

# Casa Bella

RESIDENCES

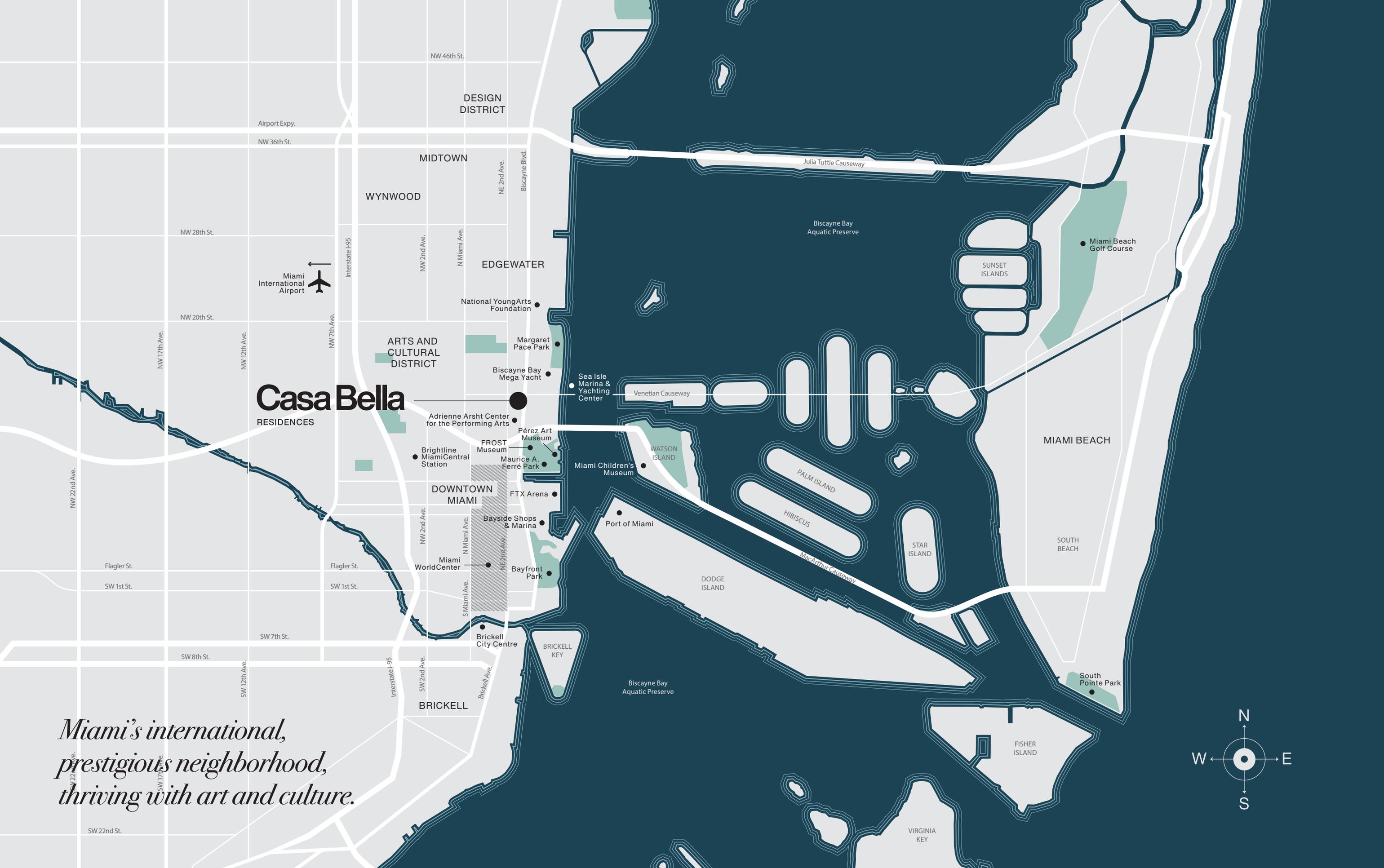
by **B&BITALIA**

The Art of Italian Living Curated by Piero Lissoni

*Welcome to the height of sophisticated  
Italian living—in the heart of Miami.  
CasaBella Residences by B&B  
Italia—a home, and a destination,  
created to bring the exquisite  
experience of Italian design to life.*



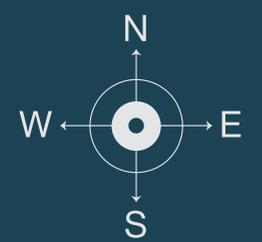
ARTIST'S CONCEPTUAL RENDERING



# Casa Bella

RESIDENCES

*Miami's international,  
prestigious neighborhood,  
thriving with art and culture.*



*At the heart of it all.  
Miami's Arts &  
Cultural District*



ARTIST'S CONCEPTUAL RENDERING



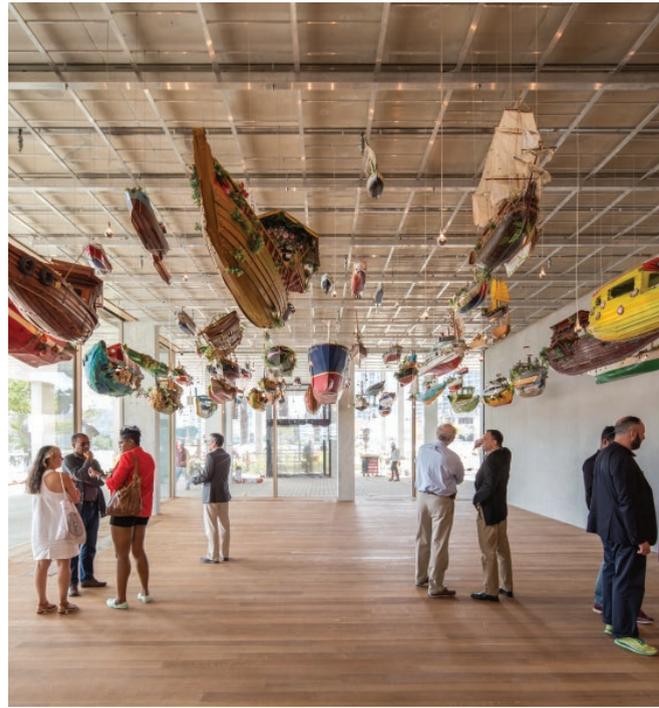
Adrienne Arsht Center for the Performing Arts



