

PALAZZO DELLA LUNA

A World Apart. A World of its Own.





A World Apart. A World of its Own.

Prized for its serene tropical environment, privacy and security, the exclusive Fisher Island enclave is located just off the tip of Miami Beach and offers its residents an abundance of amenities including a renowned Beach Club, two marinas, golf course, tennis center, boutique hotel, private school, bird sanctuary, exclusive spa and several world-class dining establishments and over one mile of private beach with sand imported from Bimini.



A Heartbeat Away from a Cosmopolitan Metropolis

Situated on Government Cut where Biscayne Bay meets the Atlantic Ocean, Fisher Island is just minutes from both Downtown Miami and world famous South Beach. The 216-acre resort community is home to more than 700 families from around the world. Upon completion, Palazzo Della Luna's 50 residences will join Palazzo Del Sol's 43 in bringing the island occupancy near to its maximum allowance, making Fisher Island one of the world's most elusive and sought after destinations.

Privacy, Security & Transportation

Securing the privacy, safety and welfare of residents is a top priority on Fisher Island. To that end, transportation to Fisher Island is regulated and monitored by means of private yacht or auto-ferry with a convenient 7-and-a-half-minute ride, 365 days a year. Courtesy golf cart shuttles to any point on the island are offered to residents, and an off-island parking lot and trolley is provided for employees. The Fisher Island Public Safety Department and The Fisher Island fire station provide services 24 hours a day. There is no recorded/reported crime.





An Exclusive Island Refuge

Since its founding in 1906, and through its days playing home and host to a number of the world's elite business and society leaders, Fisher Island remains a rare and unique retreat. It was once the winter home of William K. Vanderbilt II who famously traded his yacht to Carl Fisher for the land on which to build his estate. Fisher Island did not see any residential development until the mid 1980's. Today, Palazzo Della Luna and Palazzo Del Sol are the first new construction in over a decade and are the only properties on the island with interior amenities, contemporary interior design and personalized service, yet maintaining the Mediterranean architecture mirroring the 1936 Vanderbilt Mansion.



The Vanderbilt Mansion

The heart and soul of the Fisher Island Club is the grand Vanderbilt Mansion. Built from beautiful coral stone by Swiss-born American architect Maurice Fatio in a charming Mediterranean style, the baronial estate has housed dignitaries and luminaries for nearly a century. Its courtyard is centered around a majestic 200-year-old Banyan tree that is as historic as the mansion itself.



