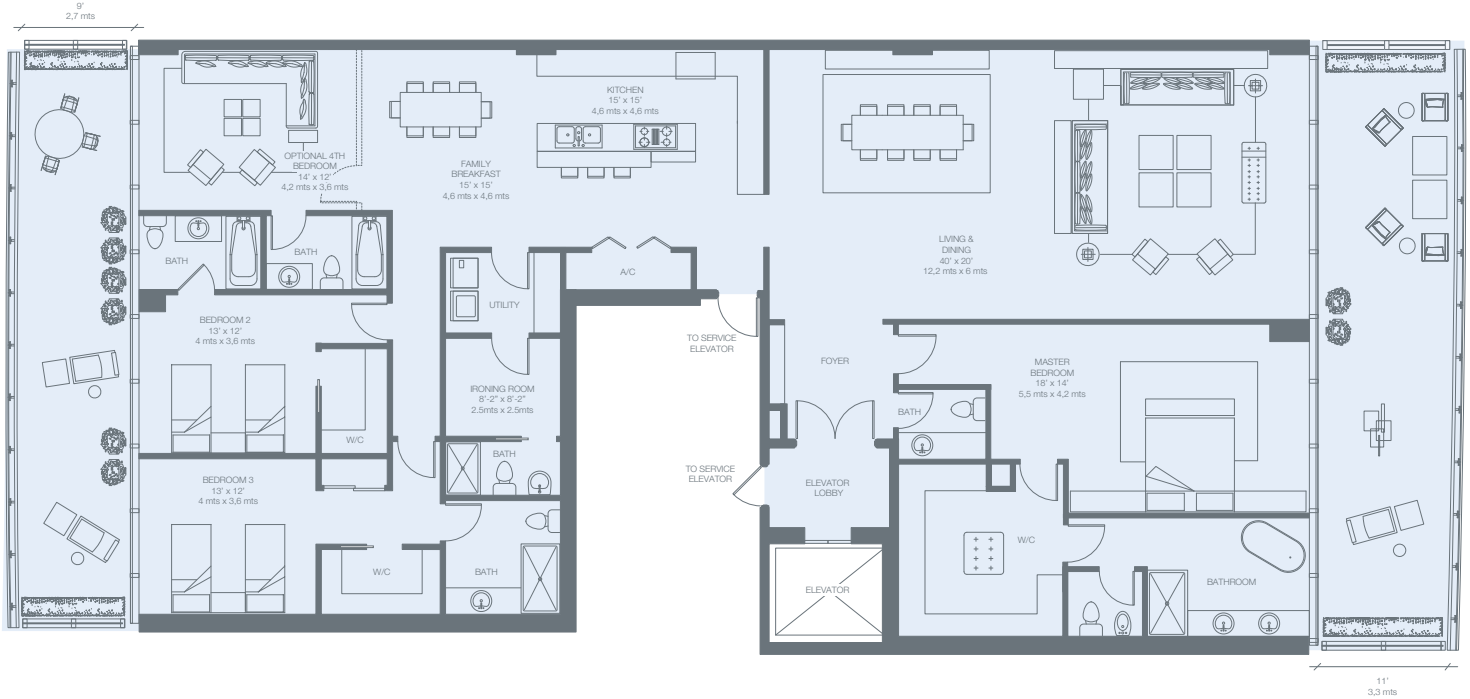
SOUTH TOWER

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.*





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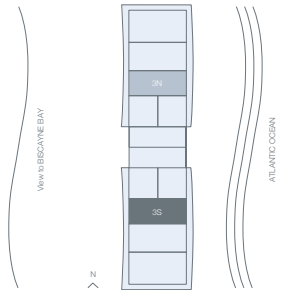
03S

