

Casa Bella

RESIDENCES

by **B&BITALIA**

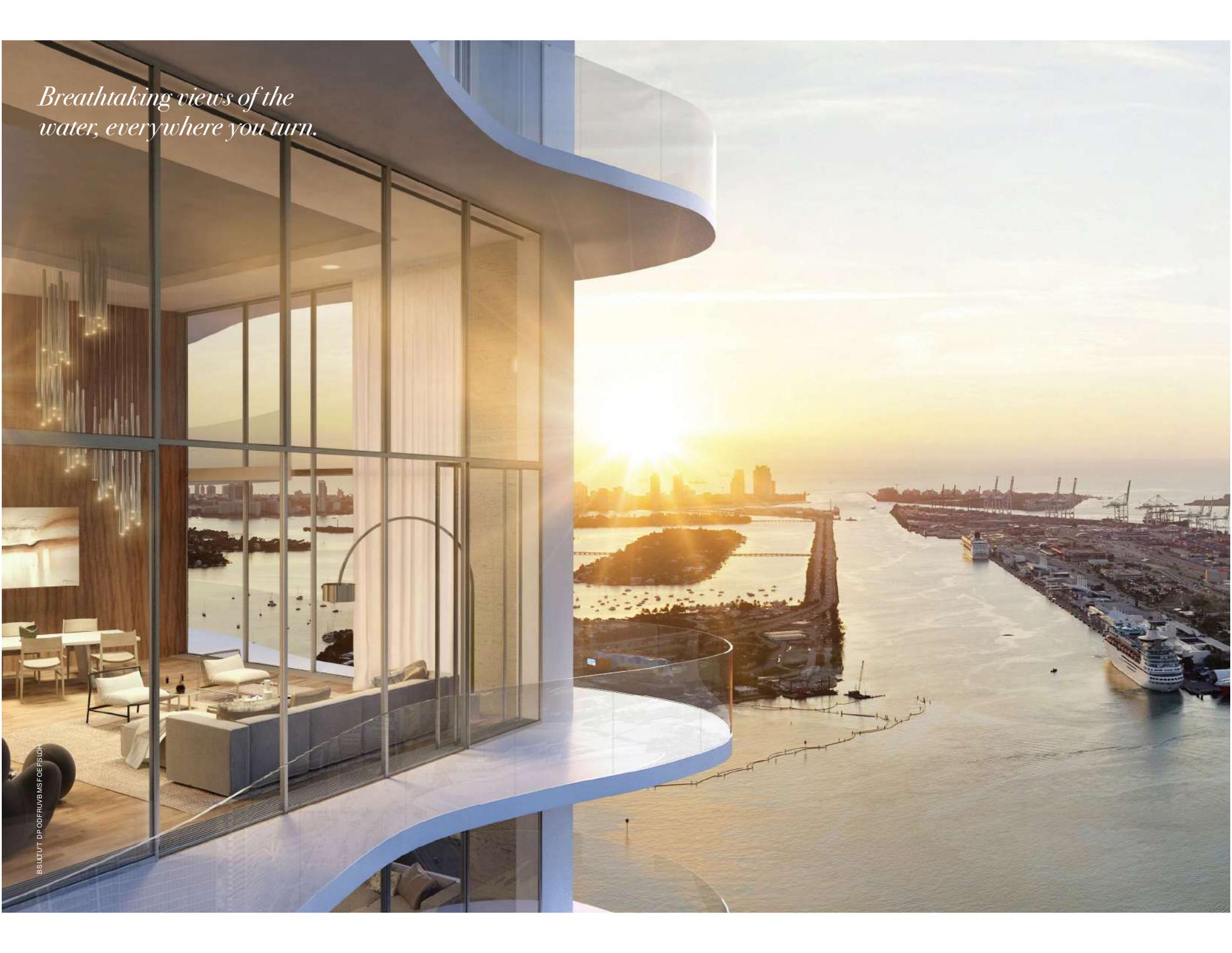
The Art of Italian Living Curated by Piero Lissoni

G'vkxt i k znk nkønzul
yuvnyzò gzkj lzgrøt rfið m
ð znk nkgzul P øs o

*Surround yourself with soaring,
light-flooded interiors, garden-filled
grounds, unrivaled amenities, and
stunning water views.*

Come home to limitless Italian
sophistication and luxury.

*Breathtaking views of the
water, everywhere you turn.*





Dxærot z—s grø kj h—znk hkyz
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PIERO LISSONI