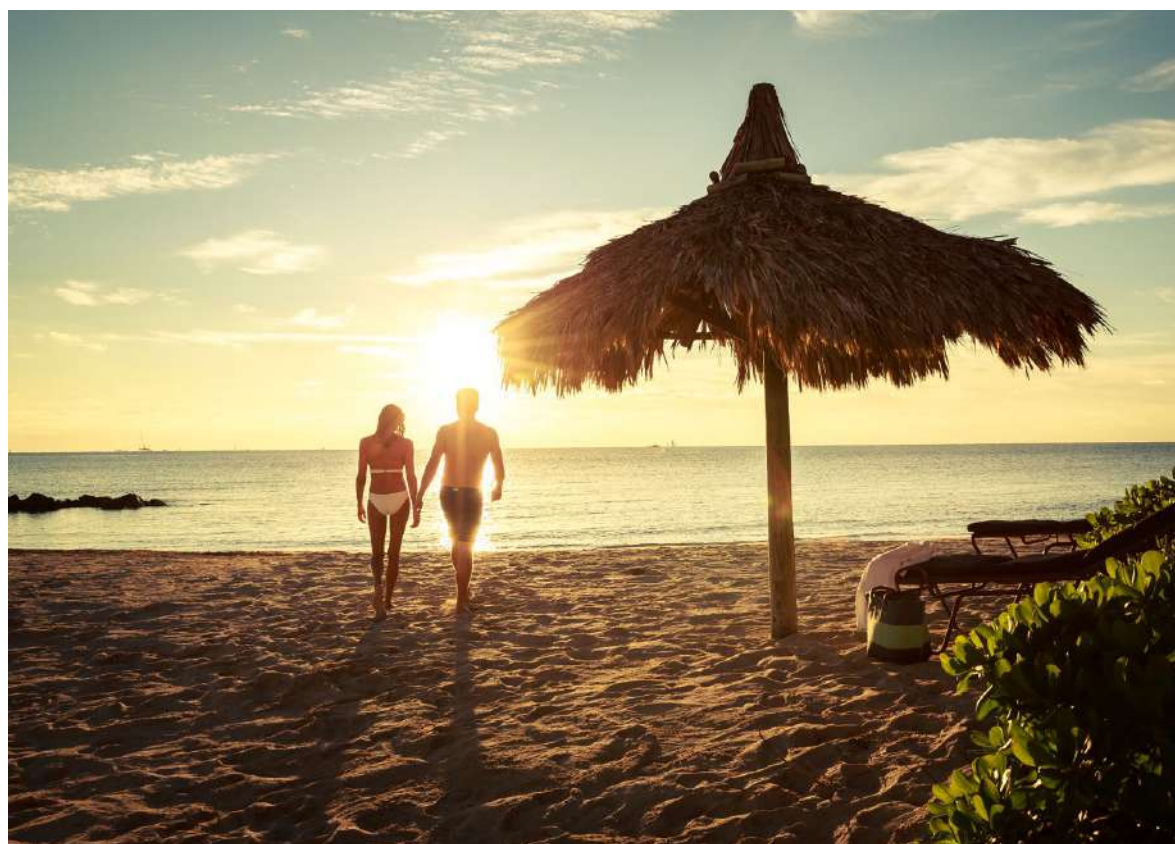
The Fisher Island Club Hotel

A member of Leading Hotels of the World, the Fisher Island Club Hotel is a boutique hotel with 15 charming rooms including one-of-a-kind villas, luxurious guest house suites and enchanting cottages all situated around the Vanderbilt Mansion, many with private in-ground spas. The hotel has been a recipient of the Condé Nast Johansen “Most Excellent Small Hotels” Award for the Americas, Caribbean, Atlantic & Pacific regions.

Spa Internazionale

Exclusively accessible to Club members and resort guests, Fisher Island's Spa Internazionale is the premier full-service spa in Miami. Housed in a 24,000-square foot facility (once the seaplane hangar of William K. Vanderbilt II), the Spa evokes a soothing Mediterranean ambiance and offers a full range of rejuvenating and indulgent treatments to promote relaxation, anti-ageing and beautification. Spa Internazionale is also home to an extensive "wet area", including a lap pool, hot and cold plunge pools, Roman waterfall, steam rooms and an infrared sauna. Perfect for preparing for a special night out or simply as part of one's regular routine, the full service salon offers a complete set of services, from hairstyling to skin and nail care.





The Beach Club & Private Beach

One of Fisher Island's crown jewels is the exclusive Beach Club. With panoramic views taking in the Atlantic Ocean and Biscayne Bay, the Beach Club is the epicenter of the island's social life. Members can indulge in an entire day's activity, from lounging in the sun on the beach through to taking a dip in the Vanderbilt Mansion's swimming pool or dining on a delicious meal of expertly-prepared delicacies.



