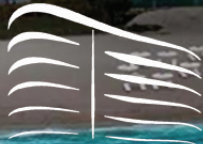




*61 beautifully appointed residences*

A New Dawn for Sunny Isles Beach





AURORA®

SUNNY ISLES BEACH



A sunny Mediterranean ambiance permeates the unique environment of Aurora











A vivid first impression: Aurora's Grand Lobby





Aurora's Grand Lobby, second view





# THE AURORA AMENITIES

The spectacular Pool Pavillion



The Fully-Equipped Aurora Fitness Center

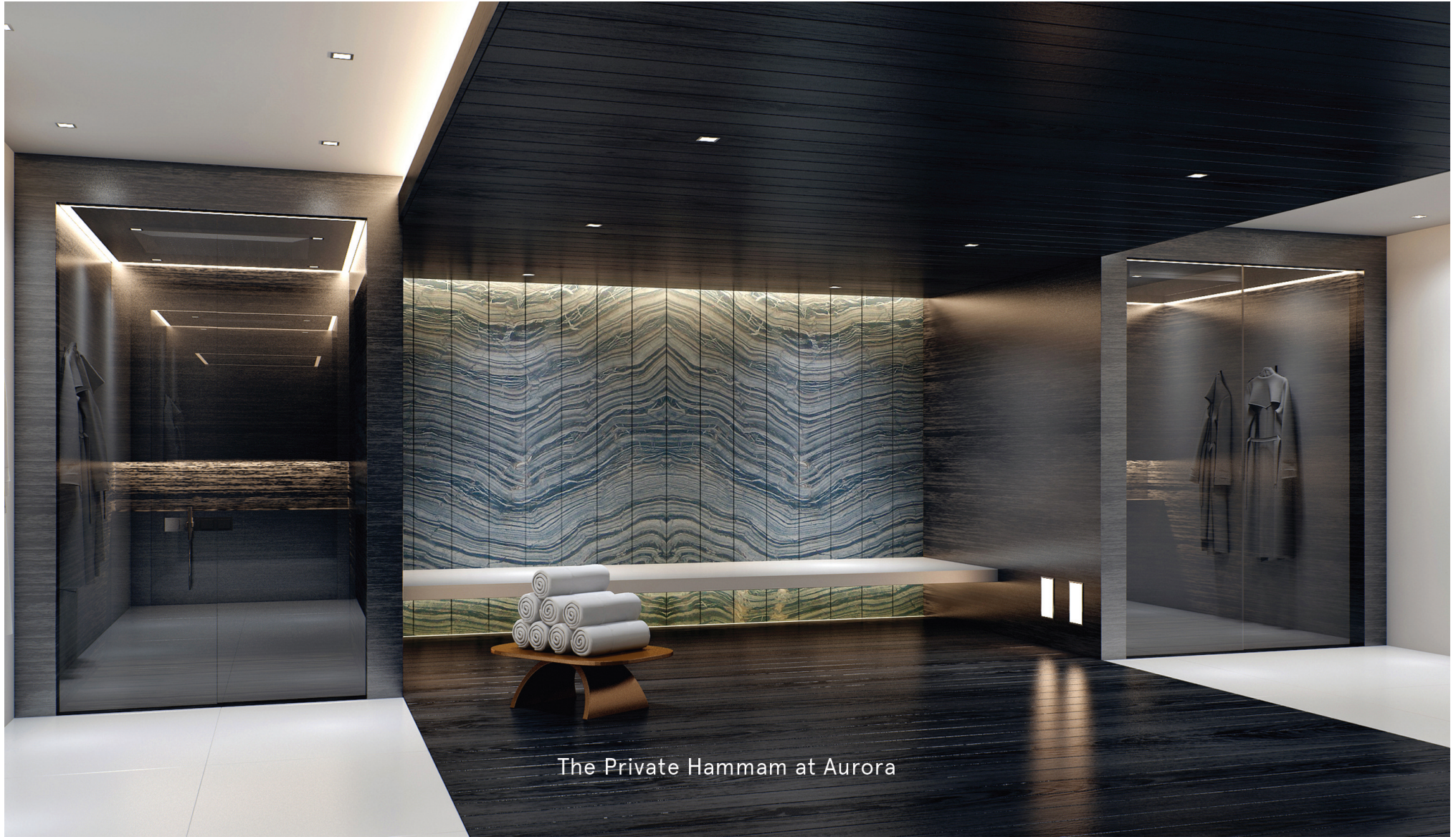






The Serene Yoga Lounge at Aurora





The Private Hammam at Aurora





The Creative Kids' Zone





# THE AURORA RESIDENCES

Just 61 residences, crafted to unparalleled criteria