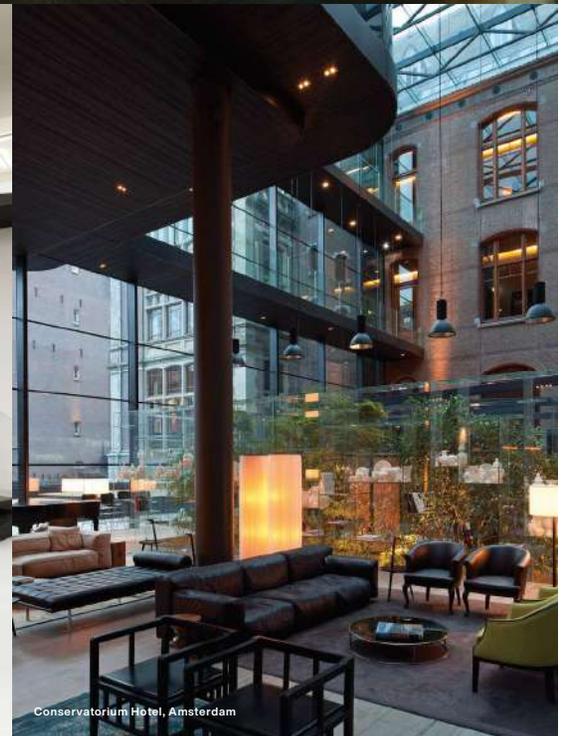
Mamilla Hotel, Jerusalem



Mitsui Garden Hotel, Tokyo



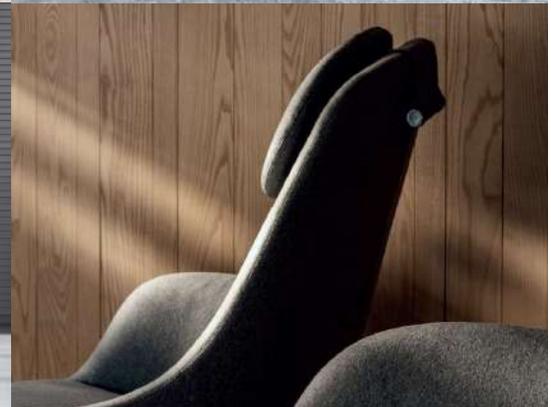
Sede Glas Italia, Italy



Conservatorium Hotel, Amsterdam

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Casa Bella

RESIDENCES

Sea Isle Marina & Yatching Center

Venetian Causeway

Margaret Pace Park

National YoungArts Foundation

Adrienne Arsht Center for the Performing Arts

Brightline Miami Central Station

Pérez Art Museum

Museum Park

Miami Children's Museum

FTX Arena

Port of Miami

Bayfront Park

Brickell City Centre

BRICKELL KEY

Biscayne Bay Aquatic Preserve

DODGE ISLAND

STAR ISLAND

HIBISCUS ISLAND

PALM ISLAND

WATSON ISLAND

Mega Yatch Marina

MIAMI BEACH

SOUTH BEACH

MIAMI BEACH GOLF COURSE

SUNSET ISLANDS

Biscayne Bay Aquatic Preserve

John F. Kennedy Causeway

Biscayne Blvd.

NE 2nd Ave.

N Miami Ave.

NW 2nd Ave.

Interstate I-95

NW 7th Ave.

NW 12th Ave.

Airport Expy.

NW 36th St.

NW 28th St.

NW 20th St.

Flagler St.

SW 1st St.

SW 7th St.

SW 8th St.

Interstate I-95

SW 12th Ave.

Interstate I-95

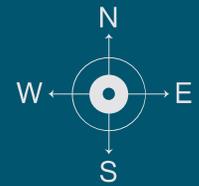
Interstate I-95

Interstate I-95

Interstate I-95

Interstate I-95

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



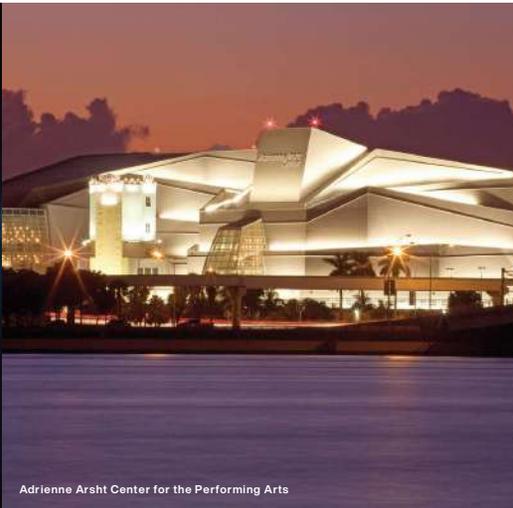
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PHOTO

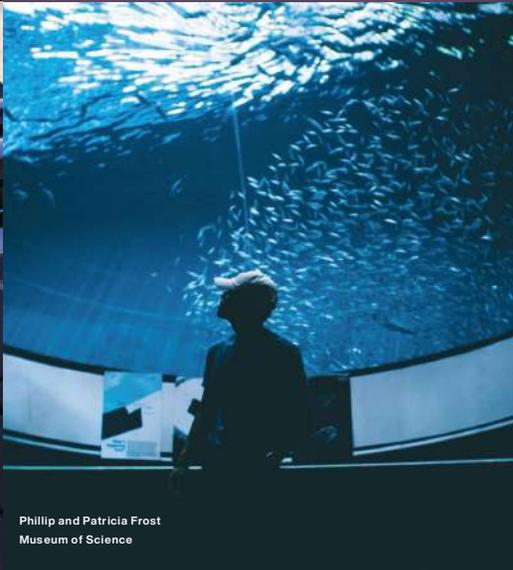
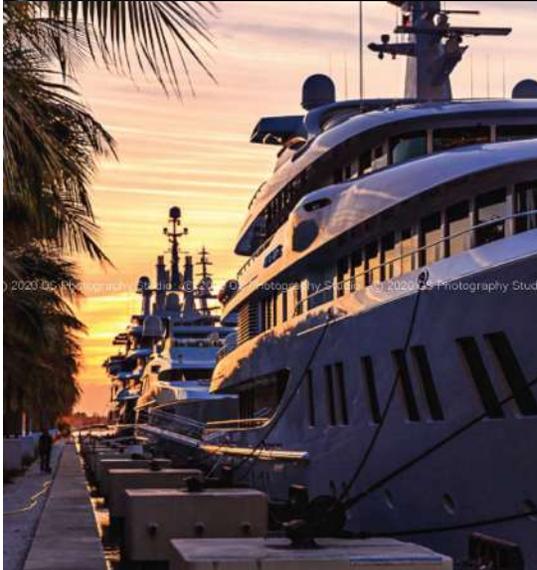
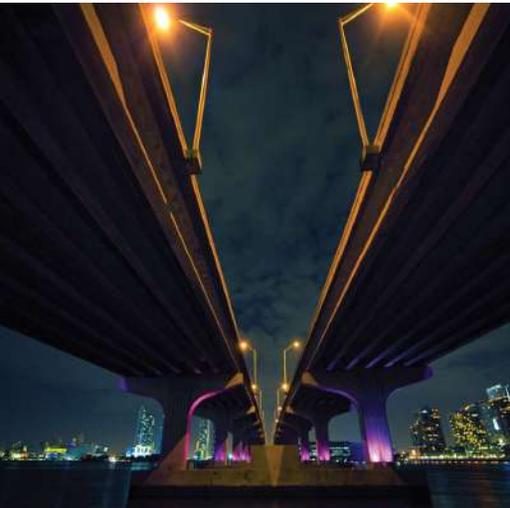
DESIGNER: CACIUMBA