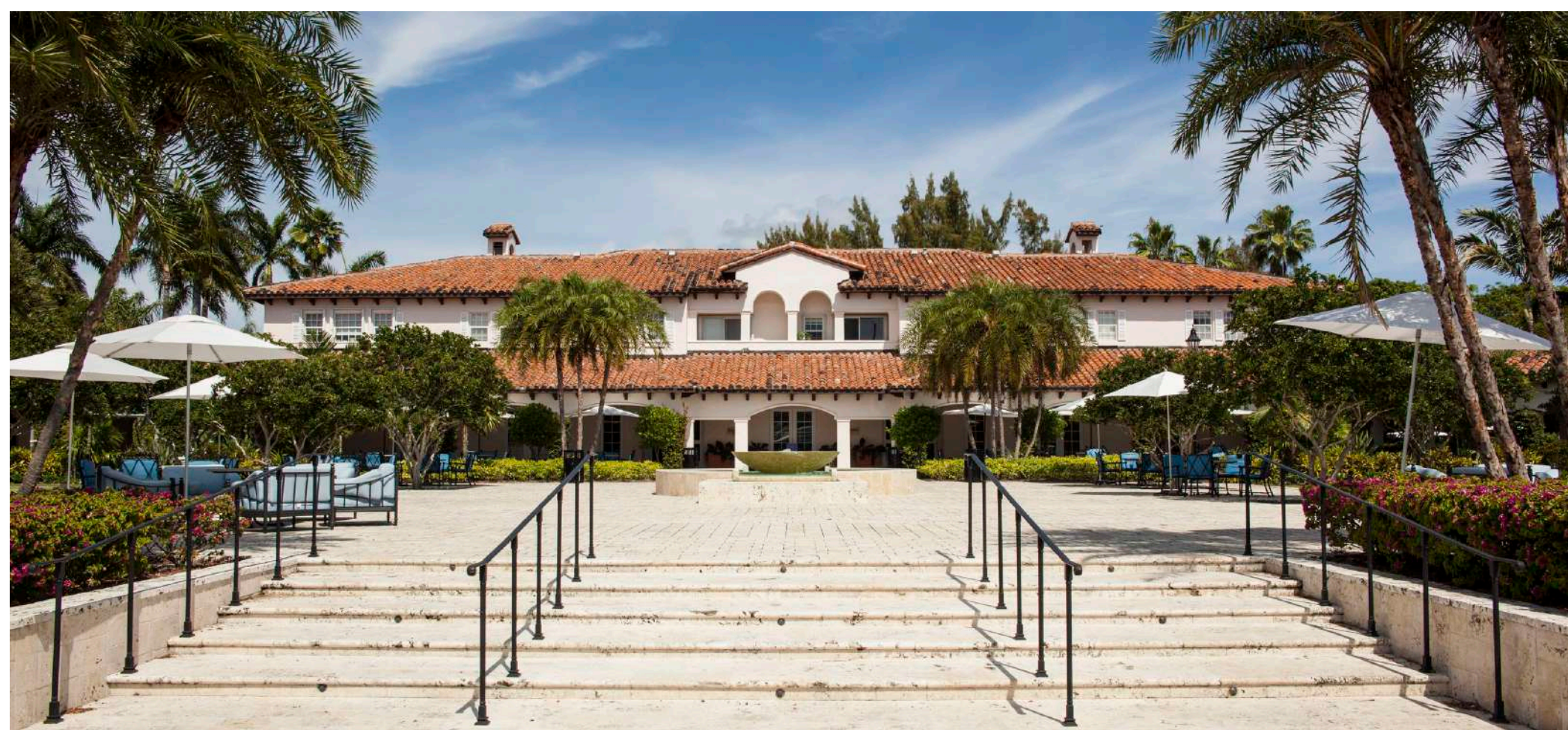
Garwood Lounge & Piano Bar

Fine dining in an intimate setting can be found at this outstanding steakhouse tucked away within the historic Vanderbilt Mansion. The Garwood's restored 1920's era oak paneling and décor create an ambience of true elegance and sophistication.



Dining on Fisher Island

- Waterfront dining and shopping
- La Trattoria casual eatery
- Elegant Porto Cervo restaurant
- The Golf Grille



Gourmet Island Market

At Gourmet Island Market, residents have access to an extensive selection of groceries and wine. Regular deliveries from around the world ensure that no wish or desire will go unsatisfied, while the Market's central location means it could not be quicker and easier to reach and use.





The Links

The Links at Fisher Island is among the best 9-hole golf courses in the country, providing the perfect opportunity for club members to hone their game from two sets of tees. Designed by celebrated golf course designer P.B. Dye, the course is a worthy challenge for golfers of all levels with its fast-playing Paspalum grass and cleverly-positioned lagoons, bunkers, and laser-leveled tees.

- Par 35, nine-hole championship course designed by P.B. Dye
- Driving range and putting green
- Clubhouse with Pro Shop
- Greenside casual dining at the Golf Grille





The Racquet Club

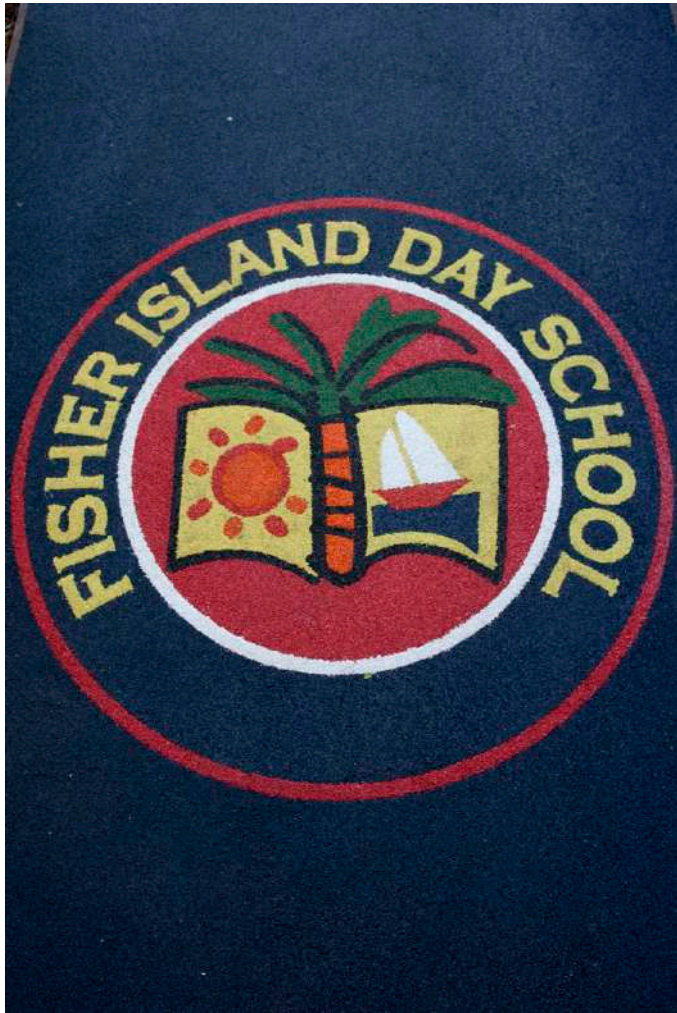
Fisher Island Racquet Club boasts some of the country's finest tennis facilities and is widely viewed as one of the best clubs in the world.

