

THE LEGACY COLLECTION

PRIVÉ®

AN ISLAND BEYOND EXTRAORDINARY

THE LEGACY COLLECTION



Where Luxury Becomes Legacy

The location and views? **Priceless.**
Luxuries and amenities? **Peerless.**
Lifestyle and design? **Timeless.**
This is the **legacy** of Privé.

Three Bespoke Residence Collections
Afford You the Very Best of Privé.

Now you can own one of the finest, most spacious residences available on this ultra-exclusive island enclave. The Legacy Collection at Privé includes the Reserve Collection, the Penthouse Collection, and the Sky Residences. Each offers the expansiveness and privacy of a gracious family home, enhanced by the unparalleled convenience and luxury of condominium ownership – amenities and staff, maintenance-free lifestyle and more.

Elevate your lifestyle, and create a legacy your family will enjoy for generations to come, with a Legacy Collection residence at Privé.

THE RESERVE COLLECTION

Double the Space. Double the Luxury.

Introducing the Reserve Collection at Privé, a unique residence created especially for those with large families... or those who simply have a taste for living large. Combining two adjacent units into one extraordinarily grand residence, the Reserve Collection offers more than 6,000 square feet of palatial living space enhanced by elevated features and finishes, a host of luxuries and privileges, and an expansive 123-foot-long balcony that makes the most of Privé's stunning skyline and water views.

Reserve Collection residences include:

- Parking for four vehicles
- Expansive custom kitchen
- Outdoor summer kitchen
- 10-foot ceilings
- Private elevator access
- Butler's pantry
- Wine cellar
- Service suite
- Master suite with midnight kitchen
- Office/den
- Media room
- Expansive closets
- Family room



BALCONY INTO LIVING ROOM - EAST VIEW



ELEGANT KITCHEN WITH 22-FOOT-LONG QUARTZ ISLAND

Artist's conceptual rendering. See legal disclaimer on last page.

THE PENTHOUSE COLLECTION

Taking Luxury to Two New Levels.

The Penthouse Collection at Privé is an exclusive offering of one-of-a-kind duplex residences, with designs and features that are truly unrivaled. These spectacular, two-level residences range in size from 4,200 square feet to more than 6,200 square feet, and offer expansive outdoor living space with private rooftop gardens and full-size pools. Designed for those who expect the most from life – indoors and out – the Penthouse Collection perfectly captures South Florida's chic, sun-drenched lifestyle.

Penthouse Collection residences include:

- Parking for three vehicles
- Dramatic 15-foot ceilings on both levels
- Private elevator access
- Outdoor living space ranging from 2,600 to more than 4,600 square feet
- Outdoor summer kitchens on both levels
- Service suite



LIVING ROOM



PENTHOUSES WITH FULL-SIZE ROOFTOP POOLS

Artist's conceptual rendering. See legal disclaimer on last page.

SKY RESIDENCES

Expansive Living in Grand, Private Homes Atop Privé.

It's been said that less is more. But sometimes, more is more. And that's what makes the Sky Residences at Privé truly unique. An extremely limited offering, these incomparable residences combine two penthouses into one, creating one of the largest residences not only at Privé, but in all of South Florida. With 8,476 to 9,536 square feet of interior living space and 5,266 to 6,568 square feet of private outdoor living space, each palatial residence is enhanced by elevated finishes and features including dramatic 15-foot ceilings throughout, private rooftop garden and double-width pool, and panoramic views of Biscayne Bay and the Intracoastal Waterway.

Sky Residences Collection include:

- Parking for four vehicles plus a private 2-car enclosed garage (6 total)
- Expansive custom kitchen
- Outdoor summer kitchens on both levels
- Dramatic 15-foot ceilings on both levels
- Butler's pantry
- Wine cellar
- Master suite with midnight kitchen
- Office/den
- Media room
- Expansive closets
- Family room



DOUBLE-SIZED ROOFTOP TERRACES FEATURING 20' X 24' POOL AND SUMMER KITCHEN



SECOND BALCONY INTO LIVING ROOM - WEST VIEW

ISLAND LIFESTYLE

Exceptional Luxury on South Florida's Last Private Island.

Two towers of 80 residences each rise side-by-side on a private, eight-acre island surrounded by the serene waters of South Florida's Intracoastal Waterway. With just 160 residences, Privé at Island Estates offers a wealth of luxuries, including more than 56,000 square feet of outdoor amenities and over 70,000 square feet indoors.

So exceptional is the Privé lifestyle, this exclusive island community has recently been ranked the #1 Most Desirable Luxury Residences in Florida, and #14 in the entire world, by *Elite Traveler*. Savor the rewards of prosperity in absolute privacy, born of open air, sea and sky, on Privé, an island beyond extraordinary.



THE PRIVATE MARINA, OPEN ONLY TO RESIDENTS.