PHOTO: PETER LINCOLN



Adrienne Arsht Center for the Performing Arts



Phillip and Patricia Frost
Museum of Science



Wynwood District



Perez Art Museum Miami



Design District



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Amenities & Services

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CasaBella Residences by B&B Italia offers two complete floors abundant with amenities, including a world-class fitness and wellness center, dedicated entertainment spaces, and a robust business hub.

- Adult Lounge.
- 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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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.

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S h y k x f i g z u x —

Soaring 650 feet high is the rooftop pool and terrace, which includes CasaBella's private observatory—with a state-of-the-art telescope—and features extraordinary panoramic views of the Biscayne Bay.

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All residents enjoy complimentary one-year membership privileges at Grand Bay Beach Club in Key Biscayne.

24/7 Xkxfiø ky

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

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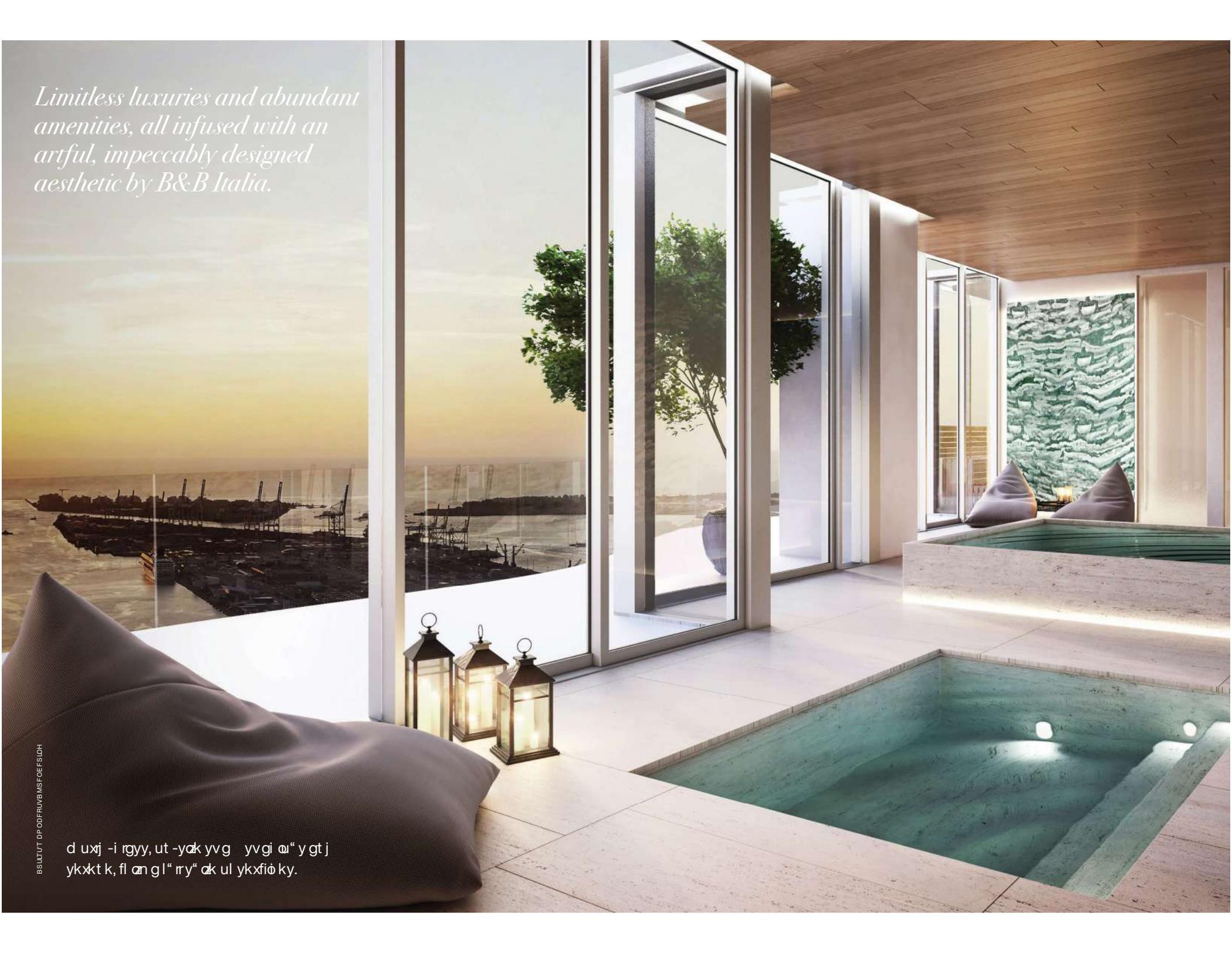
- Housekeeping.
- Pre-arrival grocery shopping & delivery.
- Butler & "While You're Away" services.
- Dry cleaning & laundry.
- Nanny and childcare.
- Overnight shoe shining.
- Pet care services.
- Preferred tickets to theater and other events.
- Courier services.
- Personal IT and tech support.
- Translation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

