A WORLD APART
O

CE UPON A TIME IN AMERICA,
WHEN EARLY 20th-CENTURY A-LISTERS WANTED to get away from it all, they escaped to places like Long Island’s Gold Coast, NEWPORT, Rhode Island or The Berkshires. Following the path of HENRY FLAGLER’S trailblazing East Coast Railroad, they eventually migrated south to Palm Beach, and then to Miami.

THEY HEARD THE SIREN CALL of the AMERICAN TROPICS. Boldface names like Astor, Firestone, Woolworth, Pillsbury, Singer, Penney, Maytag, Honeywell...and William K. Vanderbilt II, who famously traded his 250-foot yacht, The Eagle, for seven acres of an island off the edge of Miami owned by auto-parts magnate CARL FISHER. They called it Fisher Island, but the Vanderbilts also called it home – at least during the cool winter months.

FROM THE BEGINNING, Fisher Island was a place apart: a private compound imbued with the spirit of ESCAPE and exclusivity...of finding yourself in a perfect world of your own creation. Today, with the addition of PALAZZO DEL SOL – and after a $70 million renovation of the Island’s infrastructure and extensive amenities – Fisher Island remains an elite refuge, this time for entertainers, entrepreneurs and a global community of movers, shakers and achievers. TRUE LUXURY, after all, is timeless.
THERE ARE THOSE WHO CAN LIVE ANYWHERE IN THE WORLD.

SOME OF THEM WILL BE FORTUNATE ENOUGH TO LIVE HERE.
PALAZZO DEL SOL is a SIX-STAR, 10-story RESIDENTIAL CONDOMINIUM LOCATED WHERE Biscayne Bay meets the Atlantic Ocean. Here, on a 4.5-acre WATERFRONT site, a piece of PARADISE has been reserved exclusively for the new residents of PALAZZO DEL SOL.

THE BUILDING HAS BEEN designed by Kobi Karp – one of the starchitects of the Miami architecture scene – and consists of 47 residences featuring PRIVATE ELEVATORS, immense outdoor terraces, Boffi kitchens and baths, 10-foot interior ceilings, and penthouses with 15-foot ceilings. Space and light abound. Classic and modern morph into an entirely new tropical island experience.

INSPIRED BY THE IDEA OF INDOOR/OUTDOOR connectivity, PALAZZO DEL SOL’s team of architects and designers has created a welcome experience like no other. Upon entering the SOUTH LOBBY, residents will be greeted by a concierge, whose expertise extends to services both on and off the Island. Should you desire a brief interlude over a cappuccino from our Aperitivo Bar, you can linger in the spacious and gracious NORTH LOUNGE, where white-glove BUTLER SERVICES are provided daily.

THE NORTH LOUNGE OPENS DIRECTLY ONTO the TERRACE LOUNGE, a covered outdoor relaxation area with remarkable views of SOUTH BEACH and Downtown Miami, and where cruise ships ply the waters of Government Cut as they glide to and from the Port of Miami.
THE LOCATION

A PREMIUM WATERFRONT SITE ON AN EXCLUSIVE PRIVATE ISLAND THAT’S ACCESSIBLE ONLY BY PRIVATE YACHT OR FERRY. ULTRA-LUXE RESIDENCES WITH Unobstructed Views OF THE ATLANTIC OCEAN, SOUTH Beach, Biscayne Bay and Downtown Miami. Proximity to the hotspots of South Beach and to the cultural megazones that are the Design District, Wynwood and the downtown Arts & Entertainment District. PALAZZO DEL SOL puts all the cosmopolitan pleasures and treasures within reach. As The New York Times once noted of Fisher Island, “There are few tropical island retreats these days where one can be cut off from the world and still be close to civilization.”

CIVILIZATION, THESE DAYS, means the Cesar Pelli-designed Adrienne Arsht Center for The Performing Arts, the bayfront American Airlines Arena (home to the Miami Heat basketball champions), the world-class Perez Art Museum Miami (designed by Herzog & de Meuron), the new Miami Science Museum, the 17-acre South Pointe Park (designed by Hargreaves & Associates) and, of course, the hottest South Beach restaurants like IL MULINO, MILOS, RED THE STEAKHOUSE, PRIME 112 and the ever-popular JOE’S STONE CRAB.
INDOOR SPACES

North Lounge
DRAWING INSPIRATION from the CLASSIC Concept of the enfilade as well as the prominence of PALAZZO DEL SOL’s waterfront location, Antrobus + Ramirez has reinterpreted the Italian palazzo by injecting modern design into traditional architectural forms, never losing the vital connection between the interior and exterior as one space opens seamlessly to the next, and you find yourself casually sipping a cappuccino or an aperitivo while overlooking Government Cut and the South Beach skyline.