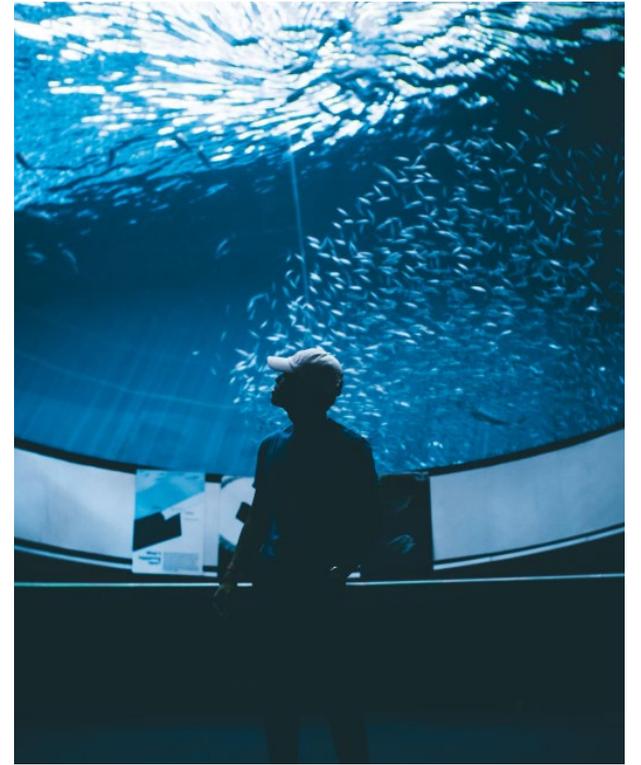
Pérez Art Museum Miami



Wynwood District



Design District



Phillip and Patricia Frost Museum of Science



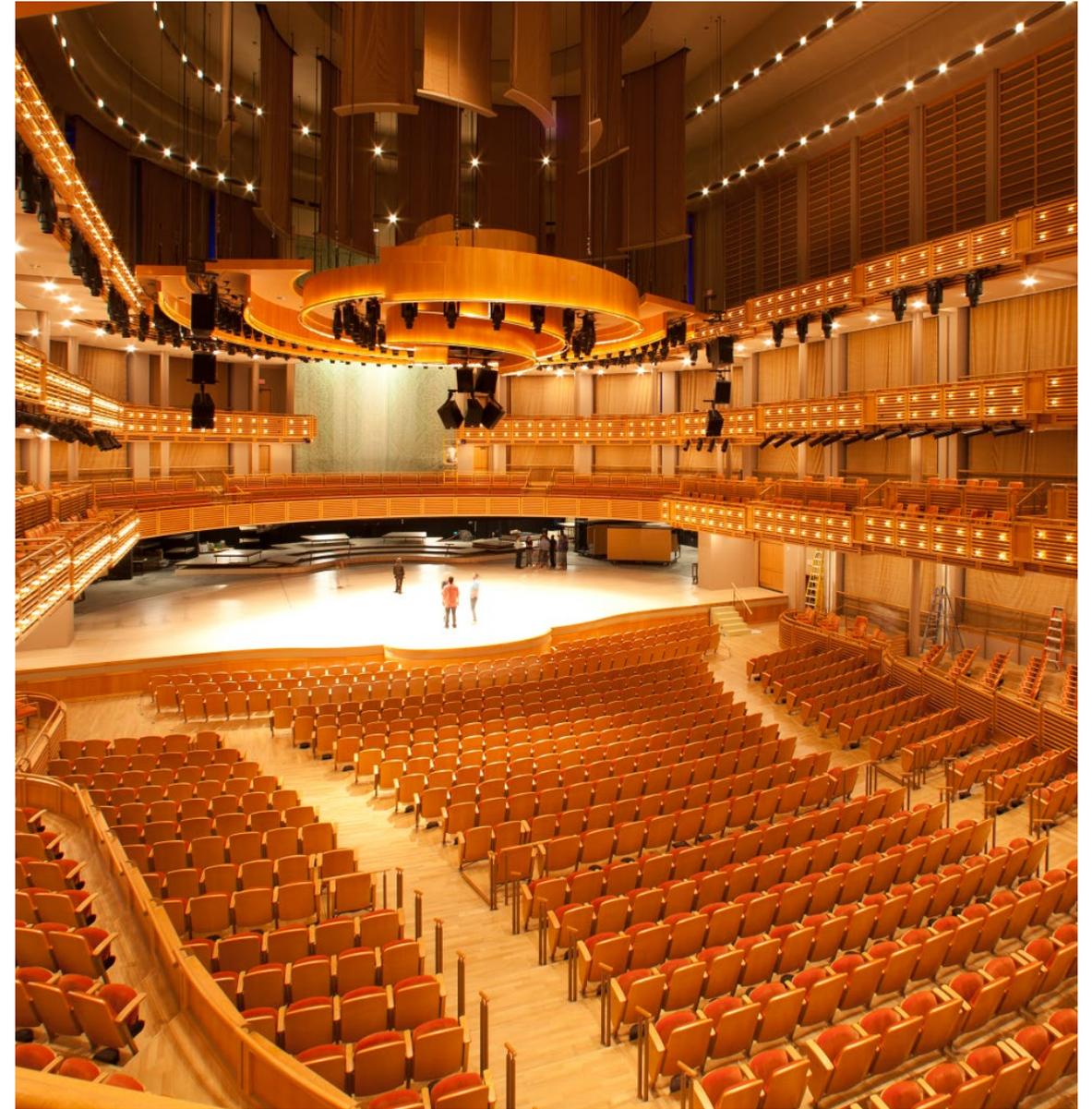
CASA BELLA BY B&B ITALIA



*Award-winning restaurants, unforgettable nights out, a vibrant neighborhood buzzing with inspiration & entertainment.*



*Nearby, The Design District,  
South Beach, Bal Harbour—each  
an oasis of couture and cuisine.*



*Find yourself at the center of Miami's  
world-class performing arts scene...*



ARTIST'S CONCEPTUAL RENDERING

“We have created the ultimate private residences—incredibly luxurious and monumental, a showcase for an exceptional lifestyle.”

JON PAUL PÉREZ

Piero Lissoni

Jon Paul Pérez  
President, The Related Group

Francesco Farina  
CEO, B&B Italia USA



VISIONARY TEAM

CASA BELLA BY B&B ITALIA

# The Related Group

DEVELOPER

Established in 1979, Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. The privately held company has built, rehabilitated and managed over 100,000 condominium, rental and commercial units. Related Group has earned international status for its visionary designs and development of extraordinary luxury properties, including One Park Grove, Apogee and Residences by Armani Casa, among others.



Residences by ARMANI/CASA, Sunny Isles, FL

# Alta Developers

DEVELOPER

Alta Developers is a South Florida based real estate development firm whose Principal & CEO Raimundo Onetto has been involved in some of the most noteworthy additions to the South Florida real estate landscape. Through advanced aesthetics and technology, Alta Developers operates with a commitment to environmental sustainability and cultural integrity, ensuring its formidable reputation of creating landmark properties.



One Paraiso, Edgewater, FL

# B&B Italia

## FURNISHINGS

Founded in 1966, B&B Italia stands out for its masterful representation of contemporary culture as well as its research and innovation, which has allowed the brand to create products with unique style and impeccable artistry, resulting in the creation of iconic pieces that have radically helped define the history of design. B&B Italia has been honored with numerous awards and is a four-time winner of the most coveted award in Italian industrial design: the Compasso d'Oro.



# B&B Italia

FURNISHINGS

VISIONARY TEAM



CASA BELLA BY B&B ITALIA

*A balance of the best creative minds, unparalleled R&D, industrial know-how, and fine Italian workmanship.*



VISIONARY TEAM



CASA BELLA BY B&B ITALIA

# Lissoni & Partners

INTERIOR DESIGN

Led by Piero Lissoni, Lissoni & Partners has a 30-year history of developing international projects in the fields of architecture, landscape, interior, product, and graphic design, in addition to being responsible for the art direction for some of the world's most influential design companies. The practice combines a range of expertise with a tailored approach that sets it apart, establishing a stylistic code and visual identity that are clearly and instantly recognizable.



Piero Lissoni

# Lissoni & Partners

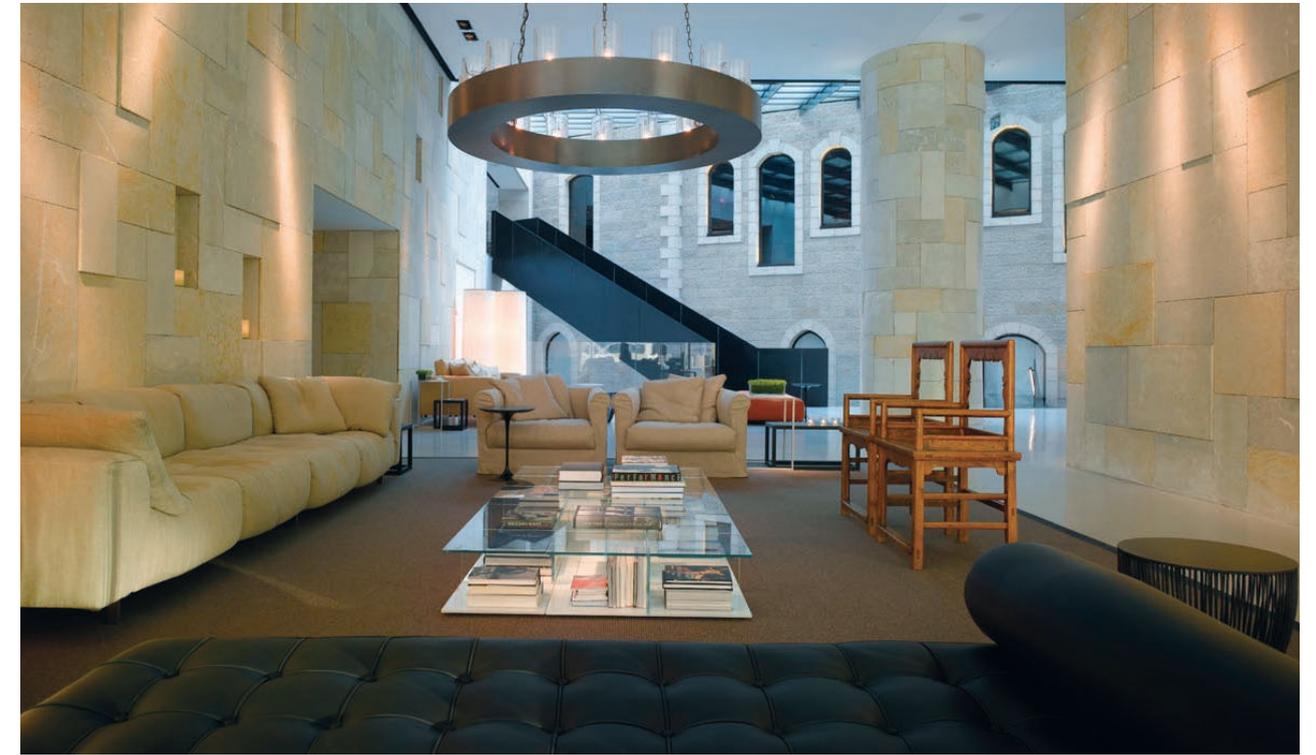
INTERIOR DESIGN

VISIONARY TEAM



Grand Park Hotel, Rovinj

CASA BELLA BY B&B ITALIA



Hotel Mamilla, Jerusalem

VISIONARY TEAM



Grand Park Hotel, Rovinj

CASA BELLA BY B&B ITALIA

# Arquitectonica

ARCHITECTURE

Led by Principals Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica pushes the limits of design with its groundbreaking use of materials, geometry, pattern, and color to create a new kind of humanistic modern aesthetic, redefining and elevating Miami's cityscape since 1977.



