

# THE RESIDENCES

SIX FISHER ISLAND



P4	Introduction
P14	The Residences
P20	Amenities & Services
P50	Fisher Island
P70	The Team





INTRODUCTION

01

# The Place You've Circled the Globe to Find

THE ULTIMATE IN ESCAPE AND EXCLUSIVITY

Fisher Island is a paradise steeped in Mediterranean glamour, with swaying palms, panoramic views, sea breezes, and velvety sand beaches. Here, every day holds the potential for discovery and pleasures with like-minded neighbors that exceed the imagination.





THE LAST OPPORTUNITY TO OWN  
AN ESTATE-STYLE HOME ON FISHER ISLAND.

A HAVEN OF SECLUSION ON THE  
FINAL STRETCH OF THE ISLAND'S PRISTINE,  
PRIVATE SHORELINE.



Artist's conceptual rendering; surrounding buildings and landmarks modified.









## A Sanctuary of Kindred Spirits

Six Fisher Island owners will be granted membership to one of the most exclusive clubs in the world, Fisher Island Club. Built around the resplendent Spanish revival mansion by William K. Vanderbilt II in 1925.



### FISHER ISLAND CLUB AMENITIES:

PRIVATE, WHITE-SAND BEACH CLUB  
TWO DEEP-WATER MARINAS  
NINE-HOLE GOLF COURSE  
A RANGE OF DINING OPTIONS  
SPA INTERNAZIONALE  
RACQUET CLUB  
HOTEL & RESORT









THE RESIDENCES

02

## An Oasis Perched at the Ocean's Edge

SETTING THE NEW STANDARD ON FISHER ISLAND

The Residences at Six Fisher Island exemplify the art of living well. Days float by like a cloud, with white-glove service that anticipates your every need and beauty that enriches the soul. Surrounded by sapphire sea, you're transported to a deep sense of unparalleled beauty – where every detail is curated and endless possibilities await discovery.





Birds Eye View

WELCOME TO A  
CURATED PARADISE

The sweeping, estate-style homes provide unparalleled views of Miami Beach, the Atlantic Ocean and Biscayne Bay. The refined interiors are designed by the internationally renowned Tara Bernerd & Partners.





Artist's conceptual rendering; surrounding buildings and landmarks modified.

Residence Balcony





AMENITIES & SERVICES

03

## Ushering in a New Era of Living on Fisher Island

AMENITIES & SERVICES OF A FIVE-STAR HOTEL

With the turn of a key, discover a world of unmatched glamour and intimate moments. Transcending ordinary design, Tara Bernerd & Partners has carefully crafted the interiors into elevated lifestyle spaces, reflecting a new order of living on Fisher Island.

The inventive and open-air amenities highlight the broad spectrum of service and offerings at Six Fisher Island. Designed to cater to your every need, whether restorative or high-energy, residents are encouraged to live effortlessly.





## An Effortless Arrival & Amenities Beyond Expectation

Whether by private yacht or car, Six Fisher Island is designed for a seamless arrival from all directions. Residents are greeted by a sumptuous lounge and full-time concierges spanning three lobbies. The house tender and private car are available at all times to ensure you get to your next destination with ease.

With stunning views from every angle, the outdoor terrace is a breathtaking perch from which to take in the ocean and Miami Beach vistas. Wrapping the exterior, residents enjoy indoor/outdoor living; purposefully designed to enhance daily life at Six Fisher Island.

The waterfront swimming pool overlooks lustrous views of Miami, where residents can relinquish in private sunbeds for poolside lounging and exceptional dining service.







Artist's conceptual rendering; surrounding buildings and landmarks modified.

Residence Arrival





Waterfront Lounge





Artist's conceptual rendering; surrounding buildings and landmarks modified.

Bayfront Lounge





Waterfront Restaurant





Artist's conceptual rendering; surrounding buildings and landmarks modified.