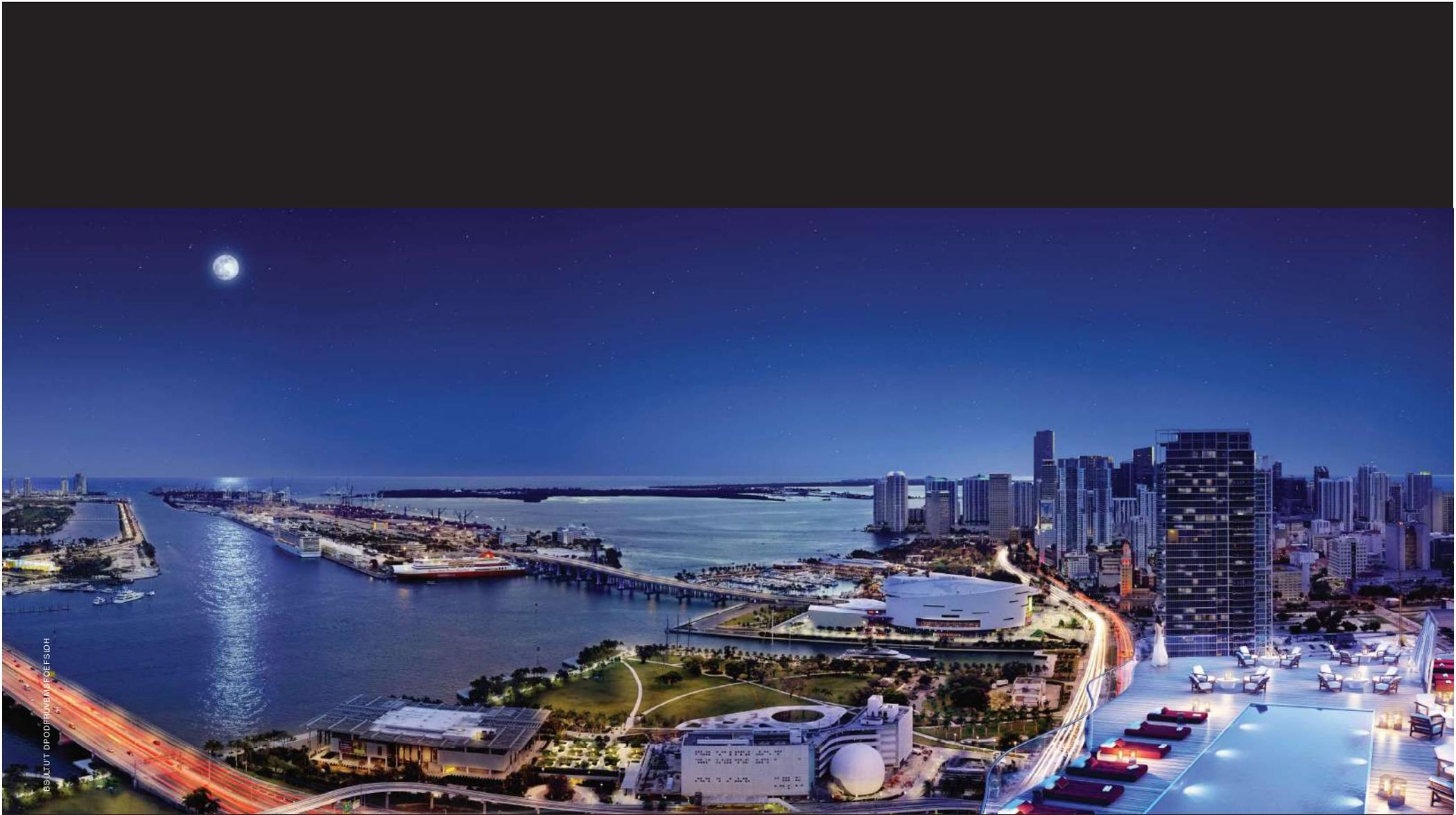


Limitless luxuries and abundant amenities, all infused with an artful, impeccably designed aesthetic by B&B Italia.

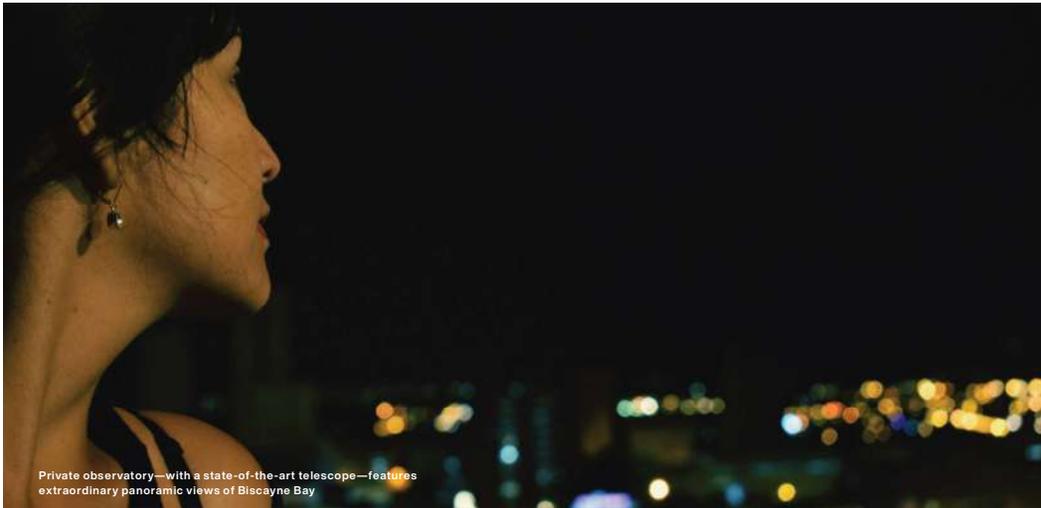
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Private observatory—with a state-of-the-art telescope—features extraordinary panoramic views of Biscayne Bay