Regalia Residences, Sunny Isles, FL



Bronx Museum of the Arts, NY



Ritz-Carlton Residences,  
Sunny Isles, FL

# Enzo Enea

## LANDSCAPES

Enzo Enea is the creator of ENEA GmbH, one of the world's leading landscape architecture firms, known for its multi-disciplinary team and extraordinary ability to create a striking balance of indoors and out, from custom luxury gardens to public parks. In 2006, Enea opened the firm's first U.S. division in Miami. The firm's work includes, among others, residential, commercial, and public projects; it has earned recognition across the globe, and locally, from the Florida Chapter of the American Society of Landscape Architects.



Park Grove, Coconut Grove, FL



ARTIST'S CONCEPTUAL RENDERING

*Limitless luxuries and abundant amenities, all infused with an artful, impeccably designed aesthetic by B&B Italia.*



*Soaring 650 feet high, Casa Bella's private observatory—with a state-of-the-art telescope—features extraordinary panoramic views.*



ARTIST'S CONCEPTUAL RENDERING

56th Floor | Sky Pool Terrace Observatory



# Amenities

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## Indoor Amenities

- Game Room
- Children's Playroom, with educational games and smartboard
- Spacious Party Room overlooking Biscayne Bay
- Cinema
- Wine Room
- Museum quality art collection
- Fully equipped Business Center, including conference room
- Co-working space with a comfortable lounge
- Pet Spa
- 360 Wellness Center including: Premier fitness center overlooking Biscayne Bay, private yoga room, spin room, world-class spa offering a suite of on-demand services, and beauty salon with mani-pedi stations

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## Outdoor Amenities

- A stunning 12th floor pool deck featuring Italian-inspired gardens designed by world-renowned landscape architect Enzo Enea, luxury spa, and 78-foot lap pool with incredible views of Biscayne Bay
- Poolside bar and Mediterranean café
- Private cabanas and shaded lounge areas
- Towel service and sun-care kiosk
- Open-air yoga lawn
- Pickleball court
- Private dining with dedicated space for outdoor grilling
- World-class artwork throughout common areas



## Services

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### The Grand Bay Beach Club

All residents enjoy complimentary one-year privileged access to Grand Bay Beach Club in Key Biscayne.

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### 24/7 Services

- Valet parking
- Multilingual team on site to assist at any hour
- Security
- Maintenance staff

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### On-Demand Concierge

- Housekeeping
- Pre-arrival grocery shopping & delivery
- Butler & “While You’re Away” services
- Dry cleaning & laundry
- Nanny and childcare
- Overnight shoe shining
- Pet care services
- Preferred tickets to theater and other events
- Courier services
- Personal IT and tech support
- Translation services
- Newspaper delivery

*56 Stories*  
*312 Exclusive Residences*  
*1-4 Bedroom Floor Plans*

ARTIST'S CONCEPTUAL RENDERING



## Residential Features

### State-of-the-Art Kitchens

- Sleek Italian cabinets in kitchens and baths by ITALKRAFT.
- An exquisite selection of cabinet finishes and countertops, all individually selected by Piero Lissoni.
- Top-of-the-line black glass appliance package includes integrated, paneled 36-inch Sub-Zero refrigerator/freezer, silent paneled dishwasher, Wolf built-in convection oven, Wolf built-in speed oven, ceramic glass countertop, and wine refrigeration (in most units).
- Oversized stainless steel zero-radius sink with single-lever European-designed pullout faucet drawer.

### Flawless Baths

- Master baths with Italian cabinetry and design.
- Vanity backlit mirrors.
- Elongated electric water closet.
- Spacious spa tubs and frameless glass-enclosed showers
- in master baths.
- Imported porcelain flooring and walls.
- Italian-designed faucets.
- Powder rooms in select residences.

**All residences feature two private elevators and a private vestibule. Elevators are equipped with biometric access control for enhanced security. Most units enjoy spacious pass-through layouts with soaring 10-foot ceilings and breathtaking views of Biscayne Bay, the Downtown Miami skyline, and stunning sunsets from the west.**





*Open entertaining. An exquisite selection of cabinet finishes and countertops, all individually selected by Piero Lissoni.*

*Master baths featuring imported porcelain and premium Italian cabinetry with designer details.*



*Immerse yourself in quiet, sunlit spaces, a constant breeze, the beauty of a spacious private deck.*



*With dramatic floor-to-ceiling window walls, residents are poised within the glamorous panorama of the Miami skyline.*



# Key Plans

# Podium Typical Floor

Floors 2 through 8



Biscayne Bay

KEY PLANS



Downtown Views

KEY PLANS

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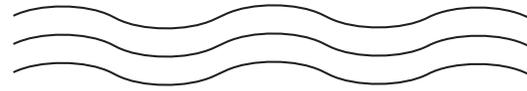


CASA BELLA BY B&B ITALIA

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# Tower Typial Floor

Floors 23 through 47



Biscayne Bay



KEY PLANS

KEY PLANS  
Downtown Views

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# Tower Typial Floor - Mod

Floors 12 through 22



Biscayne Bay



KEY PLANS

Downtown Views

KEY PLANS

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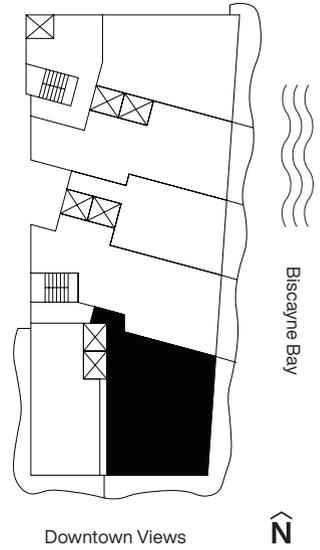
CASA BELLA BY B&B ITALIA

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# Floor Plans

# Casa 01

Floors 2 through 47



FLOOR PLANS

FLOOR PLANS

**3 Bedrooms**  
**3.5 Bathrooms**

**AC Area**  
1,953 sf / 182 m<sup>2</sup>

**Outdoor Area**  
570 sf / 53 m<sup>2</sup>

**Total Area**  
2,523 sf / 235 m<sup>2</sup>

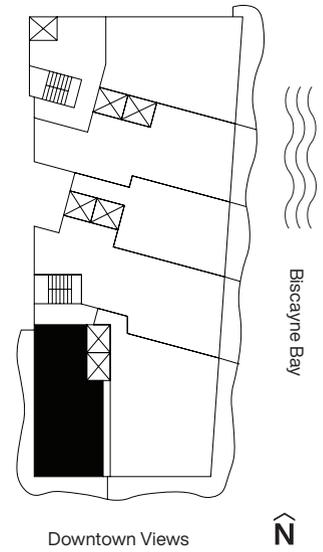
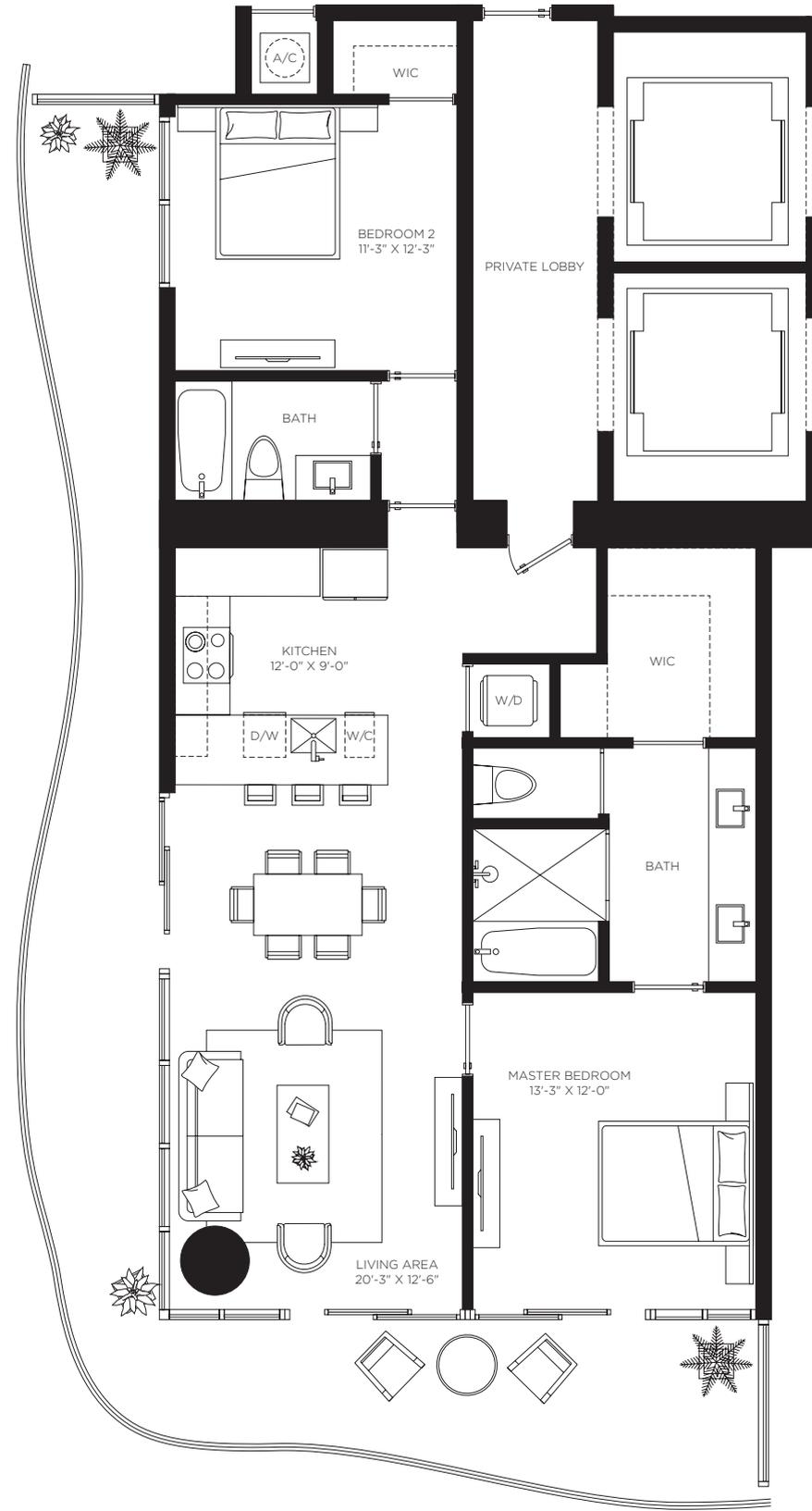
CASA BELLA BY B&B ITALIA

