



ON AN ISLAND.
IN A VILLAGE.
PARADISE
COMES HOME.

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.

WindPalms was conceived with that heritage of exclusivity in mind — then reimagined for the modern elite.

Discover the newest condominium residences to be built on Key Biscayne in nearly a decade. And own a rare opportunity for a modern second home in one of Miami's most distinguished communities.

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 confluence 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,



Eduardo Costantini
Chairman of Consultatio





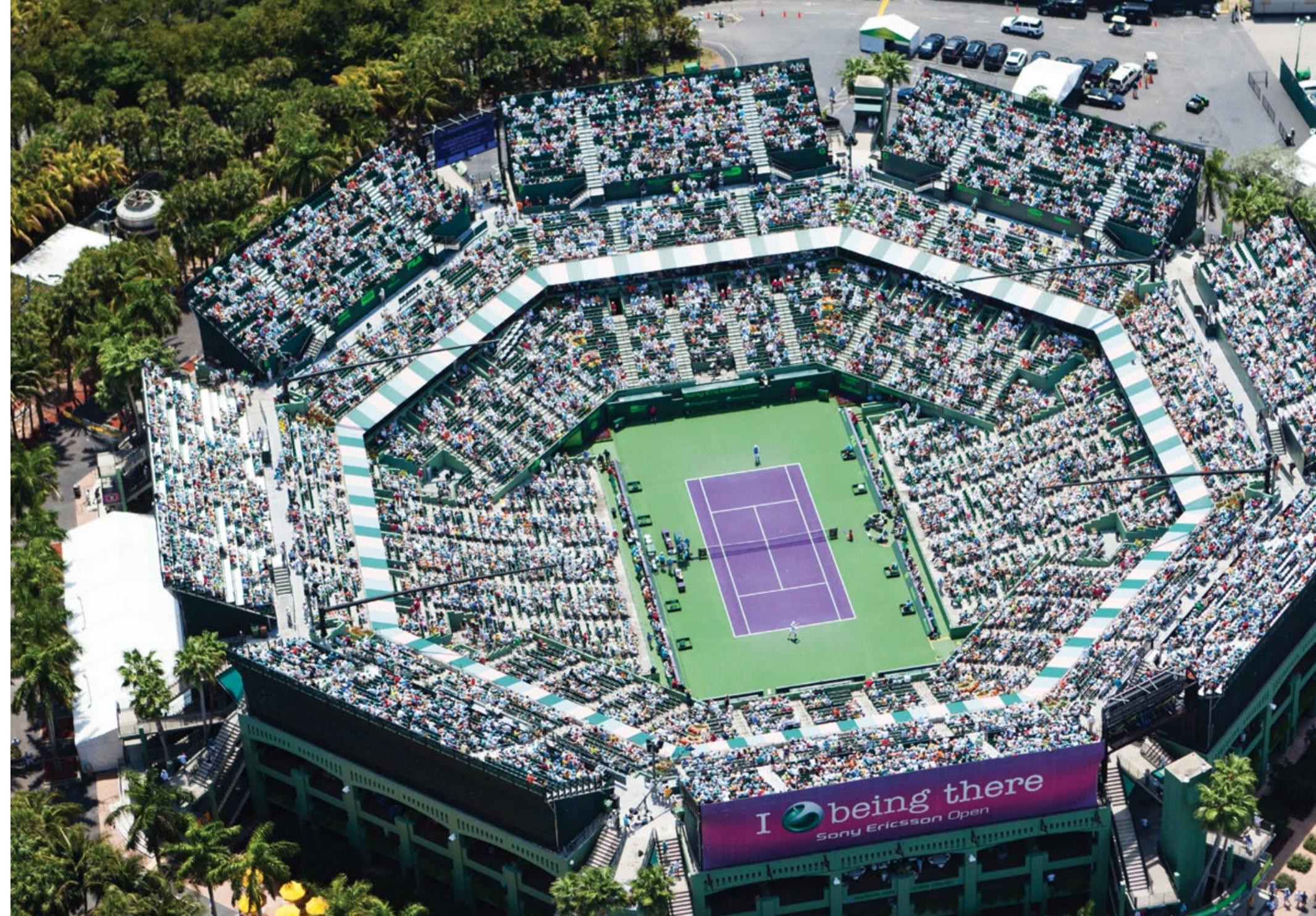
WHERE YOU LIVE.
WHERE YOU PLAY.
WHERE YOU BELONG.

Oceana Residences has a location nestled within the heart of this island village, near an array of restaurants, shopping and enjoyment. Dine on American, French, Italian or the Argentine style of Novecento and Patagonia. Feast on the best sunset view in Miami at The Rusty Pelican. And turn a lunch date into a day of pampering at The Ritz-Carlton, 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 palate that loves to be pampered or a family that loves to play, you've found your perfect habitat on Key Biscayne.