Private Dining Room





Artist's conceptual rendering; surrounding buildings and landmarks modified.

Garden Pool





Artist's conceptual rendering; surrounding buildings and landmarks modified.

Waterfront Swimming Pool





Artist's conceptual rendering; surrounding buildings and landmarks modified.

Six Fisher Island Marina





Artist's conceptual rendering; surrounding buildings and landmarks modified.

Cabana Private Rooftop Pool





AT SIX FISHER ISLAND, THE BENCHMARK  
FOR SERVICE & SOPHISTICATION  
IS REDEFINED.





THE SUNRISE LOUNGE

Home to your morning coffee and fresh baked goods, the Sunrise Lounge Café boasts breathtaking views ideal for quiet mornings and patio gatherings.

THE WATERFRONT RESTAURANT

Helmed by a celebrated chef, the oceanfront restaurant is exclusive to residents, serving ambitious cuisine, rare spirits, and an extensive wine list.

THE CHEF'S TABLE

An intimate, culinary experience featuring intricate prepared menus for residents to savor and enjoy.

CATERING

In-residence dining and catering from the signature on-site restaurant.







Poolside Cabanas

## AMENITIES

### THE SPA

Tranquil and relaxing, the private spa features a sauna and multiple treatment rooms where residents can unwind and indulge in massages, facials, and body treatments.

### THE FITNESS CENTER

State-of-the-art fitness center includes sweeping ocean views with spaces dedicated to cardio, weight training, high impact training, spinning, yoga, and personal training.

### THE BEAUTY SALON

A self-care sanctuary for radiant beauty, serviced by world-class stylists, the bright and airy salon offers a wide range of services and treatments.

### THE WATERFRONT SWIMMING POOL

Two resort-style swimming pools, perfect for sunrise and sunset views, with sunbeds and cabanas for poolside lounging and dining service.

### THE AMENITY DECK

Residents can enjoy multiple areas for activities, including a paddle ball court and an interactive children's playground, fun for the whole family.

### THE GAME ROOM

A family oriented property, the imaginative and virtual reality game room allows younger residents to connect with friends and push the bounds of their creativity.



TRANSPORTATION

Getting around Fisher Island is effortless, all owners at Six Fisher Island will receive a complimentary golf cart, bicycle storage and assigned parking. A house car service is available to residents for private connections from the house tender to destinations off the island.

THE LOBBY

A seamless arrival and departure, all three lobbies are equipped with state-of-the-art security features. Residents will be greeted by full-time concierges and have direct access to private elevators.

THE BOARDROOM

Equipped with advanced technology, this private meeting space is ideal for hosting executive meetings.

EXEMPLARY SERVICE

The 24-hour residential butler and dedicated concierge coordinates in-residence services while an on-site general manager oversees all aspects of day-to-day operations.

THE HOUSE TENDER

Whether going to Miami Beach or connecting to the Watson Island Heliport, the house tender is exclusive to Six Fisher Island residents as private transportation on and off Fisher Island.

THE GUEST SUITES

Owners will have the opportunity to host in the luxury guest suites, outfitted with exquisite furnishings, ample indoor and outdoor space, and modern technology.







FISHER ISLAND

04

## The Legacy of Fisher Island & a Members Club Like No Other



ONE ISLAND, 100+ YEARS OF HISTORY

The history of Fisher Island stretches back a century when Miami Beach founder, Carl Fisher, famously traded the island for a yacht to William K. Vanderbilt II.





A TROPICAL PARADISE, FISHER ISLAND IS HOME  
TO PRISTINE PALM-FRINGED BEACHES, COASTAL WALKWAYS,  
AND HIDDEN CULTURAL ENCLAVES.







## Lifetime Membership to Fisher Island Club

Six Fisher Island residents will be granted a lifetime membership to Fisher Island Club. The club is comprised of a nine-hole golf course, 18 tennis courts, a 24,000-square-foot spa and a state-of-the-art fitness center. A variety of formal dining options, a luxurious beach club situated at the ocean's edge, and a state-of-the-art deep-water marina for the most sophisticated yachts complete the club's exclusive offerings.