- 18 courts including all Four ATP Grand Slam playing surfaces: 2 Deco Cushion hard courts, 2 grass courts, and 5 red clay courts plus 9 Har-Tru clay courts.
- Private Instruction
- Pro Shop
- Meeting facilities



The Marinas

- Two surge-proof marinas with 118 slips
- Accommodates vessels up to 250 feet
- Dockmaster store
- Seaplane ramp
- Yacht and fishing charters available
- Marina slips available for sale and/or for rent



Fisher Island Day School

To prepare young residents for their academic journeys, Fisher Island is home to the accredited Fisher Island Day School, serving students from early education through eighth grade. With an enrollment of more than 100 students, the school is led by a faculty whose passion and qualifications instill a life-long love of learning through exciting subjects ranging from Mandarin Chinese to nature studies, with the latter benefiting from study of surrounding ecosystems. State-of-the-art facilities and opportunities for further instruction and after-school care contribute to the appeal of the school, while the strong academic performance of students has enabled Fisher Island Day School to consolidate its place as one of the leading elementary schools in Dade County, Florida.



PALAZZO
DEL SOL DELLA LUNA



- 1 PALAZZO DELLA LUNA
- 2 PALAZZO DEL SOL
- 3 ARRIVAL/VALET PARKING
- 4 GARAGE ENTRANCE

- 5 WATERFRONT NORTH LOUNGE
- 6 CENTRAL PARK DESIGNED BY ENZO ENEA
- 7 CROQUET LAWN

- 8 BOCCE BALL COURT
- 9 34-METER SUNSET POOL
- 10 HIS & HERS SPA CABANA
- 11 SPA

- 12 COLD PLUNGE
- 13 POOL BAR/TOWEL SERVICE AND REFRESHMENT CABANA

- 14 TRANQUILITY GARDEN/YOGA LAWN
- 15 PALAZZO DEL MARE
- 16 GOVERNMENT CUT

- 17 SUNRISE POOL
- 18 SOUTH LOBBY



An Oasis of Calm and Conviviality

Palazzo Della Luna was meticulously designed to honor the legacy and setting of Fisher Island. The sprawling 10-story, 50-residence Palazzo designed by Kobi Karp features an unrivaled range of amenities and privileges available to residents only. Champalimaud Design has curated elegant and timeless interiors throughout the lobby level amenities and the building is set within tropical gardens and outdoor spaces designed by Swiss landscape architect Enzo Enea.

PALAZZO DELLA LUNA SERVICES & AMENITIES

Indoor Amenities:

- 6-star multi-lingual concierge receives you in the elegantly appointed south lobby
- Waterfront north lounge with butler-serviced Italian aperitivo bar and intimate library
- Two treatment & massage suites
- Beauty salon for hair, manicures, pedicures and makeup
- Fitness center with top-of-the-line equipment designed by The Wright Fit
- Kidville children's playroom inspired by the students at Fisher Island Day School
- Media room with luxury seating available for private viewings and functions
- Business center with video conferencing capability
- Wireless high speed internet throughout lobby level and pool terraces
- 24-hour front desk reception & security
- Valet parking with optional self-parking

Outdoor Amenities:

- 4,000+sq.ft. 34-meter infinity-edge "Sunset Pool" with 2 lap lanes and underwater banquette seating
- 1,750+sq.ft. 21-meter infinity-edge "Sunrise Pool" with underwater banquette seating
- Pool bar with attendant offering towel & refreshment service
- Intimate his & hers "Spa Cabana" with sauna, steam and shower, adjacent to cold plunge & spa
- Expansive pool terraces enveloped in lush landscaping
- Nine poolside cabanas available for purchase (subject to availability)
- Central Park designed by Enzo Enea with outdoor tea gardens, croquet lawn & bocce ball court
- Tranquility garden with serenity yoga lawn