KNOWN FOR HER DESIGN WORK for celebrity clients and their trophy waterfront properties, Alison Antrobus (and her business partner Ruby Ramirez) goes beyond a commitment to any one signature style and instead takes a holistic approach to the design process. No DETAIL is overlooked in the accumulation of exceptional parts that create a dynamic whole.
OUTDOOR SPACES
OUTDOOR SPACES.
ENZO ENEA CENTRAL PARK.

AFTER TRAINING AS AN Industrial designer and studying LANDSCAPE ARCHITECTURE IN LONDON, SWISS-BORN ENZO ENEA HAS BECOME one of the world’s foremost landscape artists. A hallmark of his projects is the fusion of indoor and outdoor spaces, the creative intertwining of the soul of a residence with its surroundings. It is contextual artistry at the highest level.

“INTEGRATION, NOT DECORATION” IS THE MANTRA that has guided Enzo Enea’s residential and hospitality designs and installations around the world. At PALAZZO DEL SOL, Enea connected the building and its site to the surrounding water by layering indigenous plantings and creating a series of spectacular outdoor living rooms leading to a boardwalk overlooking Government Cut. A significant feature of the design scheme is CENTRAL PARK—our version of the Great Lawn—where an expanse of simple green grass makes a STUNNING counterpoint to South Florida’s eternal blue skies.
ENZO ENEA
THE POOL TERRACE.

IT IS THE TRANQUILITY THAT DRAWS YOU to PALAZZO DEL SOL's gardens and POOL TERRACE – an ARTFUL COMPOSITION of LINEAR HARDSCAPE and SOFT GREENSCAPE, scented by tropical blossoms and stirred by gentle breezes off the Atlantic Ocean. Private cabanas wrapped in ipe wood are draped with colorful bougainvillea. An underwater bench invites you to linger in the zero-edge pool. Gracefully floating by on their way to exotic ports of call are the mega cruiseships that you can almost touch. It is the MODERN MIAMI stage and you are the leading players.
AUGUSTO BUSNELLI’s OPEN-SPACE design for the LIVING AREA at PALAZZO DEL SOL is actually a sophisticated grouping of zones of functionality, each with its OWN IDENTITY but also with strong continuity in terms of finishes, colors and materials that enhance the overall flow of the residence.

DIAGONALLY PLACED WOOD FLOORING in combination with a leather-and-lacquer wall finish creates an energized yet unified space. MIRRORED SQUARES affixed to the walls reflect the abundant light, expanding the space in a subtle yet memorable decorative gesture.
CUTTING-EDGE COMFORT

AS BOTH a RESIDENTIAL + COMMERCIAL designer, PEPE CALDERIN creates ELEGANTLY MODERN spaces that offer warmth and comfort through the use of appropriate materials and the seamless integration of technology. At PALAZZO DEL SOL, inspiration was taken from the waterfront setting and the abundance of natural light provided by the design of the building. The overriding idea was to create a NURTURING ENVIRONMENT that can be seen in everything from the fabrics to the waterwall to the fireplace.
MODEL RESIDENCE B / **ANTROBUS + RAMIREZ**
THE RELAXED INFORMALITY OF A+R’S DESIGN IS ACHIEVED THROUGH THE USE OF A SUBTLY MODULATED neutral color scheme LAYERED WITH ELEGANT MATERIALS, EXQUISITE DETAILS AND A CAREFULLY EDITED selection of casual, contemporary furnishings. Adding to the “beach house chic” are pewter screens with a pattern inspired by sea fans that create a sense of gentle movement. The use of white terrazzo pays homage to the CLASSIC PALAZZO, heightening the overall atmosphere of tranquil sumptuousness.
The MOST ADVANCED and STYLISH appointments, finishes and APPLIANCES have been chosen for the kitchens and baths at PALAZZO DEL SOL.

- **“BOFFI” Xilo Collection kitchens:**
  - “Gaggenau” appliances
  - “Sub-Zero” refrigeration and wine coolers
  - “Blum” self-closing hardware

- **Luxuriously-appointed master bathrooms:**
  - “Boffi” Iceland stand-alone soaking tub designed by Piero Lissoni
  - “Boffi” wall-mounted vanities
  - “Starfire” glass vanity mirror with built-in LED lighting
  - Statuary book-matched marble
  - Oak wood flooring
  - “Starfire” frameless glass shower doors and infinity floor drain
  - “Dornbracht” rain shower and plumbing controls
  - “Duravit” porcelain plumbing fixtures
  - “Duravit” toilets with integrated bidet functions

- **Secondary bathrooms:**
  - “Boffi” wall-mounted vanities with white Cristalplant counters
  - “Starfire” frameless glass shower doors
  - “Dornbracht” and “Duravit” plumbing fixtures
  - Italian-quarried statuary marble
FISHER ISLAND IS A CELEBRATED PRIVATE ISLAND off the shores of Miami Beach, Florida – a self-contained 5-STAR residential community with serious upscale credentials. Often cited as one of the wealthiest zip codes in America, it offers an unmatched combination of luxury, privacy, security, EXCLUSIVITY and glamour. Its 216 acres of exquisitely designed and maintained greenspaces offer an oasis-like respite from the rigors of modern life, attracting families from around the world, including the United States, South America, Europe, Russia, the Middle East and Asia.