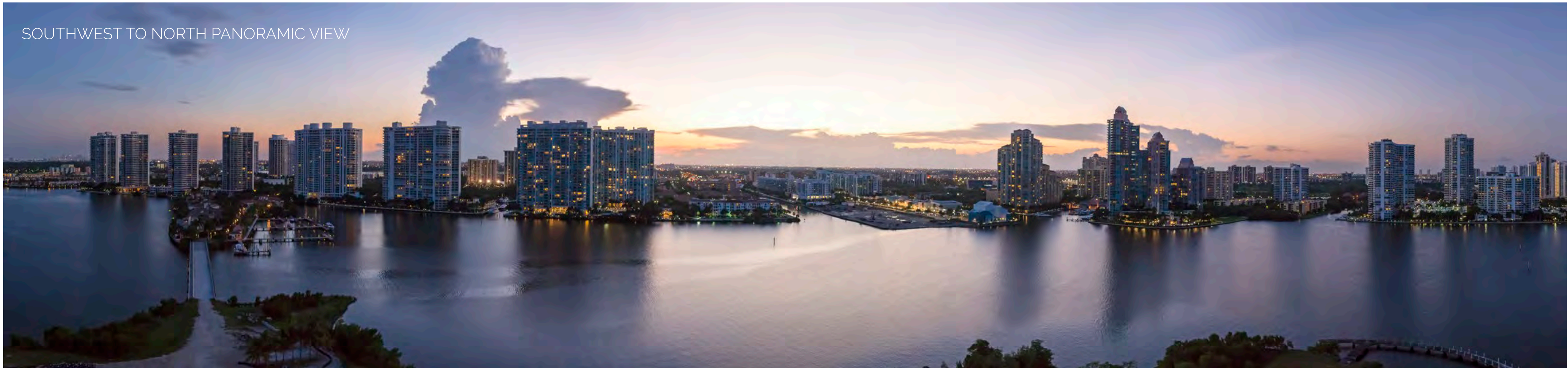
LIGHTED WATERFRONT TENNIS COURT

Artist's conceptual rendering. See legal disclaimer on last page.

NORTH TO SOUTHEAST PANORAMIC VIEW



SOUTHWEST TO NORTH PANORAMIC VIEW





EACH TOWER FEATURES A GRAND, OUTDOOR DINING TERRACE OVERLOOKING THE BAY.

ISLAND AMENITIES

- Access via private road, attended gatehouse and private bridge
- Full-service valet
- Five-star concierge
- 24-hour security – roving and permanent
- Poolside café – in-home service and light catering¹ available during certain hours
- Beach-entry pool
- North-South lap pool
- Pool attendants offer fresh towels, sunblock and bottled water
- Outdoor jacuzzis
- Lighted tennis court
- Jogging trail
- Private jetty for guest boat landing and fishing
- Private marina with boat slips available for purchase (limited availability)
- Nature path²
- Private beach & beach club²
- Pet grooming area
- Car washing station
- Kids' playground
- Private garages available for purchase
- Electric car charging stations

BUILDING AMENITIES

- Expansive public spaces totaling approximately 70,000 square feet
- Two-story gym/spa in each tower totaling 20,000 square feet, with:
 - Men's and women's steam and sauna
 - Massage treatment rooms
 - Aerobic & cardiovascular equipment
 - Weight facility
 - Fitness studio
 - Toddlers' playroom
- Social room – billiards, board games, HD television
- Teen social lounge
- Private dining room with catering kitchen
- Library
- Outdoor dining terraces
- Wine room and cigar lounge
- Business center
- Guest suites– available for purchase by residents only

Located at 5000 Island Estates Drive, Aventura, Florida 33160

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.

OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All artist's or architectural renderings, plans, sketches, graphic materials, prices, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to revisions and other changes, without notice, in the manner provided in the purchase agreement and the offering circular and may not be relied upon. All features listed for the residences are representative only, and the Developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement. The dimensions of units stated or shown in brochures will vary from the dimensions that would be determined based upon the description of the Unit boundaries set forth in the Declaration of Condominium. For the dimensions of the "unit" based on the depiction of "unit" in the Declaration of Condominium, refer to Exhibit 2 of the Declaration of Condominium included in the Prospectus Documents. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from any unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. Certain access to and rights to use recreational and other amenities within the development may be provided to the South Island, as described in the offering circular. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.

Developer Disclaimer

The project is being developed by Prive Developers, LLC (the "Developer"), which entity was formed solely for such purpose. BH3 and North Island Corp and/or their assigns are affiliated with these entities, but neither of them is the Developer of this project. Any and all statements, disclosures and/or representations shall be deemed made by the Developer and not by BH3 and North Island Corp, and you agree to look solely to the Developer (and not to BH3 and North Island Corp, and/or any of their other affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.

¹To be determined by Cafe operator. ²Subject to DERM approval and all other applicable government agencies.

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