

# 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,

A handwritten signature in black ink that reads "E. Costantini". The signature is fluid and cursive, with a large initial "E" and "C".

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.

An aerial photograph of a tropical beach. In the center, a tall, white lighthouse with a black top stands on a small island. The beach is crowded with people and many colorful beach umbrellas, mostly blue. The water is clear and turquoise, with a rocky breakwater extending into the sea. The background shows a dense line of palm trees and other tropical vegetation.

CLOSE TO DOWNTOWN  
MINUTES AWAY FROM  
SOUTH BEACH  
BUT SOMEHOW,  
A WORLD AWAY.

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, stilettos 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-foot 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

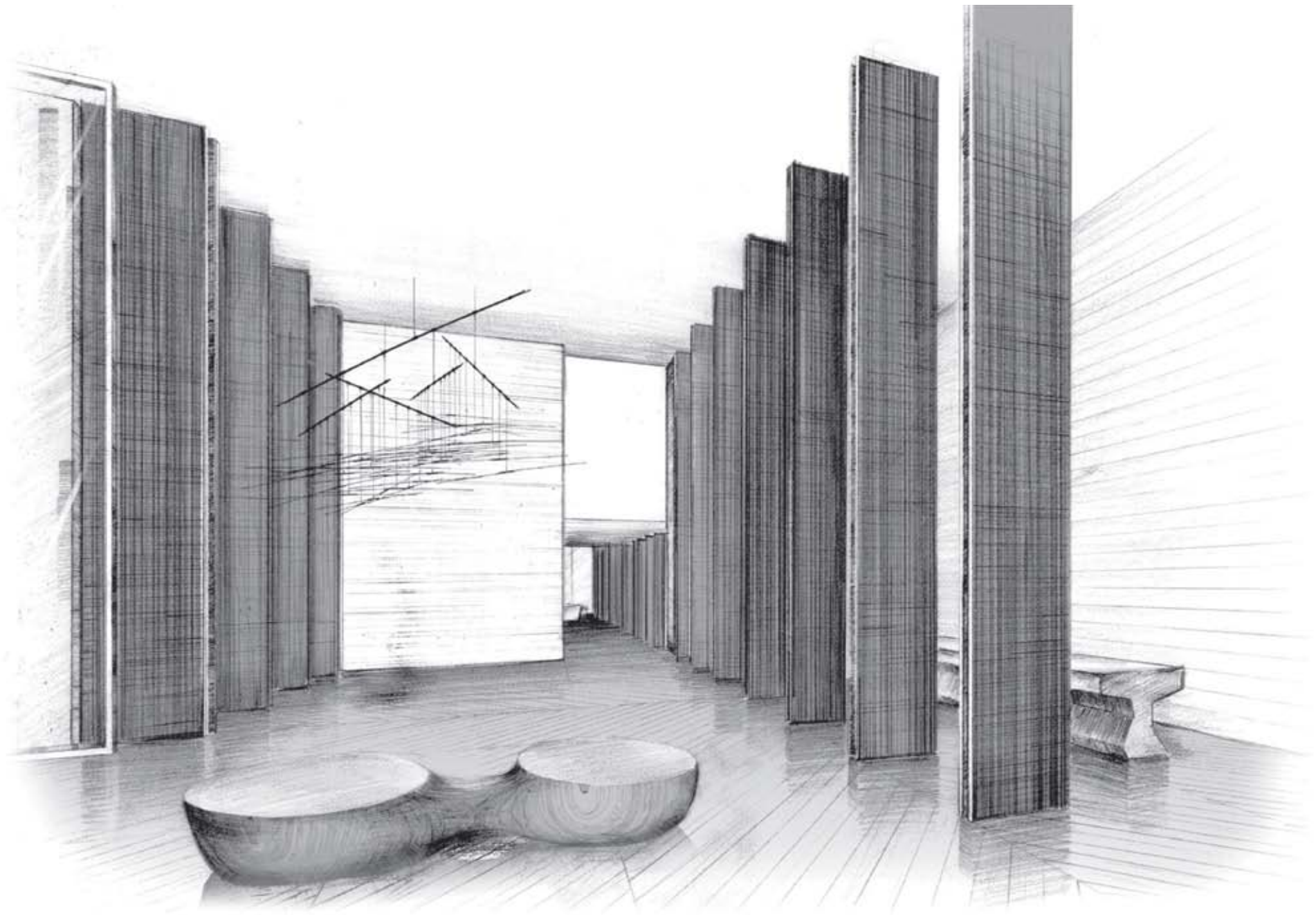


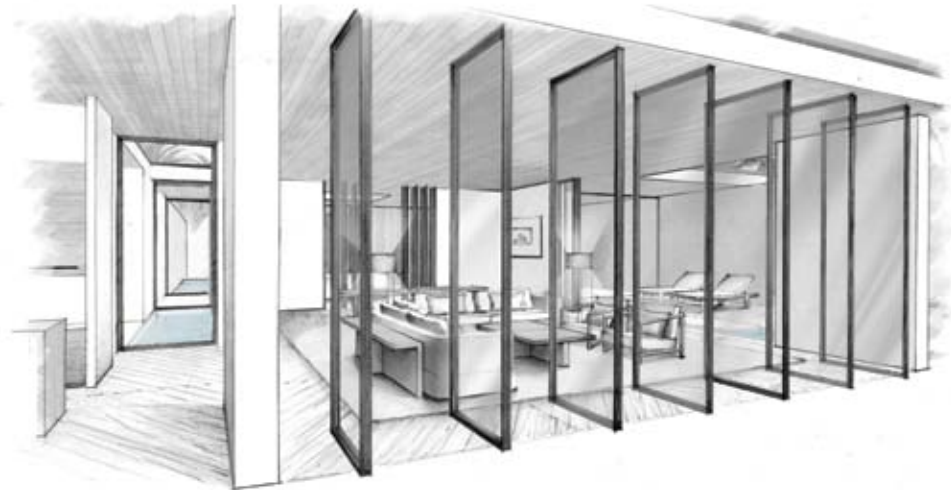
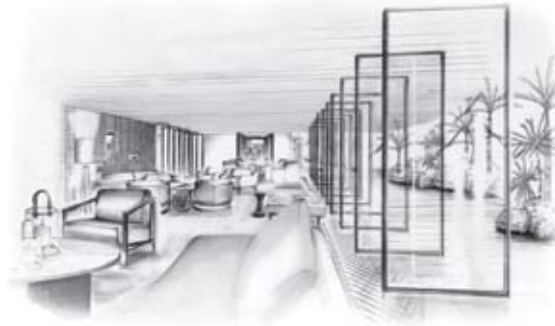
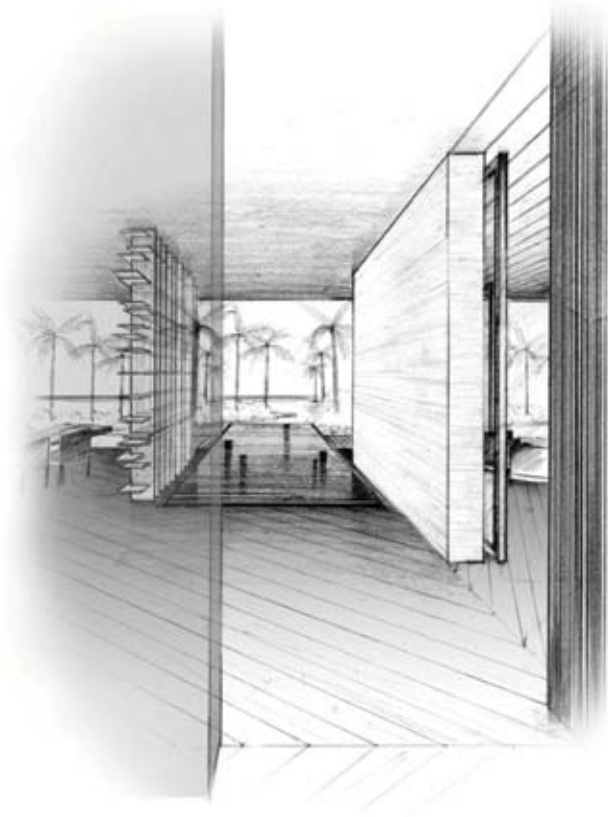
# MODERN ARCHITECTURE DESIGN AND CONNECTION WITH THE OCEAN BREEZE



AS UNIQUE AS LOVE  
AT FIRST SIGHT









*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

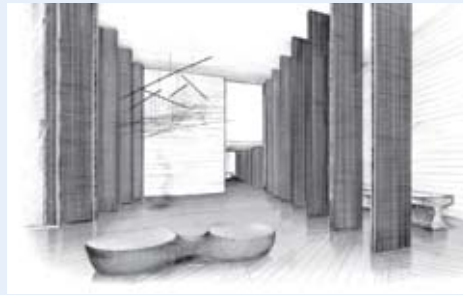


# WHAT YOU WANT WHAT YOU NEED AND EVERYTHING YOU DESERVE



## *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 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.