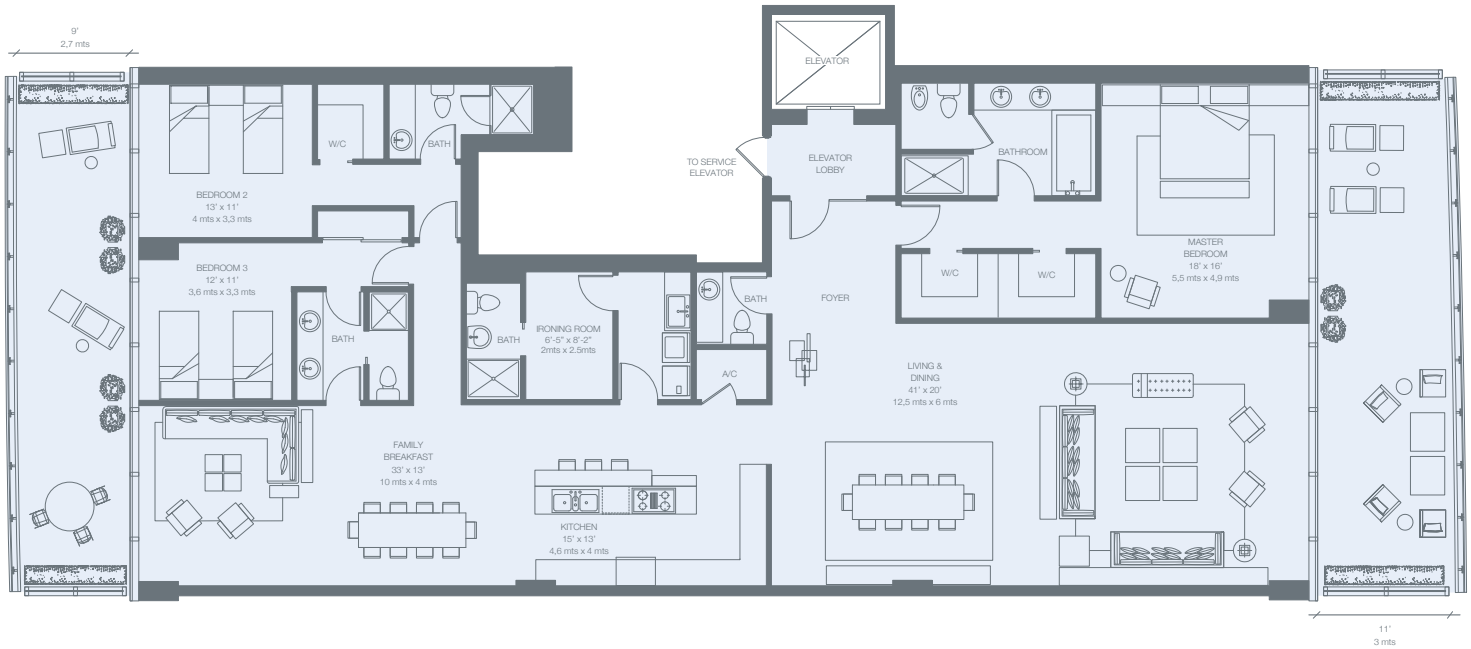
SOUTH TOWER

4th to 12th Floor

PRIVATE PARKING

RESIDENCE	3,226 *sq. ft.* 298 *sq. mt.*
TERRACE	778 *sq. ft.* 72 *sq. mt.*
Total	4,004 *sq. ft.* 370 *sq. mt.*





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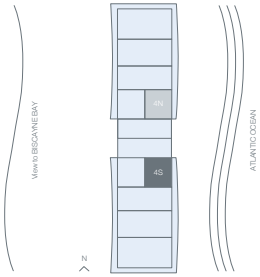
04S