78-foot lap pool



Children's playroom, featuring games and smartboard



Wine room



Stunning 12th floor pool deck, featuring Italian-inspired gardens



Private yoga and Pilates studio



Private cabanas and shaded lounge areas



Poolside bar and Mediterranean café



Complimentary one-year membership privileges at Grand Bay Beach Club in Key Biscayne.





Residential Features

Italian Kitchen & Bath

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.

Master Bath

Piero Lissoni-designed 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.

Penthouse Collection

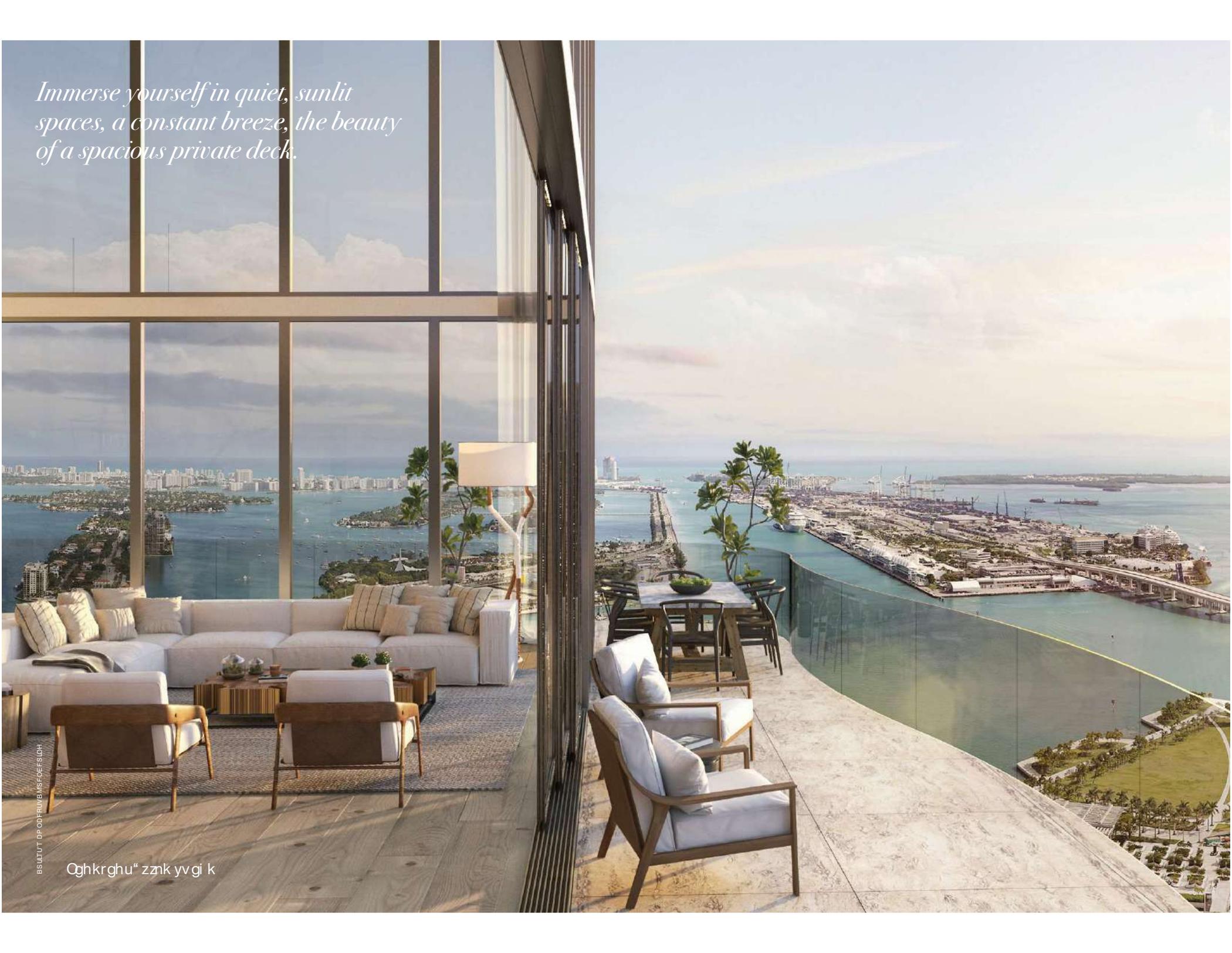
Our exclusive Penthouse Collection includes 24 spacious penthouses with 11-foot ceilings and four Upper Penthouses with 12-foot ceilings. Two of the Upper Penthouses enjoy a private rooftop terrace, each designed with a summer kitchen and spa tub, set against incredible views of the ocean and the Downtown Miami skyline.

Residences by B&B Italia

Casa Bella Residences by B&B Italia offers the rare opportunity to have your home exclusively curated by B&B Italia, Italy's leading luxury furniture brand. B&B Italia's celebrated designers will consult with you to understand your vision and create masterful, luxury interiors that reflect your individual aesthetic, with thoughtfully selected pieces from the B&B Italia collections.