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# Casa 02

Floors 2 through 47



**2 Bedrooms**  
**2 Bathrooms**

**AC Area**  
1,303 sf / 121 m<sup>2</sup>

**Outdoor Area**  
464 sf / 43 m<sup>2</sup>

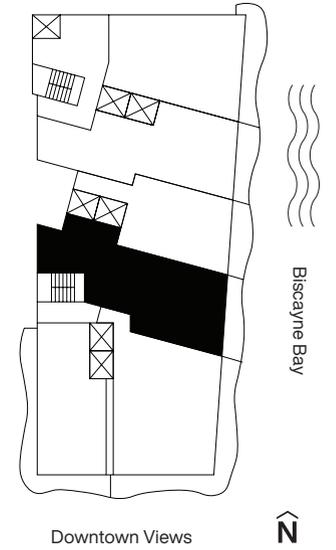
**Total Area**  
1,767 sf / 164 m<sup>2</sup>

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# Casa 03

Floors 2 through 47

FLOOR PLANS



FLOOR PLANS

**2 Bedrooms**  
**3 Bathrooms**  
**Den**

**AC Area**  
 1,819 sf / 169 m<sup>2</sup>

**Outdoor Area**  
 199 sf / 18 m<sup>2</sup>

**Total Area**  
 2,018 sf / 187 m<sup>2</sup>

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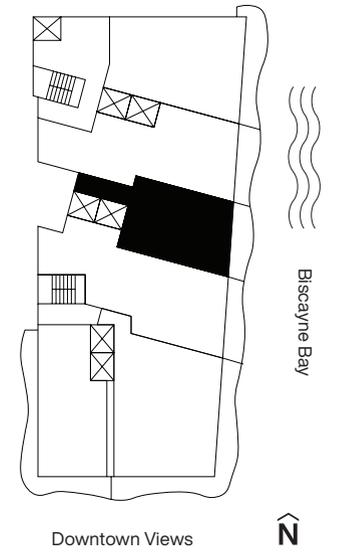
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CASA BELLA BY B&B ITALIA

# Casa 04

Floors 2 through 47

FLOOR PLANS



FLOOR PLANS

**1 Bedroom**  
**2 Bathrooms**  
**Den**

**AC Area**  
 1,216 sf / 113 m<sup>2</sup>

**Outdoor Area**  
 192 sf / 18 m<sup>2</sup>

**Total Area**  
 1,408 sf / 131 m<sup>2</sup>

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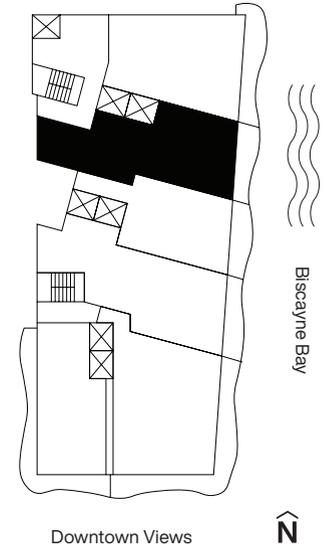
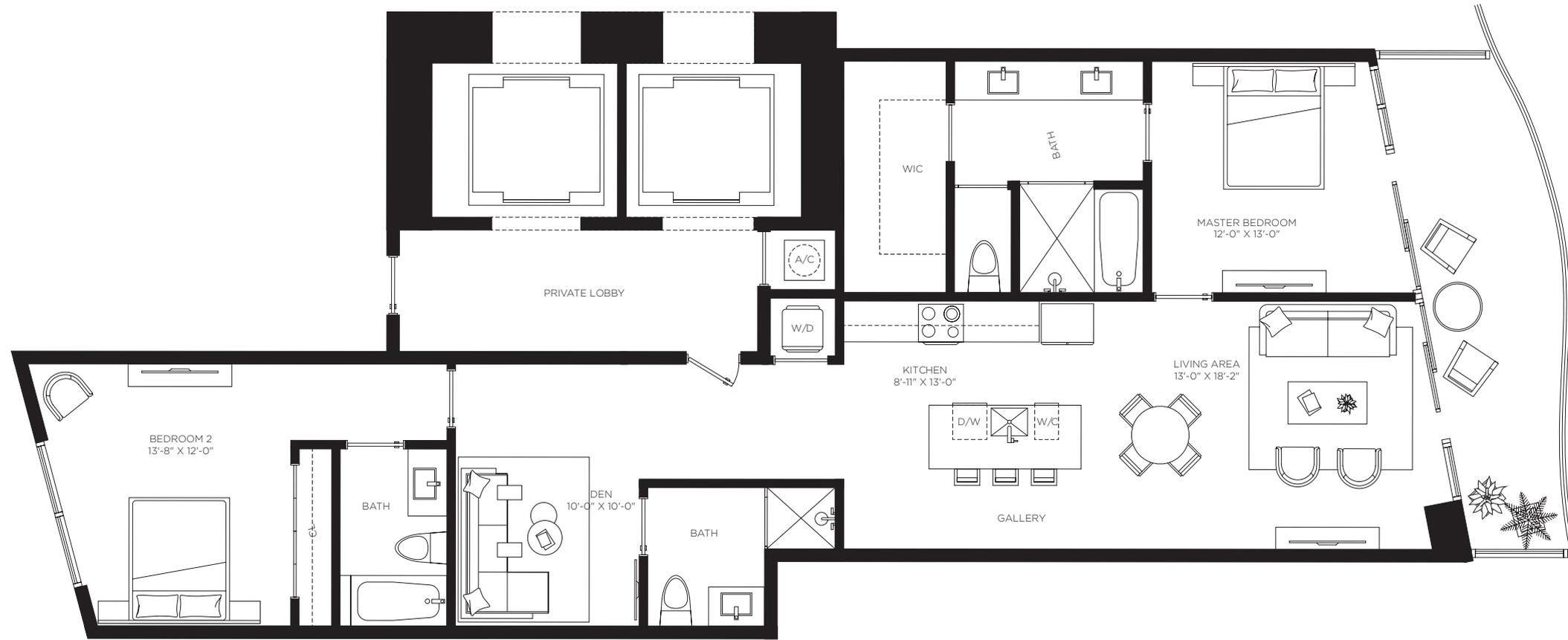
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# Casa 05