Parking and Related Facilities:

- Covered parking for vehicles and golf carts
- Capacity for electric car charging stations
- PDL Signature Garia golf cart with dedicated charging stations
- Air-conditioned storage spaces available for purchase (subject to availability)
- On-site emergency generator for elevators and life safety systems

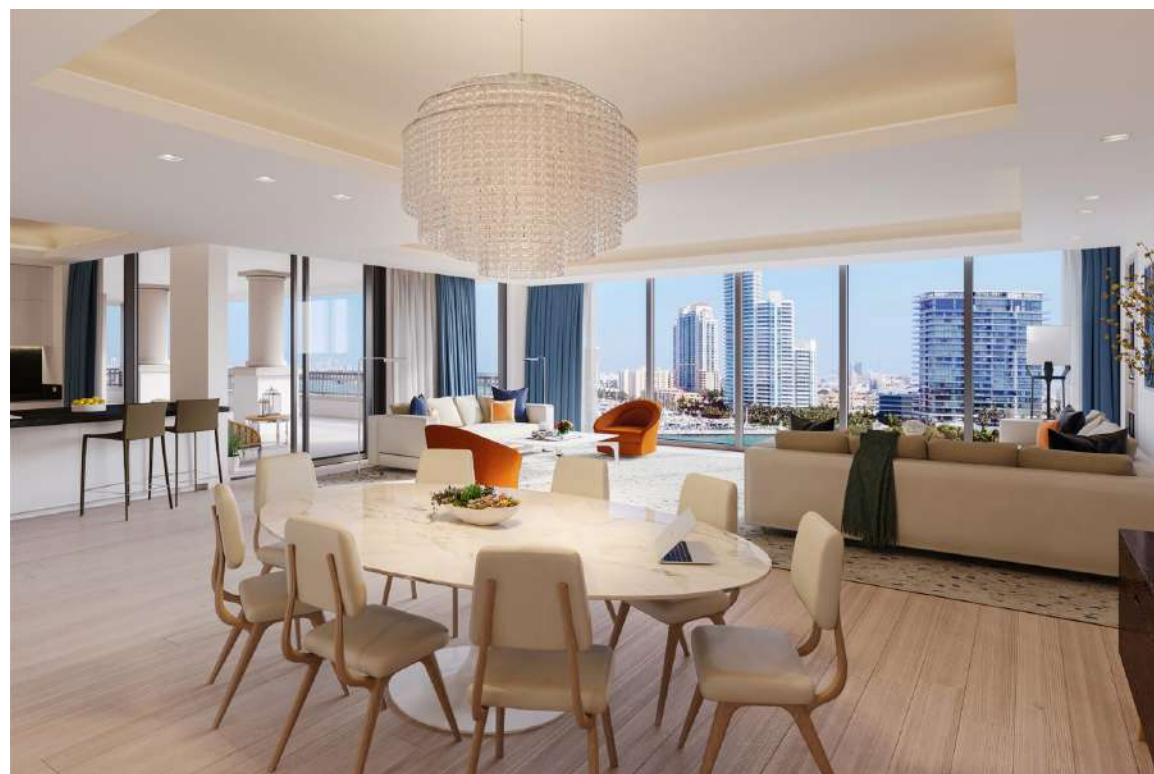
RESIDENCE FEATURES

- Contemporary floorplans with spacious floor-through layouts
- Panoramic water, city and island views
- Deep terraces with fine porcelain flooring
- Wide plank European oak wood flooring throughout interiors
- Private elevator entry
- Full height impact-resistant insulated window system
- *Lualaba* interior doors and hardware with magnetic locks
- High efficiency AC system with linear air diffusers operated by *Nest* thermostat
- Mold-resistant level 5 drywall finish
- High speed fiber-optic internet service
- Custom *Boffi* kitchens:
 - *Boffi* “Xila Collection” kitchen with Blum self-closing hardware
 - Bohemian grey granite countertops
 - *Miele* appliances
 - *Sub-Zero* refrigeration and wine coolers
 - *Dornbracht* sink faucet
 - Dimmable under-cabinet LED lighting
- Luxuriously appointed master bathrooms:
 - Custom *Boffi* “Fisher Island” soaking bathtub with *Dornbracht* faucet
 - *Boffi* floating vanity with LED lighting built in to mirror
 - *Margraf* honed statuarii book-matched marble
 - *Dornbracht* oversize rain shower with *Starphire* glass door
 - *Dornbracht* plumbing controls
 - Wall-mounted *Duravit* toilets with “SensoWash®”
 - Designer wall coverings
- Secondary bathrooms:
 - *Boffi* cabinetry with Cristalplant® floating vanity
 - *Margraf* honed Carrara marble with velvet finish
 - *Dornbracht* plumbing controls
 - *Duravit* wall-mounted toilets
 - *Starphire* glass shower doors