VANDERBILT MANSION

All residents of Fisher Island enjoy access to Fisher Island Club, built around the resplendent Spanish Revival-inspired mansion that William K. Vanderbilt II created in 1925. The limestone and marble clad estate houses a hotel and over 9,000 square feet of combined indoor and outdoor event space, including The Ballroom, The Library and various board rooms.

SPA INTERNAZIONALE

Set within the historic Vanderbilt seaplane hangar, the 24,000-square-foot Spa Internazionale is inspired by Europe's grand spas and thermal baths, complete with Roman style waterfalls, indoor/outdoor lap pools, plunge pools, hot tubs, and a world-class fitness facility. Adjacent to the spa is a 3,500-square-foot Salone di Belleza where members can indulge in a range of face, skin, nail, hair, body and beauty services.

BEACH CLUB

Anchoring the island's most glorious stretch of sand, the Beach Club offers sweeping ocean views to the east and spectacular sunsets over Biscayne Bay to the west. Enjoy a lively atmosphere, inventive cocktails at the Sunset Bar, and a menu that interprets West Indian cuisine through fresh, local ingredients.

DEEP WATER MARINA  
& SUPER YACHT HARBOR

The seafaring spirit is alive and well at the Fisher Island Marina, home to two deep-water, surge-protected marinas, with over 100 slips sized to accommodate vessels up to 250' long — plus ultra-modern Bellingham floating concrete docks and a beautiful gazebo pavilion.











SNOOKER CLUB

An exclusive billiards and dining room located within the rarefied corridors of the Vanderbilt Mansion, in what was once Mr. Vanderbilt's bedroom suite. Open only to Fisher Island Equity Members and their guests, the Snooker Club hosts regular live music and entertainment.

GARWOOD LOUNGE,  
PORTO CERVO, LA TRATTORIA

From Mediterranean fare at Porto Cervo, to rustic Italian cuisine at La Trattoria, Fisher Island has a variety of culinary concepts for all occasions. Grab a casual bite at the Island Markethouse or Greenside at the Golf Clubhouse, toast to the sunset with a glass of champagne at the Beach Club, and settle in for premium steak and chops at the Garwood Lounge and Piano Bar.

FISHER ISLAND DAY SCHOOL

A place to build a life, Fisher Island is beloved by families for its easy lifestyle, extensive roster of kid-friendly activities, abundance of outdoor areas, and the exceptional learning environment provided at Fisher Island Day School. Regarded as one of the finest independent schools in South Florida, the school offers personalized and rigorous learning for students aged 2 through Grade 8.

THE HOTEL & RESORT

A member of the Leading Hotels of the World, the design-forward boutique hotel has 15 graciously appointed cottages, villas and guesthouse suites that surround the Vanderbilt Mansion. The residential style rooms range from one to three bedrooms and include the luxurious Rosemary's Cottage, the historic residence Vanderbilt created for his stepdaughter.









#### RACQUET CLUB

Comprising 18 illuminated courts and all four Grand Slam playing surfaces, Fisher Island's Racquet Club is where tennis lovers and pickleball enthusiasts can perfect their play. The club offers regular tournaments, clinics, lessons, and exposition matches, keeping players at the top of their game.

#### THE LINKS AT FISHER ISLAND

Designed by legendary golf architect P.B.Dye, The Links at Fisher Island is a 9-hole course that offers the challenge and the thrills of an 18-hole course, covering a full 3,069 yards across tropical wooded thickets and grassy elevations. Members have access to a 10,000 square foot clubhouse complete with a pro-shop, locker rooms, and the casual Greenside restaurant.