Floors 2 through 47

FLOOR PLANS



FLOOR PLANS

**2 Bedrooms**  
**3 Bathrooms**  
**Den**

**AC Area**  
 1,613 sf / 150 m<sup>2</sup>

**Outdoor Area**  
 189 sf / 18 m<sup>2</sup>

**Total Area**  
 1,802 sf / 168 m<sup>2</sup>

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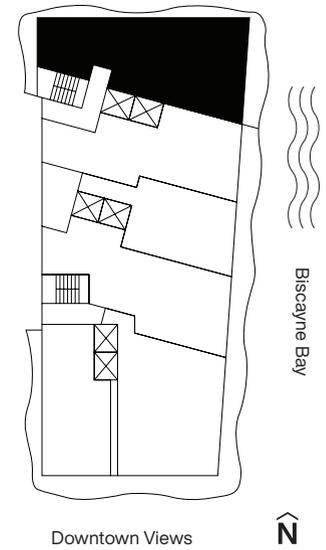
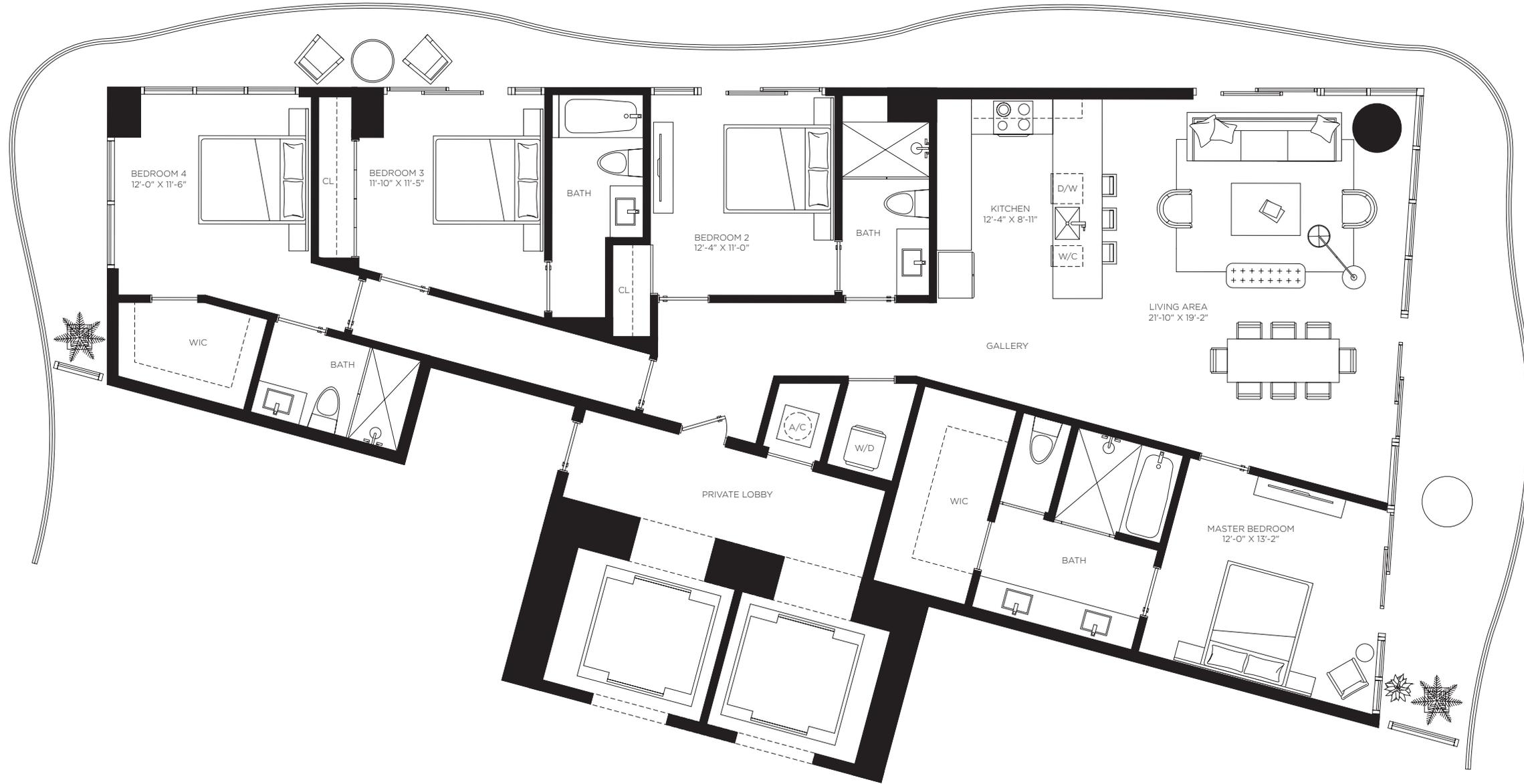
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CASA BELLA BY B&B ITALIA

# Casa 06

Floors 23 through 47

FLOOR PLANS



FLOOR PLANS

**4 Bedrooms**  
**4 Bathrooms**  
**Den**

**AC Area**  
 2,187 sf / 203 m<sup>2</sup>

**Outdoor Area**  
 722 sf / 67 m<sup>2</sup>

**Total Area**  
 2,909 sf / 270 m<sup>2</sup>

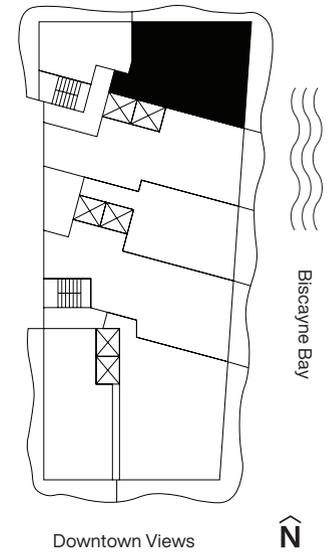
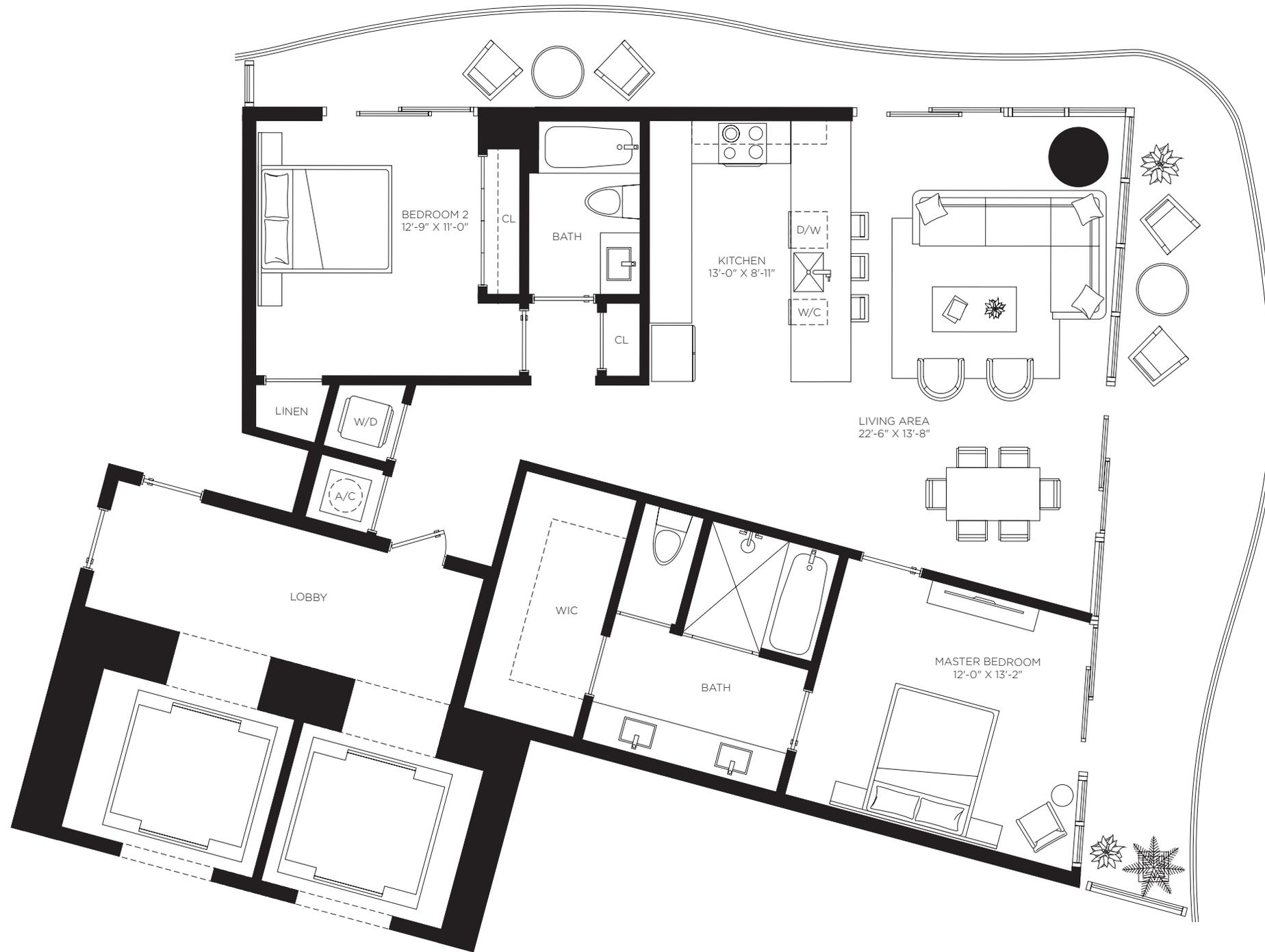
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# Casa 06 MOD

Floors 12 through 22



**2 Bedrooms**  
**2 Bathrooms**

**AC Area**  
1,326 sf / 123 m<sup>2</sup>

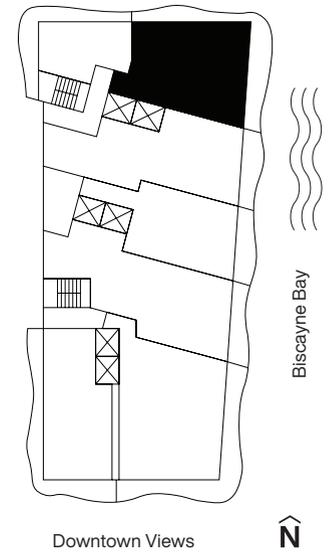
**Outdoor Area**  
449 sf / 42 m<sup>2</sup>