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

Key Biscayne is a self-contained island paradise. But 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. Or 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. And South Beach's legendary world of fabulous is always eager to please.

From the sizzle to the action to the culture, Miami is your perfect playground next door.





OCEANA
RESIDENCES

The Location

BETWEEN THE OCEAN AND THE BAY.
ON A LUSH BARRIER ISLAND.
A LIFE WITHOUT BOUNDARIES.

Like your life, Key Biscayne is not just one thing. Lush and wild. Refined and luxurious. Flip flops by day. Stilettoes 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





10.3 ACRES 1 BUILDING 12 VILLAS

Your features include

- Overwhelming open space
- Relaxation pool
- Beach service
- Lap pool
- Pool restaurant
- Tennis court
- Extensive lawned areas
- Ocean view gym
- Spa service
- Party room
- Kids room
- Media room
- Gated property
- 500 Feet private beach property
- Underground parking
- Golf cart parking
- ...and more coming,
ongoing development



“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.

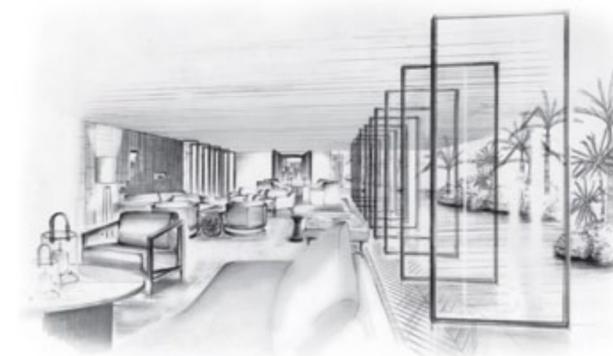
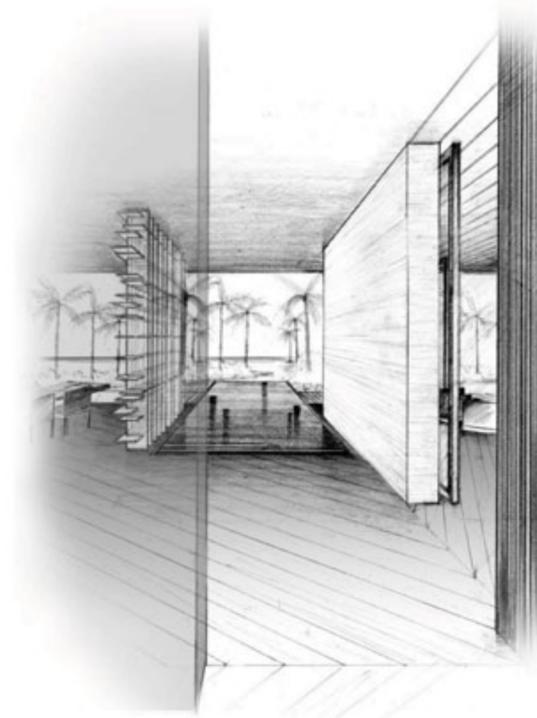
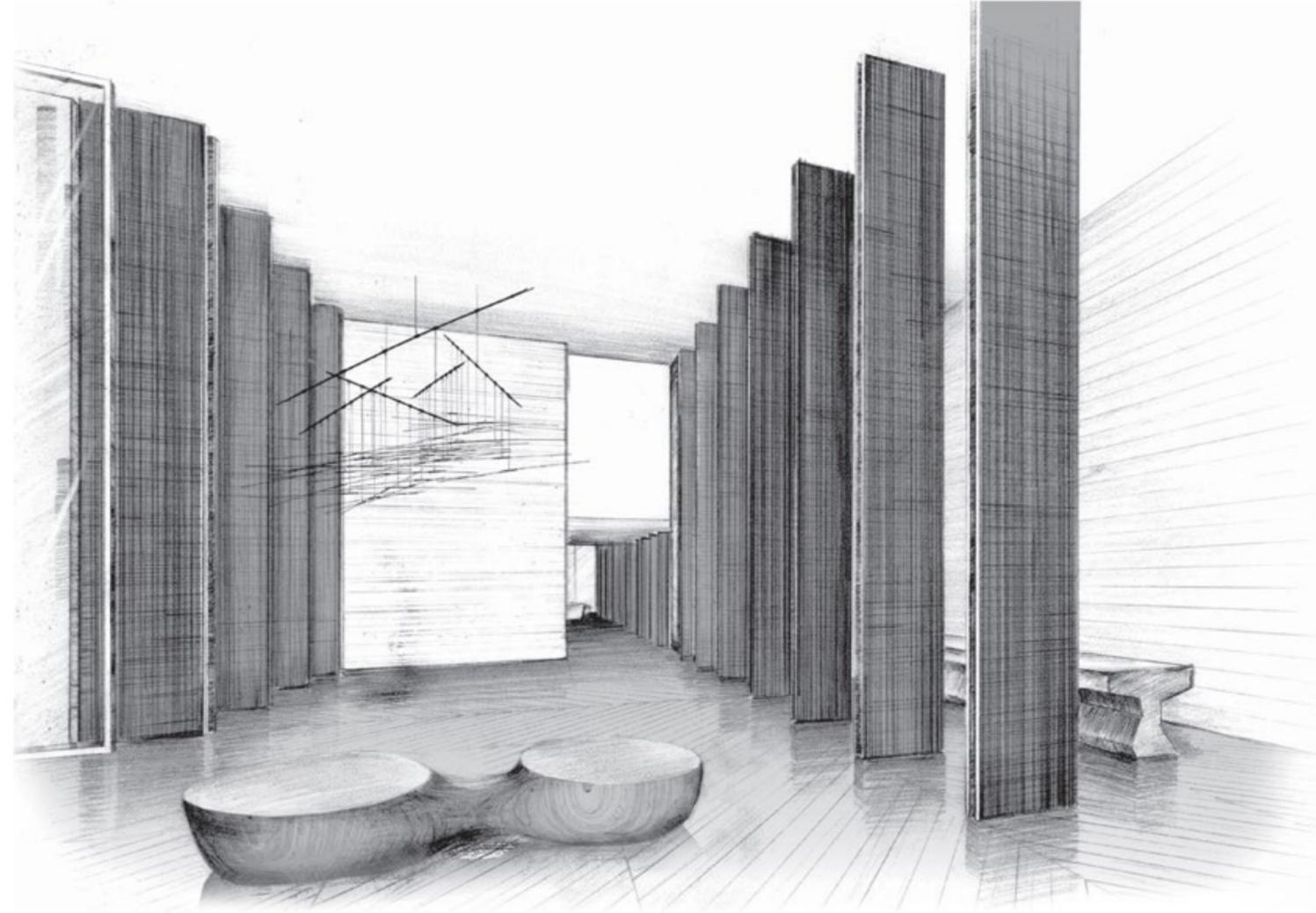