#### UHEALTH AT FISHER ISLAND

UHealth at Fisher Island provides a unique level of world-class healthcare to residents through its Fisher Island Clinic. The concierge service is part of the University of Miami Health System, which is recognized as one of the nation's most respected academic healthcare enterprises. Available exclusively to residents and equity members of the island, members receive comprehensive, state-of-the-art primary medical care, as well as 24/7 access to clinic professionals and more.\*

\*UHealth at Fisher Island is not part of the Fisher Island Club and is available for an additional fee.











Related Group: Jorge M. Pérez, *Chairman, CEO, Founder* (TOP MIDDLE),  
Jon Paul Pérez, *President* (BOTTOM RIGHT), Nicholas Pérez, *SVP* (BOTTOM LEFT)



THE TEAM

05

An Innovative Team Focused  
on Unparalleled Living



#### RELATED GROUP

Founded in 1979, Related Group has enhanced skylines with iconic development characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related redefines urban environments on a global scale, fostering distinctive dynamic communities and symbolic landmarks that have become local sources of pride. Since its inception, the privately held company has built, rehabilitated and managed over 100,000 condominium, rental and commercial units. The firm is one of the largest Hispanic-owned businesses in the U.S. with a development portfolio in excess of \$40 billion in 40 years.

#### BH GROUP

BH Group is a Miami-based real estate development firm focused on the ground-up development of luxury projects throughout South Florida. BH has extensive experience in the acquisition, construction, design, capital structuring and asset management of complex developments. For the last 20 years, BH Group has been involved in many large-scale real estate transactions and developments by utilizing strong relationships to provide investors with opportunities not otherwise available in the real estate market.

#### GLOBE INVEST

Globe Invest Limited is entrepreneurs Teddy Sagi's single-home office, dedicated to facilitating the preservation and creation of wealth through oversight and support of existing and new investments. The family office consists of a team of expert advisors who manage the interests, wealth and legacy, and investments of the principal. Globe Invest also invests in various sectors including software developments and applications, technology companies, financial services, and real estate.

#### TARA BERNERD & PARTNERS

Tara Bernerd is the award-winning visionary behind some of the world's leading hotels, with clients including Four Seasons, Belmond, and Rosewood. Based in London's Belgravia, the internationally renowned designer is known for approachable luxury, a global sensibility, and interiors with a deep sense of place.

#### KOBI KARP

Founded in Miami in 1995, Kobi Karp is a full-service architectural and interior design firm of international renown. Kobi Karp, the firm's founding principal, is an award-winning member of the American Institute of Architects and the American Society of Interior Design. Among the firm's builds include the Surf Club at Surfside, One Hotel Miami Beach, and Fisher Island's Palazzo del Sol.





ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

 Six Fisher Island Condominium (the "Condominium") is marketed as The Residences Six Fisher Island and is developed by PRH Parcel 7 Owner, LLC ("Developer"), which uses the marks of The Related Group, BH Group, and of Fisher Island under license agreements; however, neither The Related Group, BH Group, nor Fisher Island is the Developer. Tara Bernerd & Partners, Globe Invest, Douglas Elliman, and Kobi Karp provide contractual services to the Developer, and none are the Developer. All owners of a home in the Condominium approved to become lifetime members in the Fisher Island Club (the "Club") are granted at Developer's cost a lifetime Club membership upon the closing of the Condominium home purchase; however, the Club determines eligibility for membership and the Developer has no control over the Club's eligibility requirements. The Club membership cannot be redeemed for cash or other goods, services, or materials. The Club offers a nine-hole golf course, tennis facilities, spa, fitness center, dining, catering, event spaces, beach club, and marina; however, the Developer pays for the lifetime membership initiation fee only and does not pay annual dues or assessments of the Club, or any of the fees or charges for services, rental, dockage, slippage, food, beverages, spa services, gym services, catering, or any other costs or charges associated with a member's use of any of the Club's amenities or membership maintenance. The recreational, educational, dining, lodging, shopping, and medical facilities described are establishments on Fisher Island for the use and enjoyment of residents of Fisher Island at their own cost. The cost of use of such facilities is not included with purchase and not a part of the budget of the Condominium. The Condominium Association will own, operate, and manage a nonexclusive restaurant and an exclusive car and exclusive boat; however, the amenities owned and managed by the Association will only be available to Condominium homeowners for so long as the Association maintains the cost of owning, operating, and managing these services and amenities. Artist's conceptual renderings of exterior or site plan and depicting water, surrounding buildings, or landmarks are modified, and some surrounding buildings and landmarks are omitted. The completed Condominium, including common areas and amenities, are subject to change from what is illustrated and described. Images depicting the Condominium lifestyle are proposed only. The Condominium is developed on a site that is surrounded by water and transportation of persons and vehicles to and from Fisher Island is by a ferry service operated by The Fisher Island Transportation Department at an additional cost not paid by Developer. Although the Condominium site is waterfront on one side, no specific view depicted is guaranteed. The Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, a condominium unit to residents of New York or to residents of any other jurisdiction were prohibited by law. The floorplan designs, fixtures, furnishings, finishes, and décor depicted include fabrications, installations, and selections which may not be included with the purchase of a Unit. There may be finishes available to purchase at an additional cost as an upgrade to your Unit. Consult the Prospectus for the Developer for information regarding the Unit designs and to learn what is included with your Unit purchase and what upgrades may be available at additional cost. Sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, finishes, designs, materials, furnishings, plans, specifications, or art contained in this brochure are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all in Developer's sole discretion without prior notice. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layouts of windows, doors, closets, plumbing fixtures, structural features, and architectural design elements may vary from concept to actual construction. All depictions of appliances, plumbing fixtures, counters, countertops, cabinets, soffits, floor coverings and other matters of design and décor detail are conceptual and are not necessarily included in each Unit and such drawings, images, and depictions shown should not be relied upon as representations, express or implied, of the final detail of the Condominium or any Unit. All improvements, designs and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals for same which may require the Developer to alter any design, floor plan, or layout depicted. The prospectus and marketing of the Developer is not an offering of securities. No statements or representations made by Developer, or any of its agents, employees, or representatives with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, or other benefits to be derived from ownership of a Unit should be relied upon in your decision to purchase a Unit. The Developer, and its respective agents, employees, and representatives are also not tax advisors and statement(s) that may be or may have been made with respect to tax benefits of ownership should not be relied upon in your decision to purchase a Unit. Nearby services and attractions both on and off Fisher Island, including but not limited to shopping venues, hotels, restaurants, ferry services, Club amenities, medical, educational, and recreational services referenced or identified in this publication are not controlled by Developer and may not be available for use upon completion of the Condominium. There is no guarantee that the any proposed Condominium amenities, artwork, designers, contributing artists, interior designers, fitness facilities, or restaurants will be available as depicted or at all upon, or following, the completion of the Condominium. The art depicted or described may be exchanged for comparable art at the sole discretion of the Developer. Art shown or described may be loaned to, rather than owned by the Association; art installed at the time of completion of the Condominium may be removed prior to turnover to the Condominium Association and may or may not be replaced. No real estate broker or sales agent (whether engaged by Developer or not) is authorized to make any representations or other statements (verbal or written) regarding the Condominium and no deposits paid to, or other arrangements made with, any real estate broker or agents are binding on Developer. All prices are subject to change at any time and without notice, and do not include optional features, design packages, furniture packages, or premiums for upgraded Units. Consult the Prospectus of Developer to understand the amenities, proposed budget, terms, conditions, specifications, fees, Unit dimensions, site plans, and to learn what is included with purchase and by payment of regular assessments. The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by the respective developer unless otherwise credited. 2022 © PRH Parcel 7 Owner, LLC, with all rights reserved.

THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0006.



# THE RESIDENCES

SIX FISHER ISLAND