**Total Area**  
1,775 sf / 165 m<sup>2</sup>

The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in the Developer's Prospectus and the method set forth in the Developer's Prospectus may result in a square footage calculation less than the method used here. The balconies depicted are conceptual and the size will vary based on floor level of unit, final permitting and completed construction. The illustrations and images are conceptual and may vary from concept to actual construction. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guarantee or represent any specific use of space. Furnishings, design features, fixtures, and décor illustrated are conceptual and are not included with purchase of a Unit. Consult the Developer's Prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions. The Developer, PRH 1400 BISCAYNE 1, LLC, is a licensee of The Related Group, B&B Italia, and Piero Lissoni, but none of these licensors is the Developer. © 2021 with all rights reserved PRH 1400 BISCAYNE 1, LLC

# Casa 06 MOD2

Floors 2 through 9



**1 Bedroom**  
**2 Bathrooms**  
**Den**

**AC Area**  
 1,595 sf / 148 m<sup>2</sup>

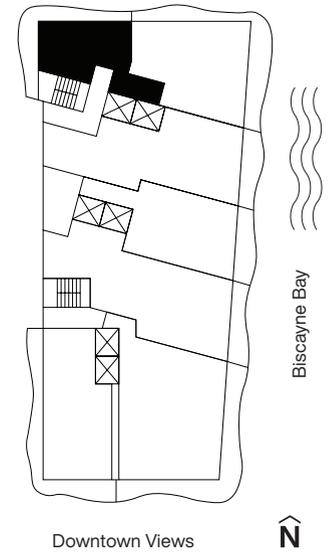
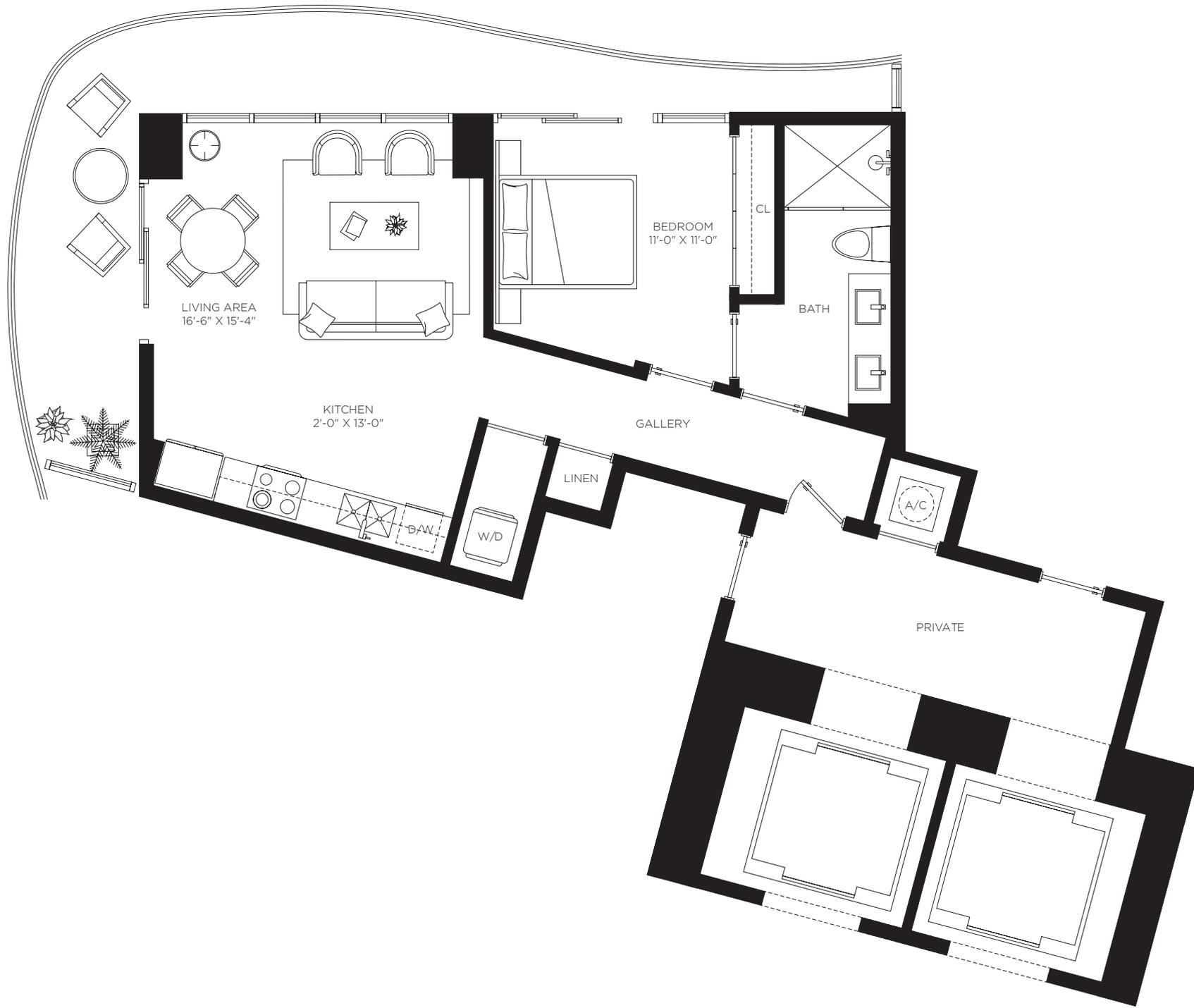
**Outdoor Area**  
 290 sf / 27 m<sup>2</sup>

**Total Area**  
 1,885 sf / 175 m<sup>2</sup>

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# Casa 07

Floors 12 through 22



**1 Bedroom**  
**1 Bathroom**

**AC Area**  
711 sf / 66 m<sup>2</sup>

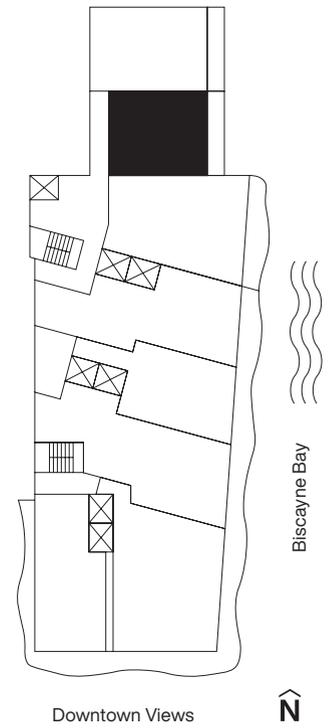
**Outdoor Area**  
281 sf / 26 m<sup>2</sup>

**Total Area**  
992 sf / 92 m<sup>2</sup>

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# Casa 08

Floors 2 through 8



**1 Bedroom**  
**2 Bathrooms**  
**Den**

**AC Area**  
 1,060 sf / 98.5 m<sup>2</sup>

**Outdoor Area**  
 181 sf / 17 m<sup>2</sup>

**Total Area**  
 1,241 sf / 115 m<sup>2</sup>

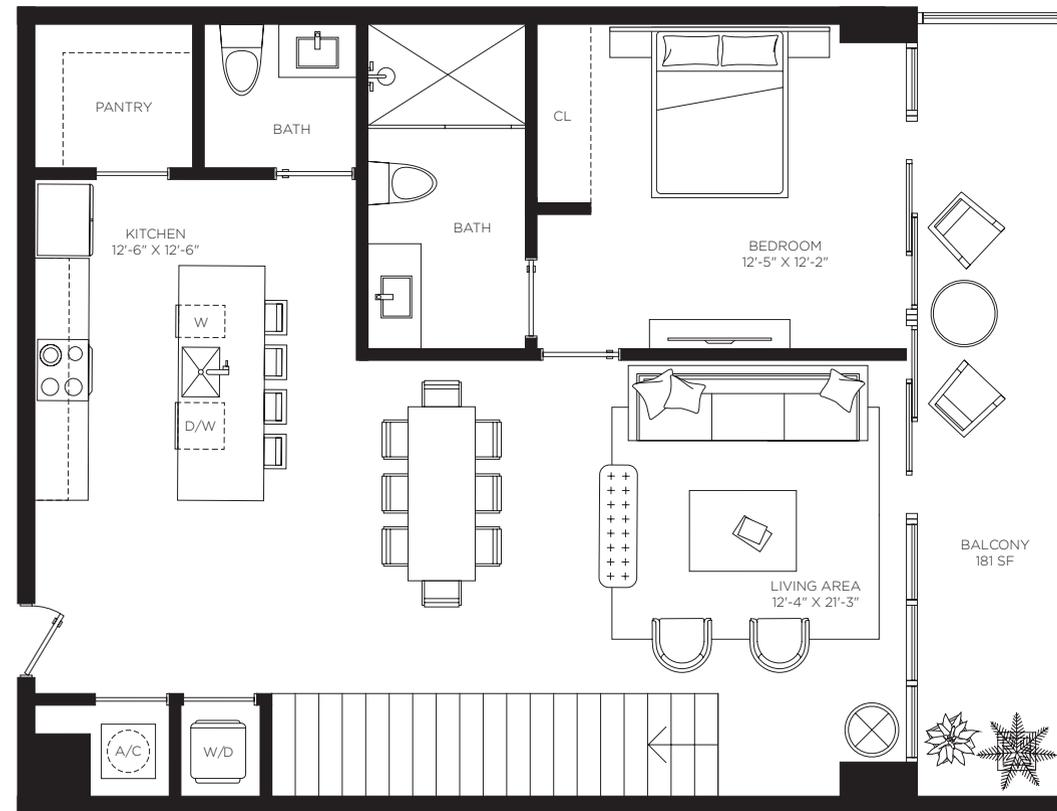
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# Casa 08 MOD