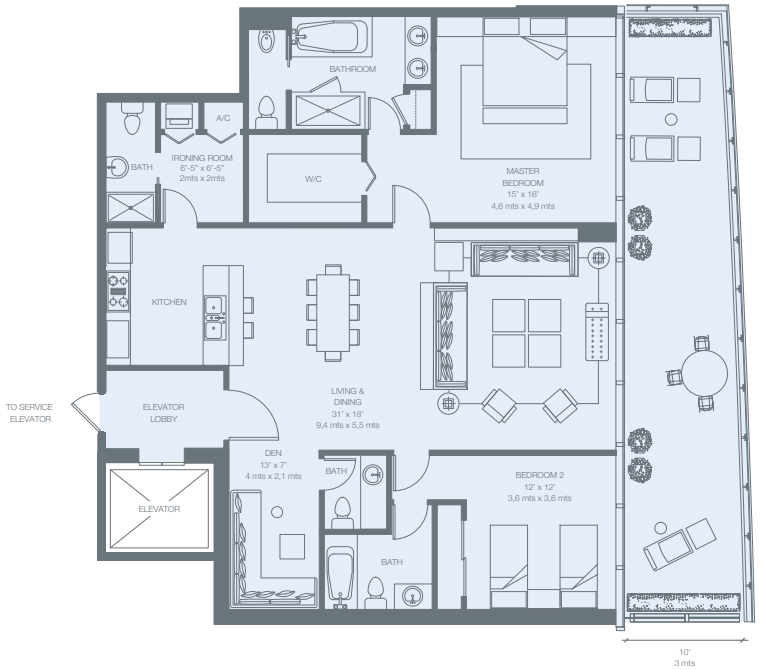
SOUTH TOWER

4th to 12th Floor

PRIVATE PARKING

RESIDENCE	1,828 *sq. ft.* 170 *sq. mt.*
TERRACE	452 *sq. ft.* 42 *sq. mt.*
Total	2,280 *sq. ft.* 212 *sq. mt.*





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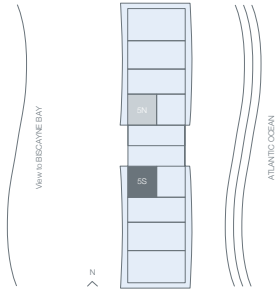
05S

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.*



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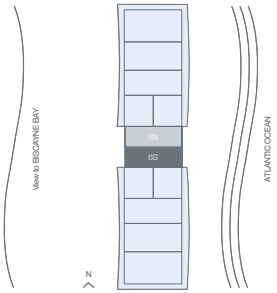
06S