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.

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



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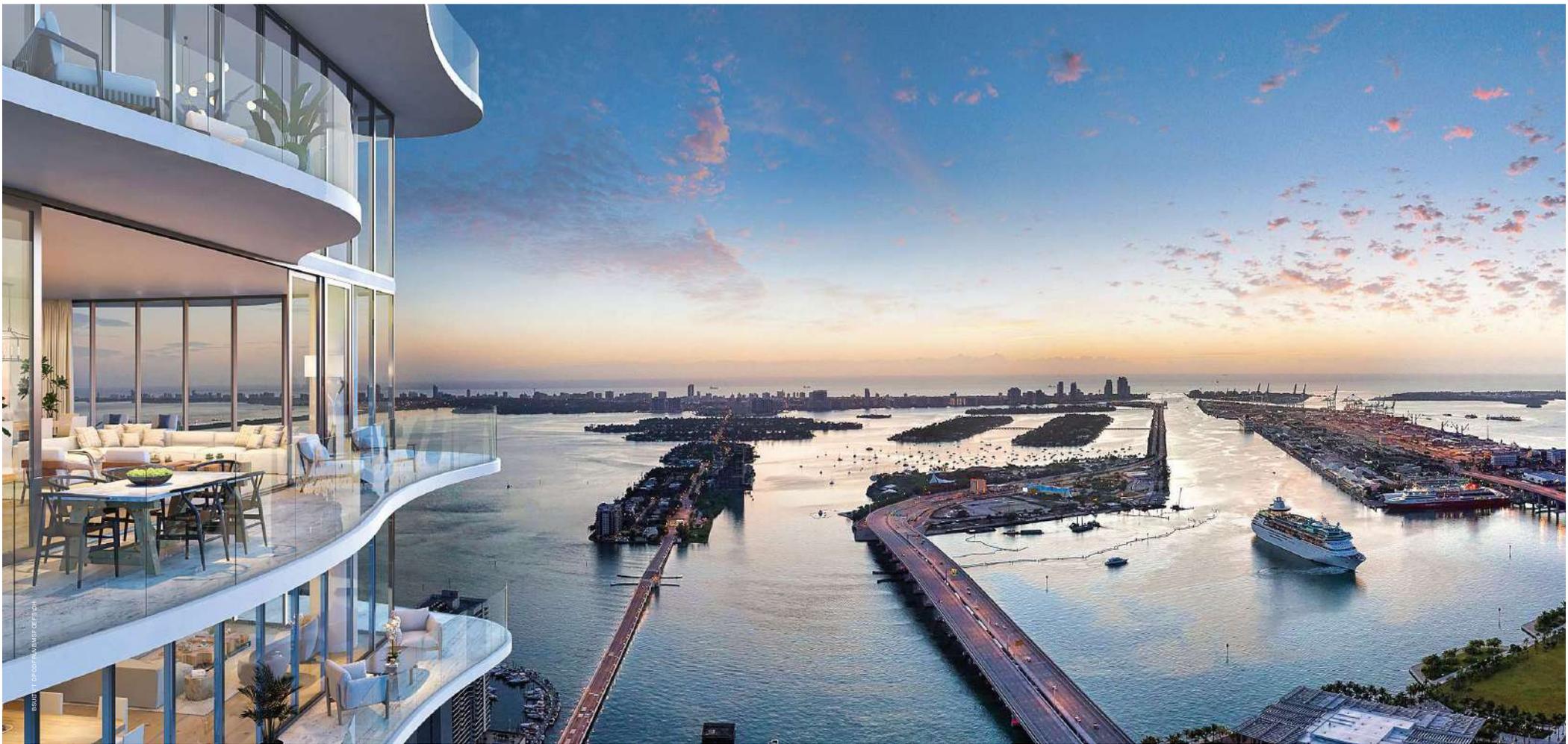


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JORGE M. PÉREZ, THE RELATED GROUP

*Welcome home to the best of
all worlds—fine Italian design,
endless amenities, and the most
extraordinary water views.*



Visionary Team

Icon Brickell, Miami



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DEVELOPER

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Quadro, Miami Design District

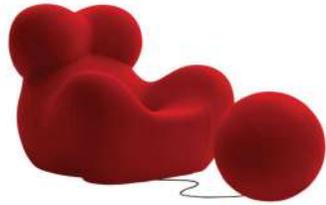


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DEVELOPER

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B&B Archives



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FURNISHINGS

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DBTB CFMB Ca C&C UEBMB

Piero Lissoni



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INTERIOR DESIGN

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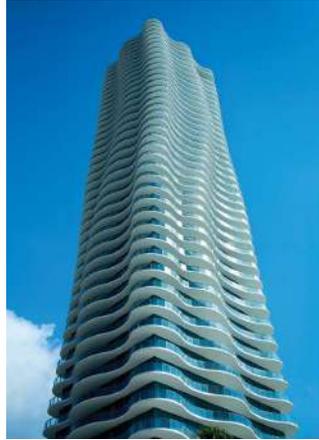
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DBTB CFMB Ca C&C UEBMB