SET IN THIS MAGICAL LANDSCAPE are the individual residential enclaves, each discreetly distanced from one another and surrounded by the WORLD-CLASS Fisher Island amenities. Among them are two marinas, a 9-hole golf course, 18 professional-grade TENNIS COURTS, over a mile of pristine white sand beaches, a world-class spa, a boutique hotel (rated one of “The Leading Hotels of The World”), a gourmet market and six dining venues to suit any palate and every occasion.
YOUR OWN...

PRIVATE BEACH

TAKE A WALK ON THE MILD SIDE ON OVER
a MILE of private SEASIDE beach. THIS SCENIC and
uncrowded sanctuary is lapped by gentle waves from the Atlantic Ocean
on PRISTINE WHITE SAND imported directly from the Bahamas. Reserved for
the exclusive use of residents and Fisher Island Club Members, the private beach
is a place to lose yourself – without getting lost. It is also a PERFECT PLACE to
try your hand at America’s fastest-growing sport – paddle-boarding. Or do
what you’ve always wanted to do – absolutely nothing at all.
EASY GOING and casually chic, THE BEACH CLUB* is ideal for swimming, sunbathing, relaxing and of course for outdoor dining and socializing. The Sushi Bar is a must, and end-of-day cocktails have a special allure when imbibed at the appropriately named SUNSET BAR. Tropical lounge music sets the tone of relaxed informality, while a uniformed staff attends to all your food and beverage needs, including service requests directly from the BEACH.

Set along the beach overlooking the Atlantic Ocean, The Beach Club reminds you of the glories of nature – and the joys of, say, a stirred martini or a perfectly prepared mimosa. This is a convivial place to recess from stress, as the proverbial sun sets over Miami. Now you understand why they call it “THE MAGIC CITY.”

*Available only to Fisher Island Club Members.
One of the acknowledged stars of Fisher Island dining is City View Café, which is open to members of the Fisher Island Club. Located in the historic Vanderbilt mansion, the café serves an array of menu items, along with a spectacular view of the celebrated Miami skyline.

Other dining venues on Fisher Island include:

- Café Porto Cervo* – An Italian menu inspired by the cuisine of Sardinia
- La Trattoria – Gourmet pizza, pasta dishes and other Italian specialties, including a children’s menu
- The Beach Club* – Al fresco dining adjacent to the beach
- Umi Oceanside Sushi* – Asian specialties served alongside the Sunset Bar
- The Golf Grill* – Casual dining at the Links Clubhouse
- Garwood Lounge* – An elegantly intimate setting in the Mansion for prime steaks and fresh seafood

Residents also have access to the Island Market, which offers a variety of organic products, freshly brewed coffees, deli selections, produce, baked goods, caviar and a choice of fine domestic and imported wines.

*Available only to Fisher Island Club Members
IN the MID-1920s—WHILE MANY of THEIR WELL-HEELED friends built their winter homes in Palm Beach, William K. Vanderbilt II and his wife Rosamund wintered in Miami Beach and lived on their yacht at FISHER ISLAND. In 1936 they moved into the modest (by Vanderbilt standards) house designed by the famed Palm Beach architect Maurice Fatio, whose elegant yet functional plan consisted of a two-story main house, several guest cottages, a pump house and a seaplane hangar, which today houses SPA INTERNAZIONALE.

THIS HISTORICALLY SIGNIFICANT BUILDING HAS BEEN RESTORED to its original splendor and operates as part of Fisher Island Club, which includes the Garwood Lounge, the Mansion pool, corporate meeting and dining rooms, the Ballroom, the Snooker Club and City View Café, along with the Fisher Island Club Hotel & Resort, recently ranked #3 out of 401 properties among the Leading Hotels of the World and consisting of 6 Courtyard Villas, 4 HISTORIC COTTAGES, and a 2000-sq. ft. Guest House with 5 Junior Suites. The Club’s wine collection has recently been expanded by over 325 bottles and includes highly-rated Bordeaux 1st, 2nd and 3rd growths.
YOU’RE AT THE TOP OF YOUR GAME

THE SNOOKER CLUB

Occupyng the second floor of The Mansion – in what once served as the Vanderbilt bedrooms – The Snooker Club is a private billiards and dining venue which ranks as one of the small gems of Fisher Island. Available only to Equity Club Members of Fisher Island Club, The Snooker Club is reminiscent of the intimate private clubs of New York and London, such as its aura of exclusivity and refined camaraderie.