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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. This is not an offering in any state in which registration is required but in which registration requirements have not yet been met. This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made in New York until an offering plan is filed with the New York State Department of Law.

North Lobby - Aperitivo Bar - Library - Lounge





Residences at Palazzo Della Luna

A number of spacious 3- to 7-bedroom residences with contemporary floor-through floorplans are available at Palazzo Della Luna. Each new home features wide plank European oak wood flooring throughout, deep terraces with panoramic water, city and island views and a selection of the world's finest quality interior appointments.

FIXTURES AND FINISHES

APPOINTMENTS CURATED FOR EXCELLENCE.

Palazzo Della Luna's residences are appointed with a list of inspired details that are not only beautiful, but also offer the highest quality functionality from a well-edited selection of the world's leading luxury brands. All materials, surfaces and fixtures have been hand-selected to achieve supreme levels of comfort and luxury.



DURAVIT
SensoWash®

Duravit SensoWash® represents a new feel for design, comfort and cleanliness. The intelligent shower-toilet offers great quality of life and its various functions – from opening the toilet lid to selecting the cleaning nozzles – can be easily operated by remote control.

“The world’s best design meets the world’s finest materials at every touch point.”

**DORN
BRACHT**

Luxurious faucets

Dornbracht plumbing controls at Palazzo Della Luna are the embodiment of exclusive design. Dornbracht is distinguished by its German heritage, and the company's sophisticated designs have won numerous international awards. The brand is renowned worldwide for being an innovative leader of vibrant creativity and luxury innovation.



lualdi
Interior doors

Lualdi has earned recognition for its leadership in designing interior doors and custom-built furniture through a combination of intense research and experimenting with new forms, technologies, processes and materials over time. A pioneer in industrial design since 1960, Lualdi has developed a range of high quality products curated by top names in Italian and international design, including models featured in the residences and common areas of Palazzo Della Luna. Lualdi has paid meticulous attention to product quality and processes for four generations, while at the same time upholding a time-honored commitment to protect the environmental, social and ecological sustainability of all materials and resources used.

Flooring

Residences at Palazzo Della Luna are fitted with sumptuous wide plank European oak wood flooring throughout the interiors, while deep terraces come complete with wood-look porcelain tile flooring. Crafted with exceptional materials, the flooring enhances the spacious floor-through layout of each unit, and allows owners to move in quickly and easily.



Boffi
Kitchen finishes

Following its successful collaboration with Palazzo Del Sol, Boffi is honored to partner with Palazzo Della Luna, bringing consistency of quality, design and passion the brand is known for to the kitchens and master bathrooms of Fisher Island's most prestigious building once again. Boffi's 360-degree design view is harmoniously integrated with Champalimaud's total design concept, and perfectly suited to the beauty of the island and prestigious project. Kitchens with Boffi's Xila Collection cabinetry and Blum self-closing hardware are delivered with durable, stylish Bohemian grey granite countertops.



Miele
Kitchen appliances

Palazzo Della Luna's residences boast gourmet kitchens at the vanguard of design thanks to a selection of Miele appliances that everyone from the novice home cook to an accomplished chef will love. Miele products set the standard for durability, performance, ease of use, energy efficiency, design and service.

SUB-ZERO

Refrigeration & wine coolers

Customized refrigerators from Sub-Zero, a pioneer in integrated refrigeration, blend seamlessly into the kitchens at Palazzo Della Luna. And Sub-Zero wine preservation units act not merely as coolers but as guardians against heat, humidity, vibration and light – the four enemies that can rob wine of its complexity and character. Better storage for the bottle means more enjoyment in the glass.