PRIVATE TERRACES
WITH STUNNING
OCEAN VIEWS.

MODERN
ARCHITECTURE
DESIGN AND
CONNECTION
WITH THE OCEAN
BREEZE.





by YabuPushelberg



THE FRIENDLY CALM
OF EASY LUXURY
PRESENTS YOU AND
YOUR FAMILY JOYFUL,
UNFORGETTABLE
MOMENTS.



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

From the floor-to-ceiling windows, blue skies or blue waters illuminate the sandy island palette of light wood floors and exposed stone. Your modern kitchen features state of the art appliances and Euro-style cabinets. And master baths feel as open and airy as a walk on the beach.



Lifestyle

Oceana Residences combines resort-style amenities with the features you can't live without, from the spa/sauna and fitness center to the art gallery and restaurants. This may become the second home you never want to leave.

The Team

EDUARDO COSTANTINI
BERNARDO FORT-BRESCIA
YABUPUSHELBERG



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, 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 since, such as Nordelta district, and the construction of twin luxury office towers in Catalinas Norte office park. E. Costantini is an art collector and he created in 1995 the Eduardo F. Costantini Foundation, which he presides and in 2001 opened Malba-Colección Costantini, Latinamerican Art Museum of Buenos Aires, 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 Miami University. 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

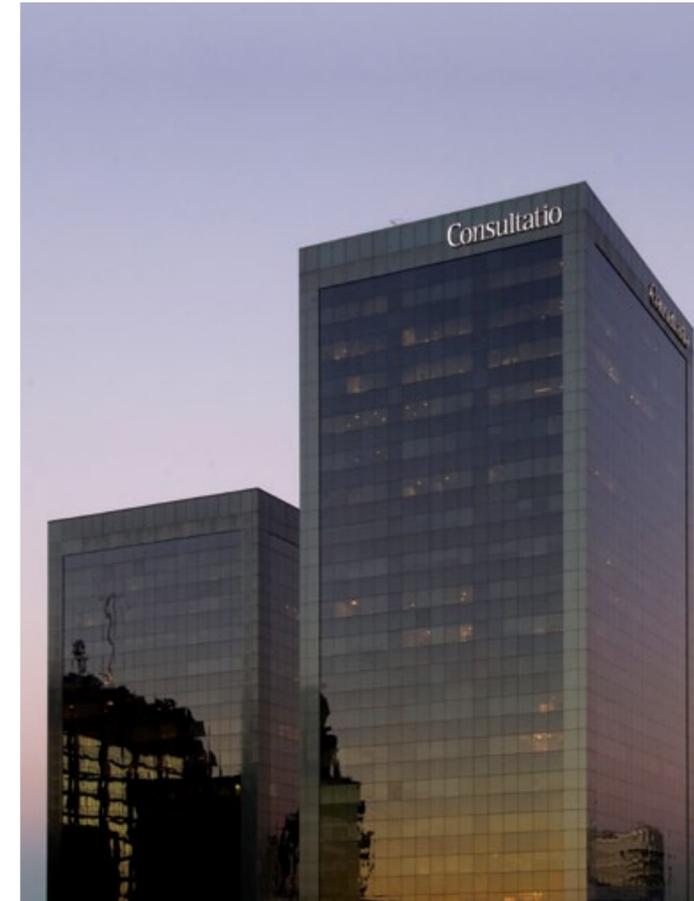
Walking the fine line between edgy and elegant, Yabu Pushelberg artfully reconciles opposites. George Yabu founded the Toronto firm with Glenn Pushelberg in 1980, after graduating from Ryerson Polytechnic. Both launched their careers with private practices: Yabu in residential design and Pushelberg in 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.

The Developer

CONSULTATIO

Consultatio is a leader in real estate development, actively participating in four different markets: Masterplanned communities, sale and rental of office buildings, residential towers and, more recently, tourist residential developments. Throughout its thirty years of history, and under the direction of its founder, Chairman and major shareholder, Eduardo Costantini, Consultatio has successfully devoted to real estate developments, focusing on innovative projects of great category and excellent locations. In order to consolidate its growth in scale and intensify its process of regional and international diversification, in May 2008, Consultatio SA completed a successful initial public offering of its shares, trading since then in the Buenos Aires Stock Exchange under the symbol CTIO.

GRAND BOURG
CATALINAS
NORDELTA





The Architects

ARQUITECTONICA

Arquitectonica is an architecture, interior design and planning firm that began in Miami in 1977 as an experimental studio. Led by Bernardo Fort-Brescia and Laurinda Spear, the studio has evolved into a worldwide practice, combining the creative spirit of the principals with the efficiency of delivery and reliability of a major architectural firm. Its affiliated firm, ArquitectonicaGEO, provides landscape architecture services.

Since its founding in 1977, Arquitectonica has won numerous American Institute of Architects and Progressive Architecture Design Awards. The firm has been named the AIA Florida Firm of the Year, and in testimony to the longevity of the firm's work, Arquitectonica won the AIA Test of Time Award for the Banco de Credito Headquarters, The Atlantis condominium and the Pink House. Arquitectonica's work

has been featured in nearly 3,000 national and international publications such as Time, Newsweek, Life, Fortune and Business Week, as well as numerous professional journals such as Architectural Record, Progressive Architecture, Architectural Design, Domus, Global Architecture, L'Architecture D'aujourd'hui, Abitare and Häuser.

The firm's work spans several continents, from projects such as schools and universities, resorts and casinos, hotels, luxury condominium towers, retail centers and office buildings to specialized projects such as a U.S. Embassy, opera house/symphony halls, museums, courthouses, multipurpose arenas and convention centers, airports and transportation centers, television studios and several bank headquarters.

MICROSOFT EUROPEAN
HEADQUARTERS
ICONBRICKELL
SOUTH DADE CULTURAL
ARTS CENTER

*Award-Winning Talent.
International Sensibility.*

Interiors

YABU PUSHELBERG

Yabu Pushelberg is one of the most sought after and recognized designers in the world having created timeless and artistic designs for many years. With studios in New York and Toronto, the design studio is divided into 6 teams comprised of design and project management personnel specializing in luxury design.

Yabu Pushelberg has been honored with the Platinum Circle Award, for their exceptional achievement in the hospitality industry, as well as, the James Beard Foundation award for excellence in Restaurant design. Partners George Yabu and Glenn Pushelberg were named Designer of the Year by Contract Magazine, and have been inducted into the Interior Design magazine Hall of Fame.

ST REGIS
DB BISTRO
TRUMP HOLLYWOOD





The floor plans depicted herein are conceptual drawings based on current development plans which are subject to change without notice. Square footage numbers set forth herein are approximate and based on current development plans which are subject to change without notice. All maps are artist renderings, for relative location purposes only, and are not to scale. Actual distances may vary. All features, dimensions, materials, facilities and specifications are subject to change without notice.