LIVE ACCORDINGLY
LIBRARY + PRIVATE DINING

FROM THE LIBRARY – sometimes referred to as the Napoleon Room for its elaborately CARVED 19th century BOISERIES— to the lounges, salons, private dining rooms, chandeliered BALLROOM and expansive outdoor terraces, THE MANSION serves as the social and event epicenter of Fisher Island Club. It is a moment in time re-captured for enjoyment in the here and now.

IN A SETTING UNLIKE ANY OTHER IN SOUTH FLORIDA – so redolent of history, yet so of-the-moment – Fisher Island Club Members can enjoy life in the best of all possible worlds. On an island with a past, in the “city of the future.”
SPA INTERNAZIONALE

THE NEWLY REFURBISHED 24,000-square-foot spa and fitness center offers Members of Fisher Island Club a completely updated environment in which to pursue the quest for improved health, beauty and overall physical fitness. An extensive menu of spa treatments, classes and one-on-one fitness consultations is offered, along with amenities such as a lap pool, jacuzzis, an inversion machine, spinning bikes, cold-plunge pools, saunas, steam rooms, full-service salon, and a large, fully equipped exercise room. Physical therapy services by Mathew Cooper and Lindsey Himmel are also offered. Here, it’s TOTALLY ABOUT YOU.
SUPREME COURT

TENNIS CENTER

THIS WORLD-CLASS FACILITY features 18 tennis courts with three different playing surfaces to choose from, including 14 HYDRO CLAY courts, 2 “deco turf” cushion hard courts (official surface of the U.S. OPEN) and 2 grass courts, all of which are maintained at CHAMPIONSHIP LEVELS to provide a superior playing surface for Fisher Island Club Members of all ages and ability levels.

ENHANCED LIGHTING SYSTEMS encourage game play by day or night in what Tennis Magazine rated one of the best tennis facilities of its kind on the East Coast.

THE NEWLY REMODELED TENNIS PRO SHOP offers a wide selection of tennis merchandise from the top clothing and racquet brands in the game, as well as modern his/hers locker rooms that each include a steam room and sauna to enjoy after an afternoon on the courts.
THE LINKS GOLF COURSE at Fisher Island Club is a 3,069-yard-long, 9-hole showcase of SEASIDE golf, boasting impeccable conditions, deep-emerald PASPALUM SUPREME grass and laser-leveled tees, along with a driving range, a new putting, chipping and practice area, and a clubhouse. Famed SWISS watchmaker AUDEMARS PIGUET has designed a beautiful new clock especially for the course.

UNDER THE DIRECTION OF THE COURSE’S ORIGINAL DESIGNER, P.B. DYE, the course contours have been restored. The new grass is salt-tolerant and heat-resistant to enable improved play on the fairways. The 10,000-square-foot Clubhouse includes a full-service Golf Pro Shop and a new Island Sports Bar, complete with flat-screen TVs and an outside terrace. The Links Golf Course and its amenities are available exclusively to Fisher Island Club Members.
SLIP INTO SOMEPLACE COMFORTABLE

THE MARINAS

This seaworthy amenity for Fisher Island Club Members consists of two marinas: one interior marina and one deep-water marina accommodating yachts over 200 feet. Safety and efficiency have been built into the Marina’s MASTER PLAN, beginning with handsome new hardwood decking and continuing with over 400 new “Greenheart” pilings with a life expectancy of approximately 20 years. New power pedestals have been installed and are protected by weatherproof lift covers. The entire electrical infrastructure has been upgraded and new security cameras are in place to constantly monitor activity.
UNDERSTANDING the SAFETY and WELFARE of our residents is always a top priority on FISHER ISLAND. To that end, transport to and from the Island is regulated and monitored by means of a 24-hour ferry system overseen by a staff of trained professionals.

The IDENTITY OF GUESTS visiting the Island is always verified. For the convenience of our residents, guests and Club Members, the ferries operate around the clock at 15-minute intervals.

OTHER IMPORTANT FACILITIES OPERATING on the Island include a Post Office, a public safety office, a dockmaster’s office and the Fisher Island Fire Department, which works in tandem with the Marina staff in emergency situations. New technologies have been incorporated with the Island’s Access Control System for the ongoing benefit of residents, guests and Members.