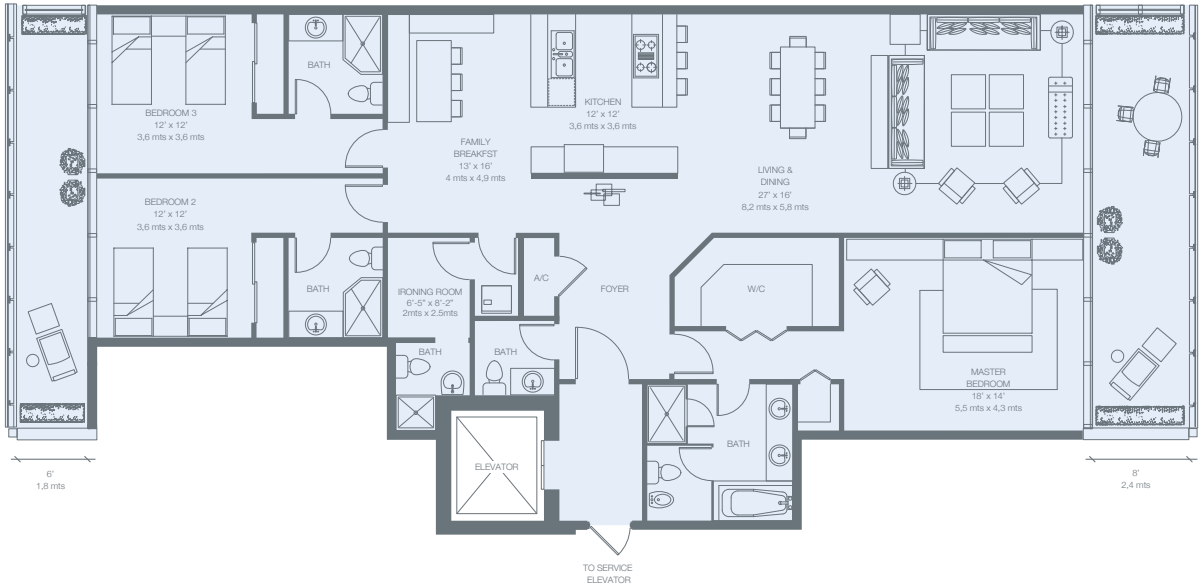
SOUTH TOWER

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.*





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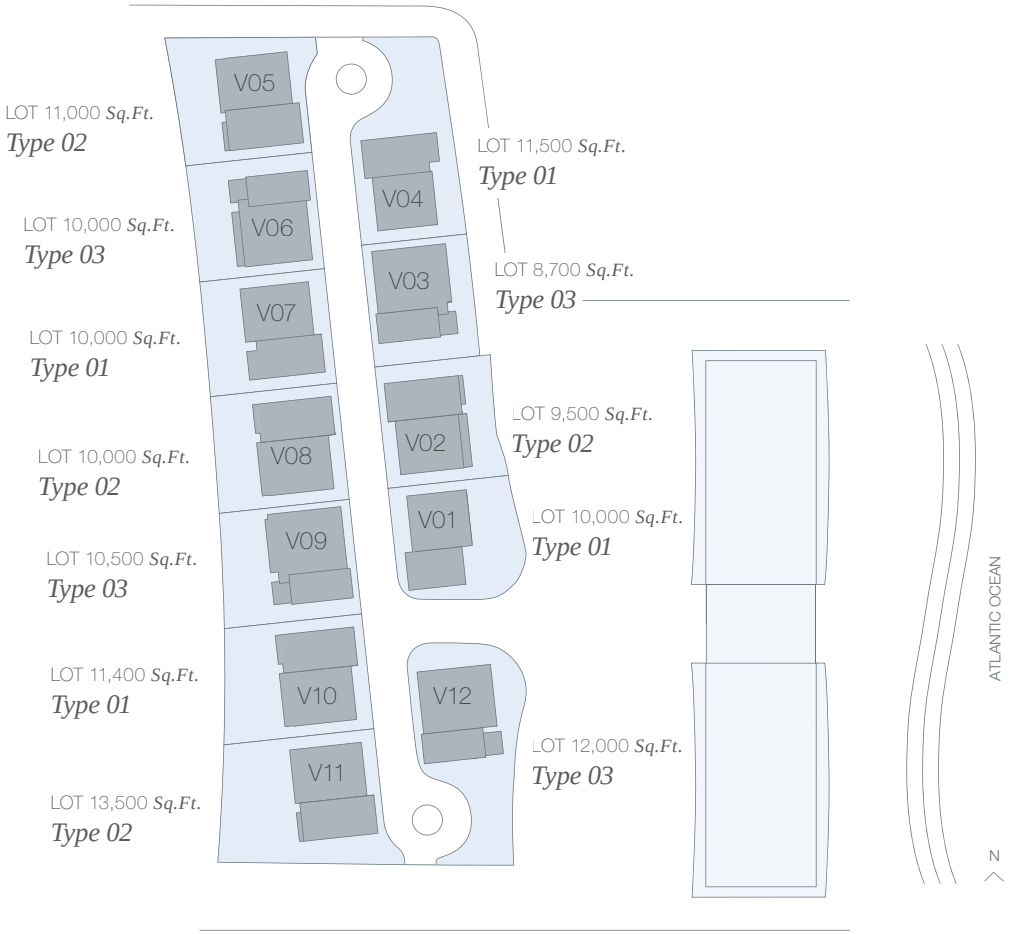
OCEANA
VILLAS

MANICURED LANDSCAPES, ELEGANT INTERIORS, COMBINED IN PERFECT HARMONY

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)

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.*

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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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