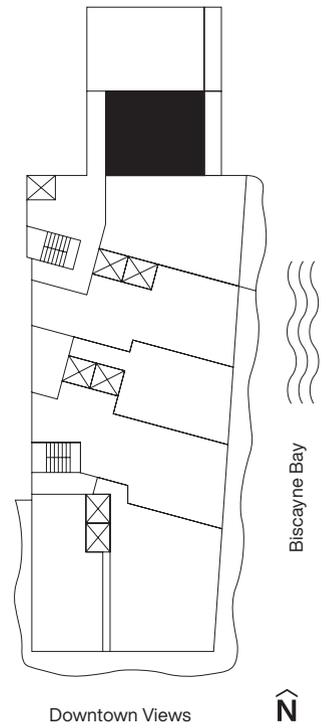
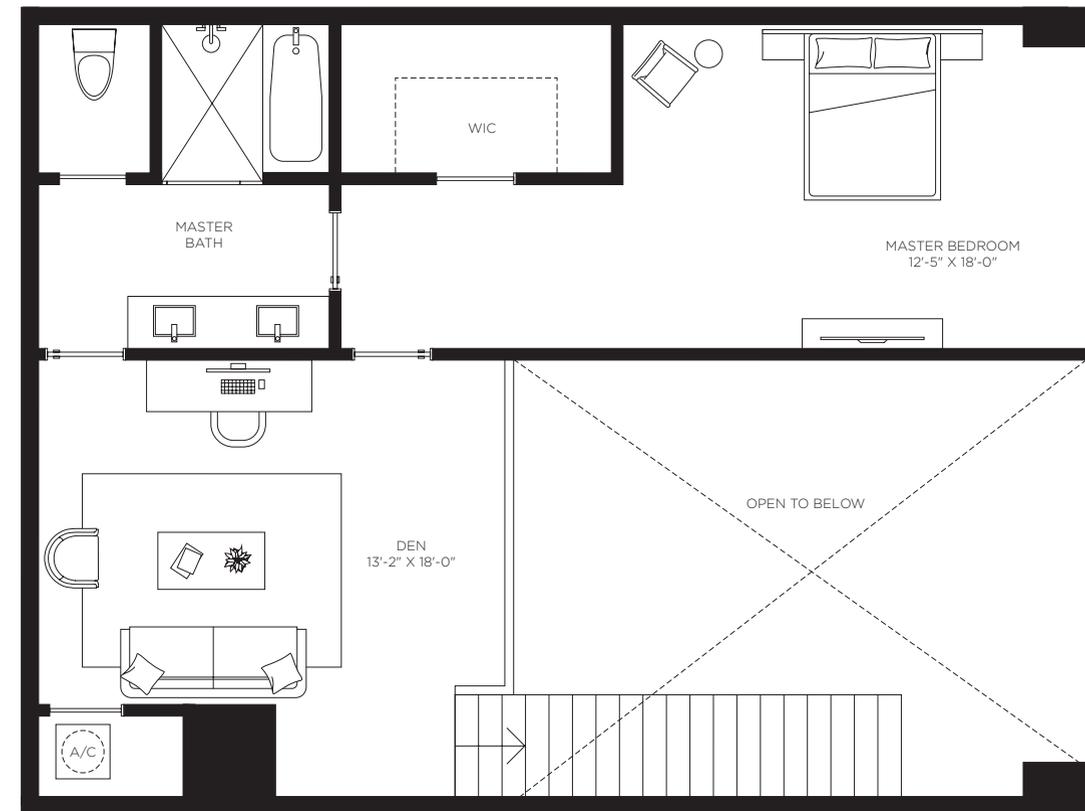
Floor 9

FLOOR PLANS

1st Floor



2nd Floor



FLOOR PLANS

**2 Bedrooms**  
**2.5 Bathrooms**  
**Den**

**AC Area**  
 1,878 sf / 175 m<sup>2</sup>

**Outdoor Area**  
 181 sf / 17 m<sup>2</sup>

**Total Area**  
 2,059 sf / 191 m<sup>2</sup>

CASA BELLA BY B&B ITALIA

CASA BELLA BY B&B ITALIA

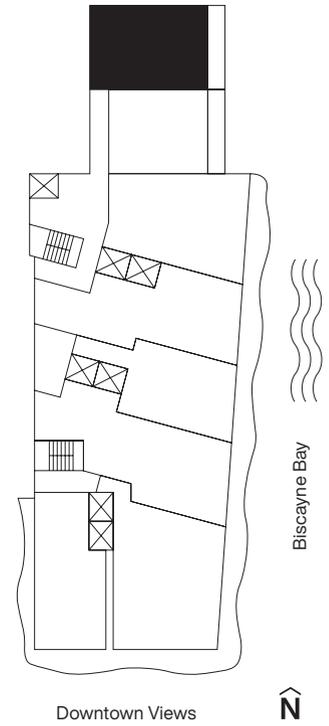
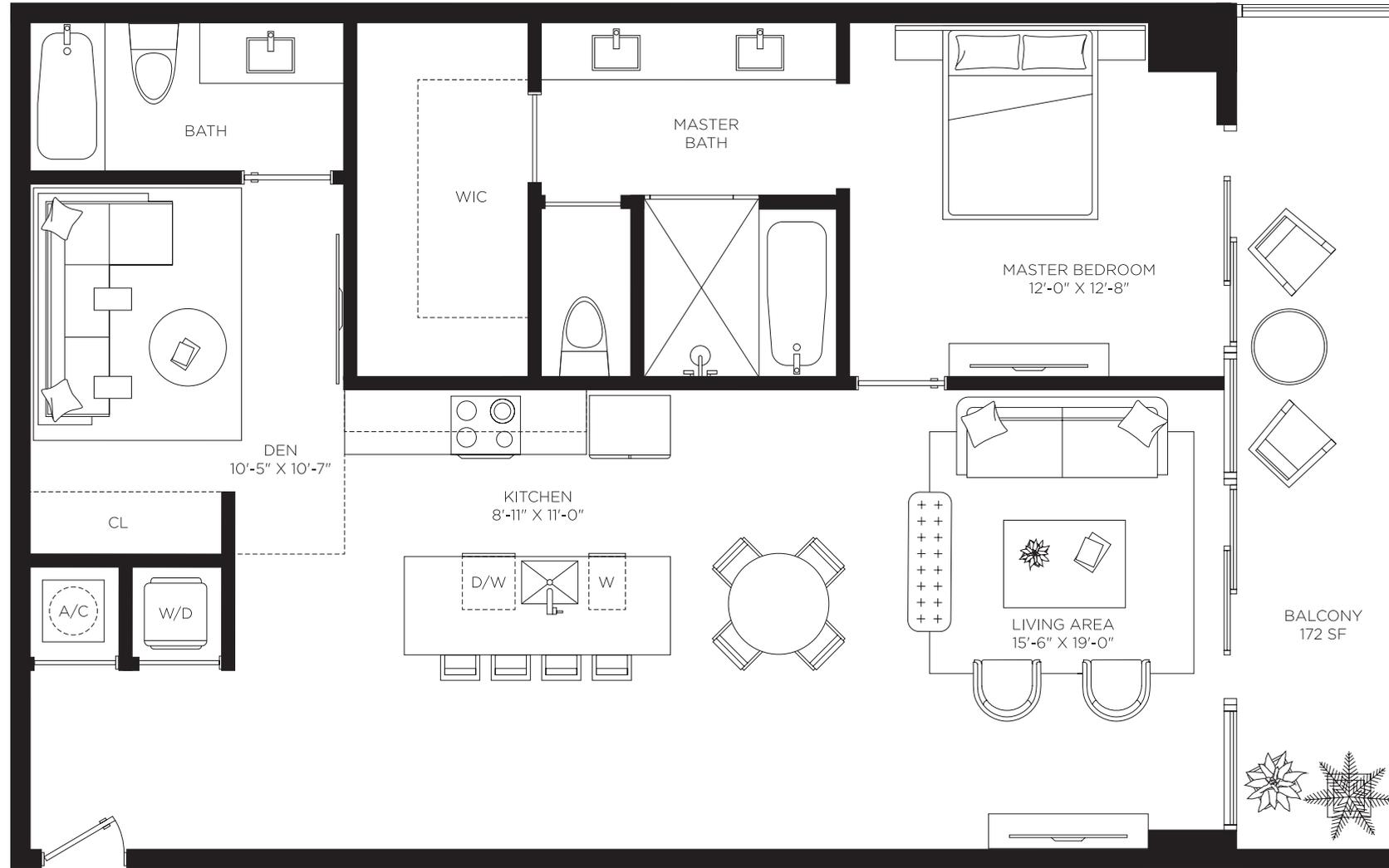
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# Casa 09