Aurora residence: Great Room





Aurora residence: Kitchen





Aurora residence: Bath





Centered in the Very Best  
of Sunny Isles Beach

ARTIST CONCEPTUAL RENDERING. DEVELOPER MIGHT CHANGE WITHOUT NOTICE





## LOCATION

AURORA FACES THE MOST DRAMATIC STRETCH OF COLLINS AVENUE  
AND THE ATLANTIC OCEAN IN SUNNY ISLES BEACH





THE ATLANTIC OCEAN  
5 minutes



AVENTURA MALL  
9 minutes



BAL HARBOUR SHOPS  
9 minutes



PUBLIX SUPER MARKET  
5 minutes



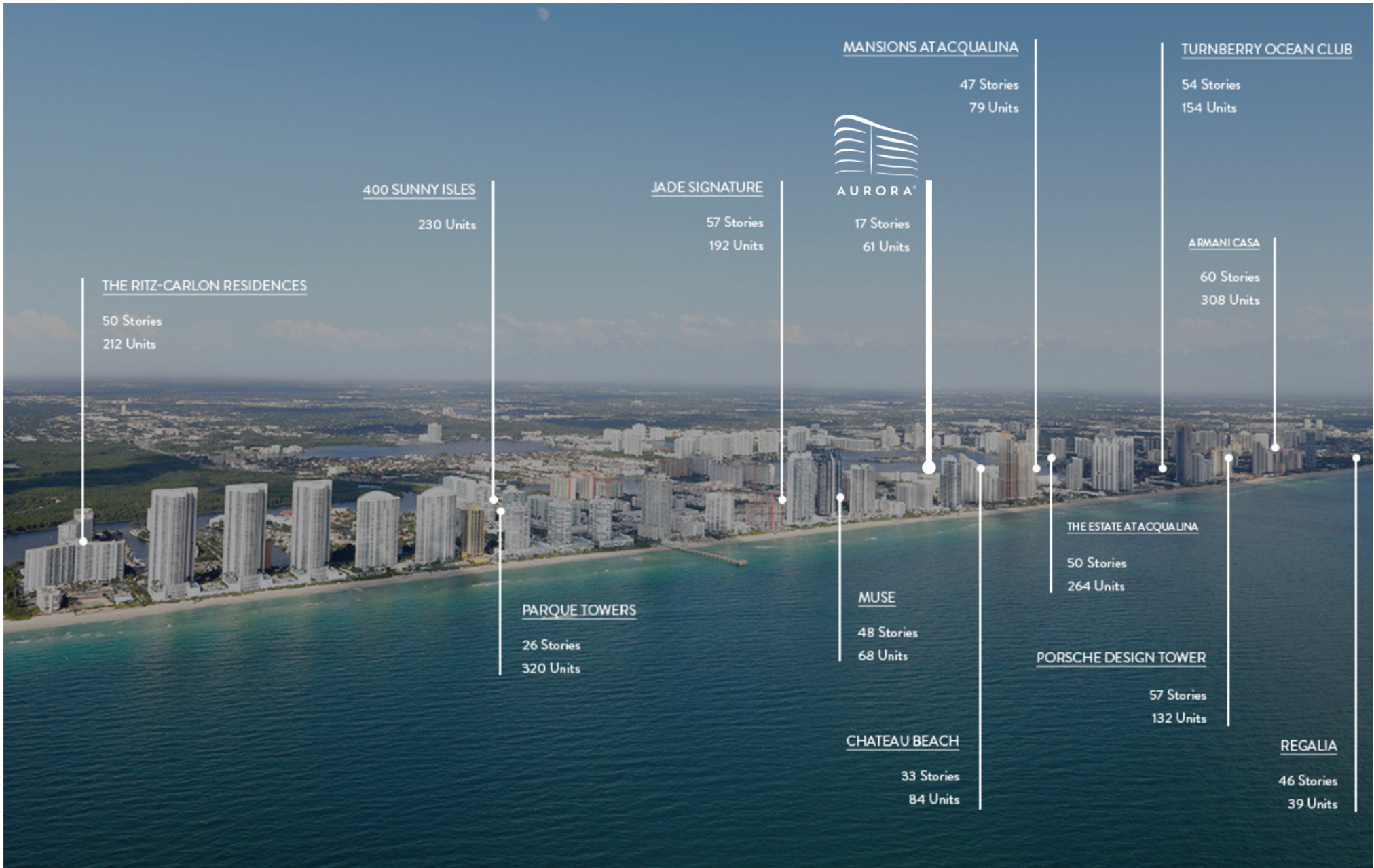
SOUTH BEACH  
34 minutes



DOWNTOWN MIAMI  
34 minutes







THE RITZ-CARLON RESIDENCES

50 Stories  
212 Units

400 SUNNY ISLES

230 Units

JADE SIGNATURE

57 Stories  
192 Units



17 Stories  
61 Units

MANSIONS AT ACQUALINA

47 Stories  
79 Units

TURNBERRY OCEAN CLUB

54 Stories  
154 Units

ARMANI CASA

60 Stories  
308 Units

PARQUE TOWERS

26 Stories  
320 Units

MUSE

48 Stories  
68 Units

THE ESTATE AT ACQUALINA

50 Stories  
264 Units

PORSCHE DESIGN TOWER

57 Stories  
132 Units

CHATEAU BEACH

33 Stories  
84 Units

REGALIA

46 Stories  
39 Units



PRICING PER SQ FT  
COMPARATIVE



AURORA

\$700 SQ/FT AVERAGE

OCEAN FRONT NEW CONSTRUCTION  
\$1.500 SQ/FT AVERAGE







Norman S. Edelcup/Sunny Isles Beach K-8 Center

4 minutes by car

—  
State-of-the-art classrooms and facilities

...