MARGRAF
Bookmatched Italian marble

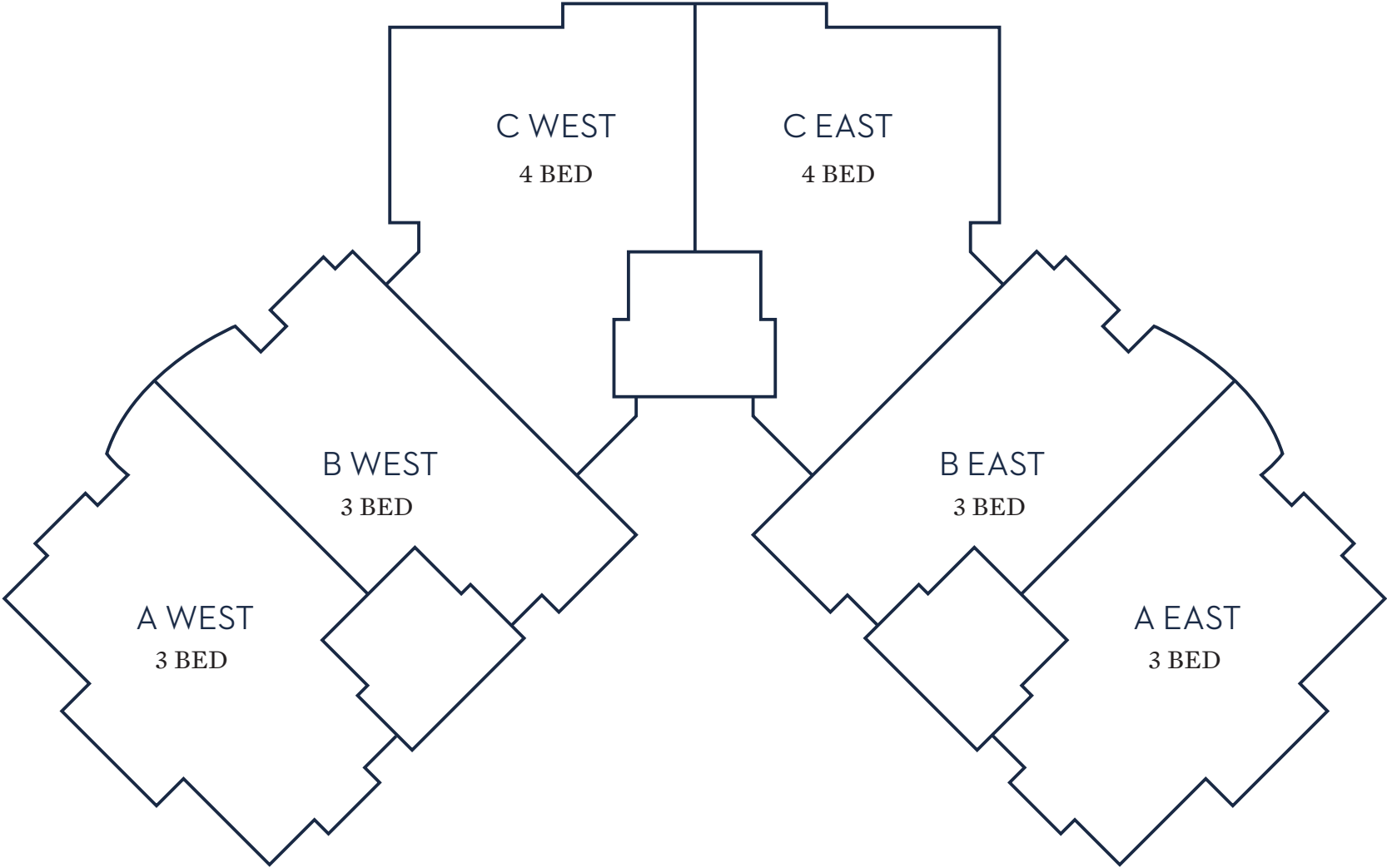
Palazzo Della Luna is interpreting marble in architecture in a visionary new way. Each residence has its own distinct personality. Every Margraf marble panel is prepared according to the ancient Italian technique of “open book”, known to the Romans since the first century AD. The “bookmatched” marble and natural stones are by definition impossible to reproduce, and like works of art they are open to individual objective artistic interpretation. Homeowners will delight in the honed finished marble found in all residence bathrooms at Palazzo Della Luna.