Floors 2 through 8

FLOOR PLANS

CASA BELLA BY B&B ITALIA



FLOOR PLANS

CASA BELLA BY B&B ITALIA

**1 Bedroom**  
**2 Bathrooms**  
**Den**

**AC Area**  
1,190 sf / 111 m<sup>2</sup>

**Outdoor Area**  
172 sf / 16 m<sup>2</sup>

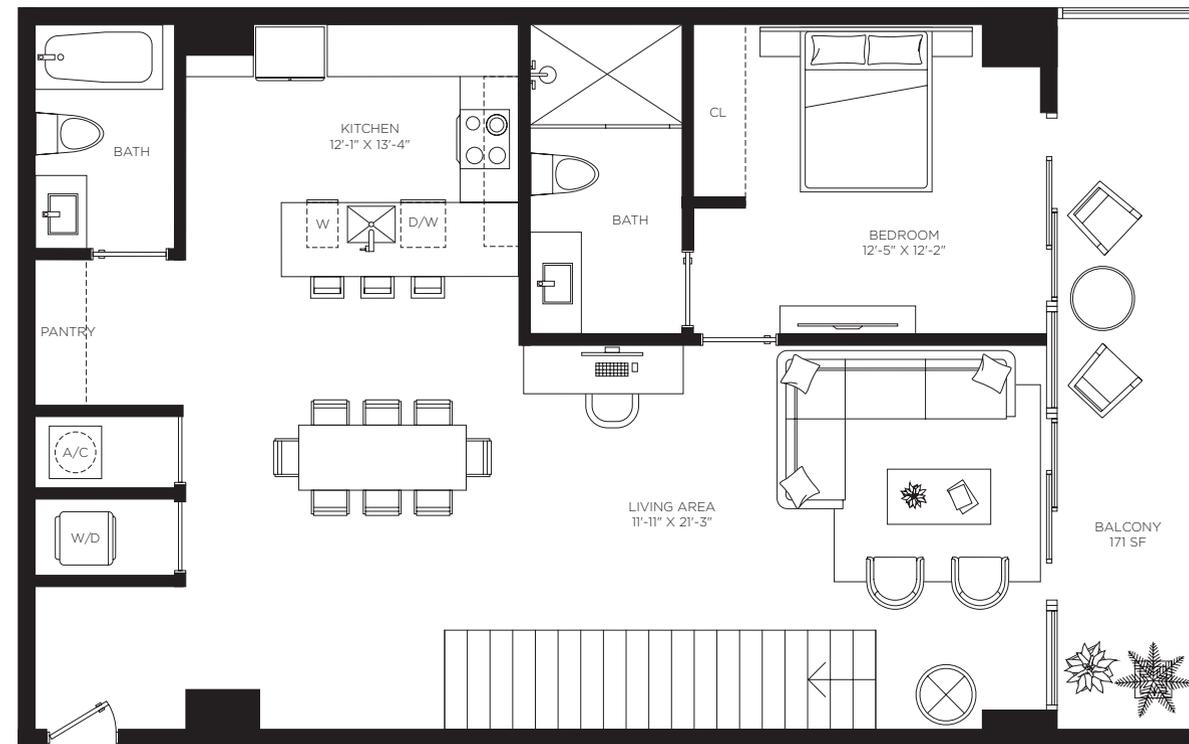
**Total Area**  
1,362 sf / 127 m<sup>2</sup>

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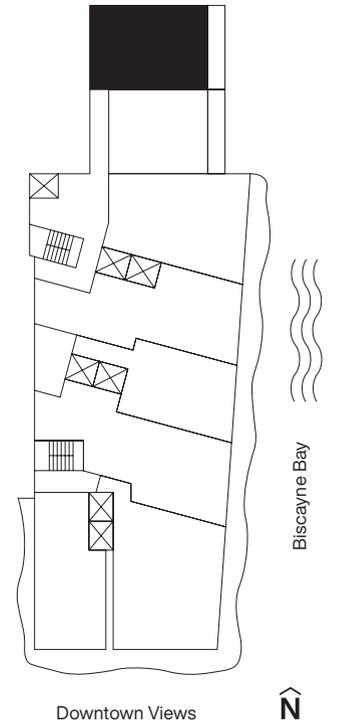
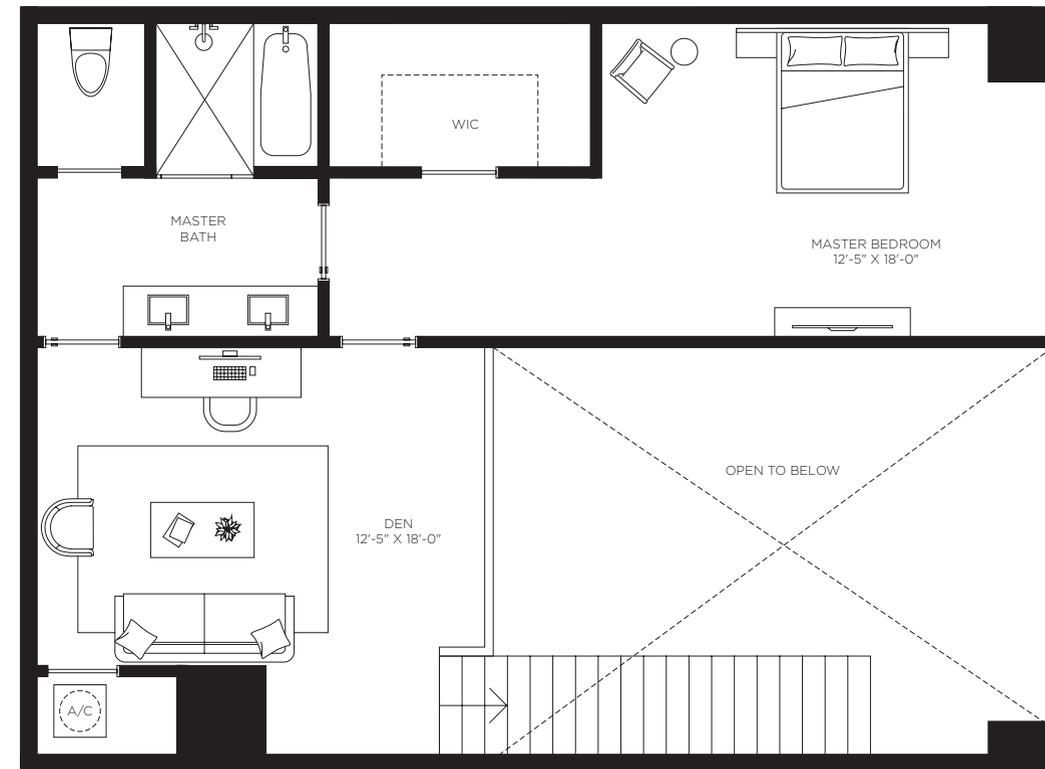
# Casa 09 MOD

Floor 9

1<sup>st</sup> Floor



2<sup>nd</sup> Floor



**2 Bedrooms**  
**3 Bathrooms**  
**Den**

**AC Area**  
 2,063 sf / 191 m<sup>2</sup>

**Outdoor Area**  
 172 sf / 16 m<sup>2</sup>

**Total Area**  
 2,225 sf / 207 m<sup>2</sup>

FLOOR PLANS

FLOOR PLANS

CASA BELLA BY B&B ITALIA

CASA BELLA BY B&B ITALIA

The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth in the Developer's Prospectus and the method set forth in the Developer's Prospectus may result in a square footage calculation less than the method used here. The balconies depicted are conceptual and the size will vary based on floor level of unit, final permitting and completed construction. The illustrations and images are conceptual and may vary from concept to actual construction. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guarantee or represent any specific use of space. Furnishings, design features, fixtures, and décor illustrated are conceptual and are not included with purchase of a Unit. Consult the Developer's Prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions. The Developer, PRH 1400 BISCAYNE 1, LLC, is a licensee of The Related Group, B&B Italia, and Piero Lissoni, but none of these licensors is the Developer. © 2021 with all rights reserved PRH 1400 BISCAYNE 1, LLC

# Buyer Deposit Schedule

20%	At Contract
20%	90 Days After
60%	At Closing



305-290-1008  
info@CasaBellaResidences.com  
CasaBellaResidences.com

Sales Gallery  
1444 Biscayne Blvd., Miami, FL

# Casa Bella

RESIDENCES

by **B&BITALIA**

The Art of Italian Living Curated by Piero Lissoni



Sales by FORTUNE DEVELOPMENT SALES

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