Alonzo and Tracy Mourning Senior High Biscayne Campus

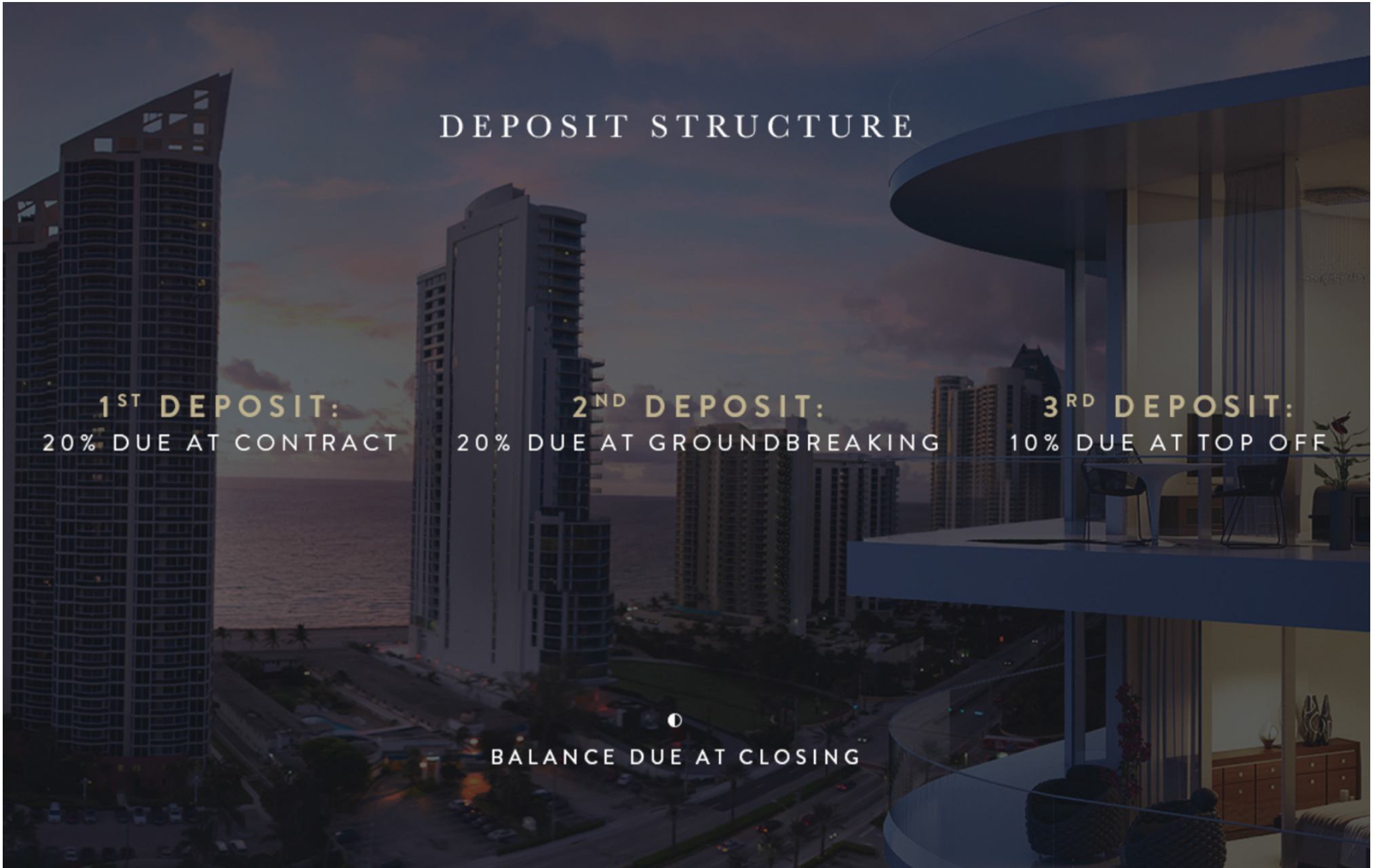
12 minutes by car



SCHOOLS







# DEPOSIT STRUCTURE

**1<sup>ST</sup> DEPOSIT:**  
20% DUE AT CONTRACT

**2<sup>ND</sup> DEPOSIT:**  
20% DUE AT GROUNDBREAKING

**3<sup>RD</sup> DEPOSIT:**  
10% DUE AT TOP OFF

●  
BALANCE DUE AT CLOSING





# TEAM

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Architect

REVUELTA ARCHITECTURE INTERNATIONAL

Interior Design

ANTROBUS + RAMIREZ

Landscape Architecture + Planning + Design

LEWIS & NIELSEN DESIGN

Legal

GREENBERG TRAURIG

Escrow Service

FIDELITY NATIONAL TITLE





The acclaimed firm of Revuelta Architecture International leads the vision of South Florida's residential, hospitality, and commercial development. With capstones located throughout the Miami Beach area, their commitment is founded on preservation, revolutionary ideas, and the combination of economically sound and aesthetic solutions for local and national clients. Their world-renowned portfolio includes:

- EPIC RESIDENCES
- PORTO VITA NORTH & SOUTH TOWERS
- BATH CLUB
- GROVENOR HOUSE
- SANTA MARIE
- JADE RESIDENCES
- 900 BISCAYNE
- IL VILLAGIO.



## **ANTROBUS + RAMIREZ**

The internationally renowned design team of Antrobus + Ramirez bring the vision of making interior design not simply an aspect of living, but an experience for private and residential clients throughout the Miami Beach area. With additional accomplishments in luxury fashion and product branding across numerous creative mediums, Antrobus + Ramirez deliver clients a unique blend of artisanal comfort and contemporary artistry to give identity to their ideas.

- MUSE
- PALAZZO DEL SOL
- OCEAN HOUSE
- PRIME ITALIAN









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[aurorasunnyislesbeach.com](http://aurorasunnyislesbeach.com)