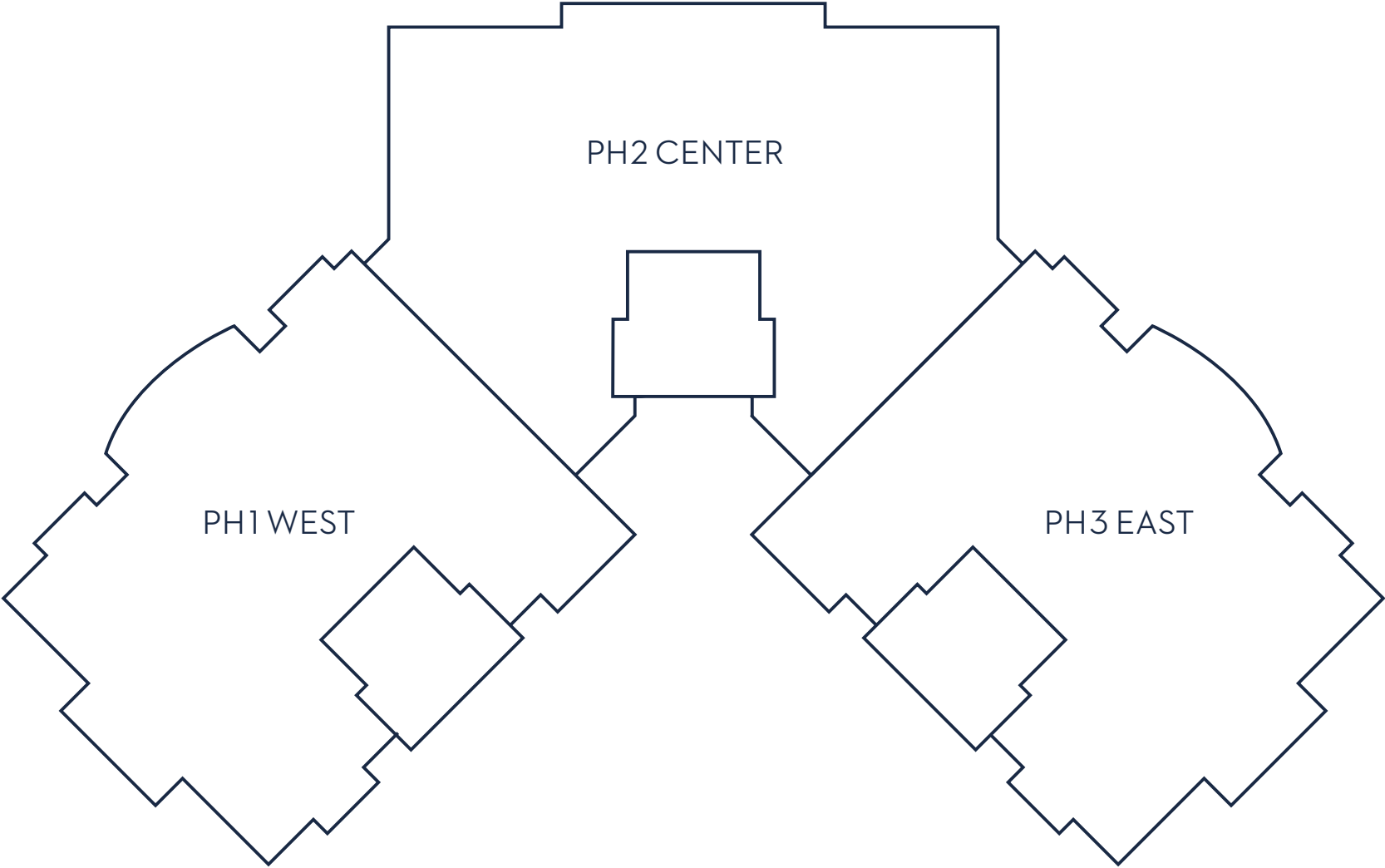
Boffi
Master bathrooms

The luxurious “Fisher Island” bathtub, inspired by its namesake, illustrates the prestige of our unique design partnership with Boffi. In addition to the residences at Palazzo Della Luna, the tub is now available at Boffi's flagship location, across Europe, the Americas, and the Far East. Secondary bathrooms are equipped with Velvet Statuario.

Palazzo Della Luna Key Plan - Floors 2 to 7



Palazzo Della Luna Key Plan - Floor 10



24 HOURS OF SOUTH BEACH AS SEEN FROM FISHER ISLAND



Stephen Wilkes - Day to Night

24 HOURS OF MIAMI AS SEEN FROM FISHER ISLAND



Stephen Wilkes - Day to Night



Private Water Shuttle

Private water shuttle transportation to and from Fisher Island from Miami Beach Marina as well as local waterfront dining and entertainment venues is available aboard a 10.5 meter Hodgdon Yachts limousine tender operated by the developer. For optimal convenience, a Departure Lounge is located in Suite 112 at Miami Beach Marina (300 Alton Road) where you can convene prior to embarking on the pleasant 5 minute trip to Fisher Island. Appointments are required.