Brickell Heights



Regalia



Landmark East



Private Residence, Switzerland



Lakeside Residence, Switzerland



Private Residence, Switzerland



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ARCHITECTURE

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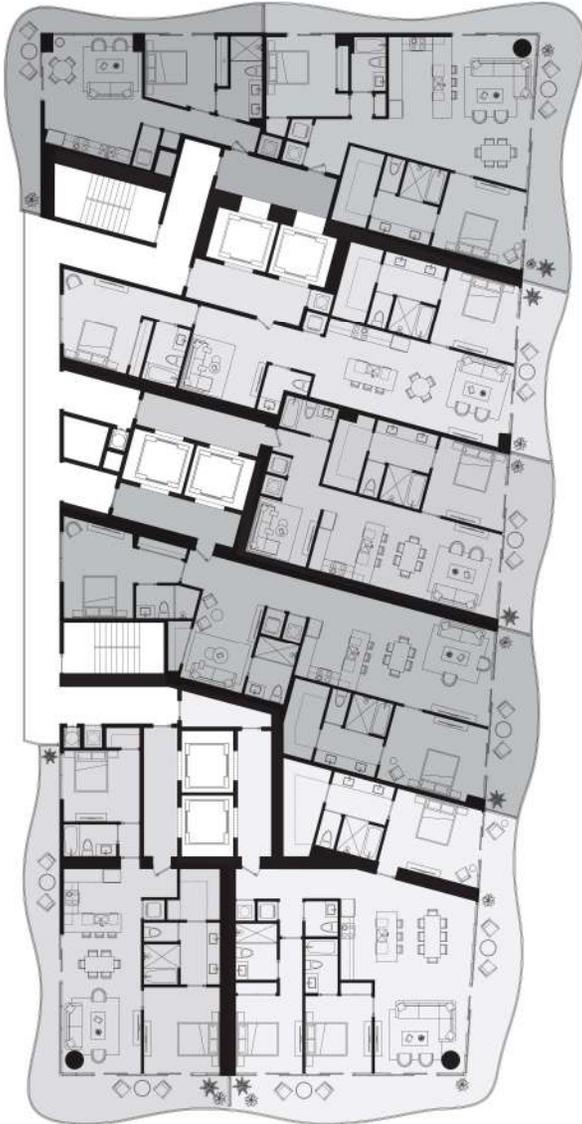
LANDSCAPES

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Tower Typical Floor

Floors 12 through 22

CASA 07
992 sf | 92 m²



CASA 06MOD
1,775 sf | 165 m²

CASA 05
1,802 sf | 168 m²

CASA 04
1,408 sf | 131 m²

CASA 03
2,018 sf | 187 m²

CASA 01
2,523 sf | 235 m²

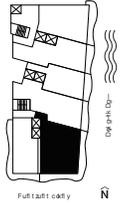


DyI g t k Dg—

Fufl t zulf t c&fl y

Casa 01

Floors 2 through 46



3 Bedrooms
3.5 Bathrooms

AC Area
1,953 sf / 182 m²

Outdoor Area
570 sf / 53 m²

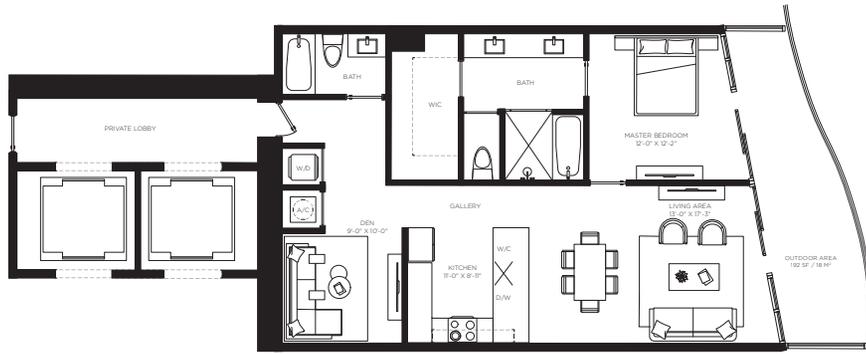
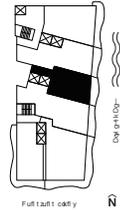
Total Area
2,523 sf / 235 m²

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

1400 Biscayne Condominium (the "Condominium") is developed by PRH 1400 BISCAYNE 1, LLC ("Developer") and this offering is made only by the Developer's Prospectus for the Condominium. No statement should be relied upon if not made in the Developer's Prospectus. The Condominium located on Biscayne Boulevard in Miami with water is within view of some Units is not waterfront. No specific view is guaranteed; views from Units vary depending upon the Unit selected. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Locations and layouts of windows, doors, closets, plumbing fixtures, and structural and architectural design elements may vary from concept to actual construction. 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 designs or plans depicted. Art depicted is not included with a Unit purchase. No art installed is owned by the Condominium Association unless the installation is specifically gifted or sold to the Association by written agreement between the Developer and the Condominium Association. Art installed by the Developer, but not gifted or sold to the Condominium Association by written agreement shall be deemed to be on loan and removable by Developer. Developer, pursuant to license agreements, has the right to use the trade names, marks, images and logos of: The Resided Group; B&B Italia; and Piero Lissoni. The Developer will only be permitted to use the names B&B Italia and Piero Lissoni for so long as the respective license agreements are not terminated or otherwise lapse. The Developer does not make any express or implied representation that the development will be called B&B Italia or be designed by Piero Lissoni. The Units are not furnished. B&B Italia products and other items of design and décor depicted in a Unit rendering or photograph may be available to purchase through Developer but is not included with purchase. Consult the Developer's Prospectus for the proposed Condominium budget, purchase terms, conditions, specifications, Unit dimensions, and to learn what is included with your Unit purchase. 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, condominium units in New York or to residents of New York, or residents of any other jurisdiction where prohibited by law unless the condominium is registered if required or exempt. Reproduction for private or commercial use is not authorized. 2021 © PRH 1400 BISCAYNE 1, LLC unless otherwise noted, with all rights reserved.

Casa 04

Floors 2 through 46



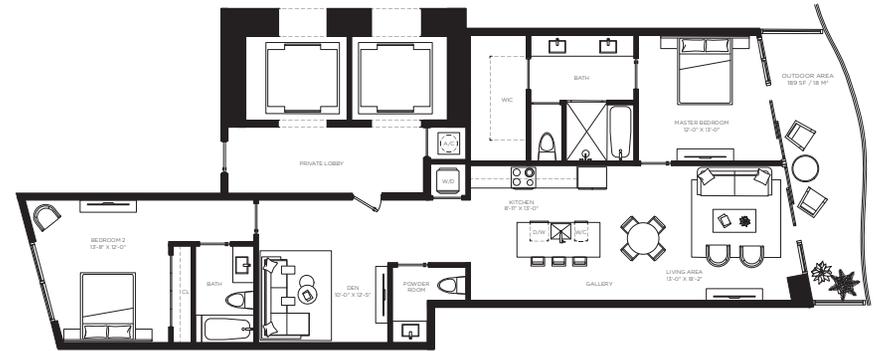
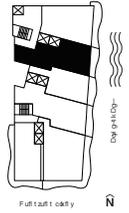
1 Bedroom			
2 Bathrooms	AC Area	Outdoor Area	Total Area
Den	1,216 sf / 113 m ²	192 sf / 18 m ²	1,408 sf / 131 m ²

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Floors 2 through 46



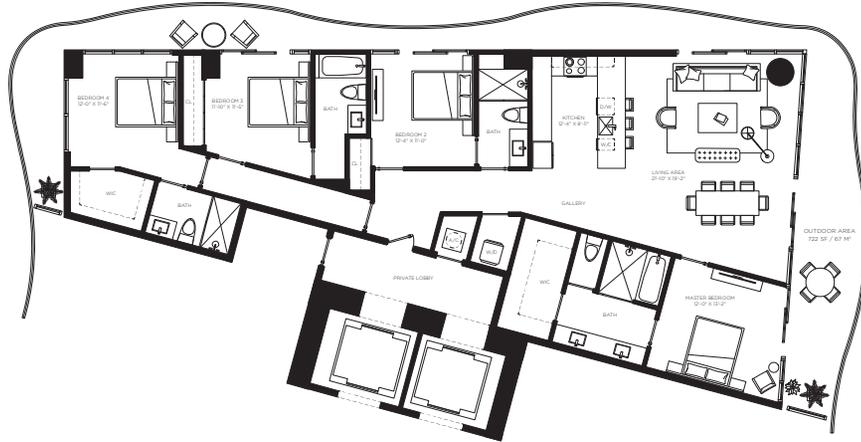
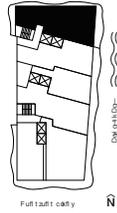
2 Bedrooms			
2.5 Bathrooms	AC Area	Outdoor Area	Total Area
Den	1,613 sf / 150 m ²	189 sf / 18 m ²	1,802 sf / 168 m ²

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Floors 23 through 47



4 Bedrooms
4 Bathrooms
Den

AC Area
2,187 sf / 203 m²

Outdoor Area
722 sf / 67 m²

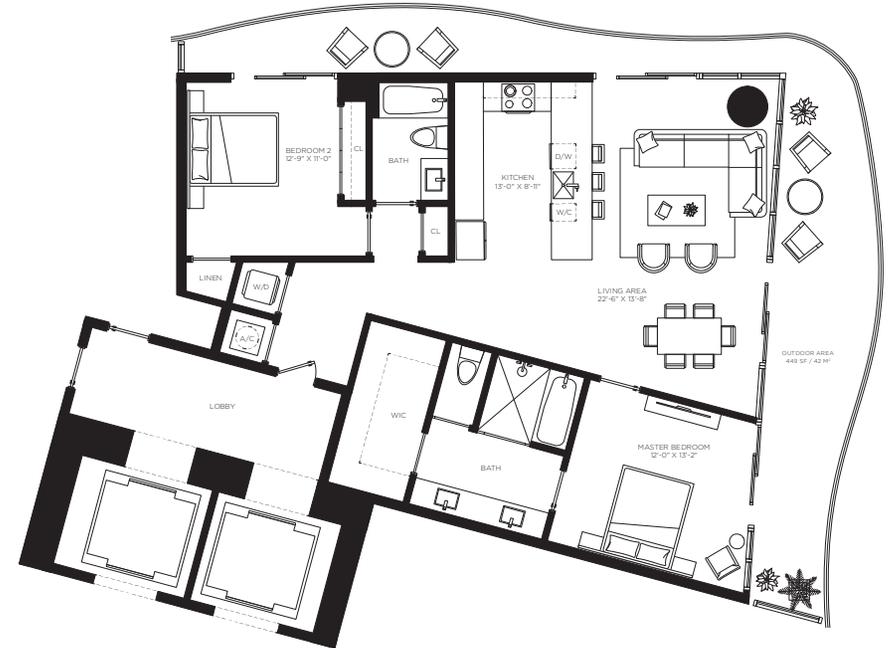
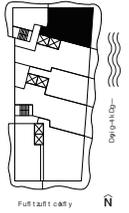
Total Area
2,909 sf / 270 m²

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Floors 12 through 22



2 Bedrooms
2 Bathrooms

AC Area
1,326 sf / 123 m²

Outdoor Area
449 sf / 42 m²

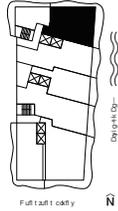
Total Area
1,775 sf / 165 m²

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Casa 06 MOD2

Floors 2 through 9



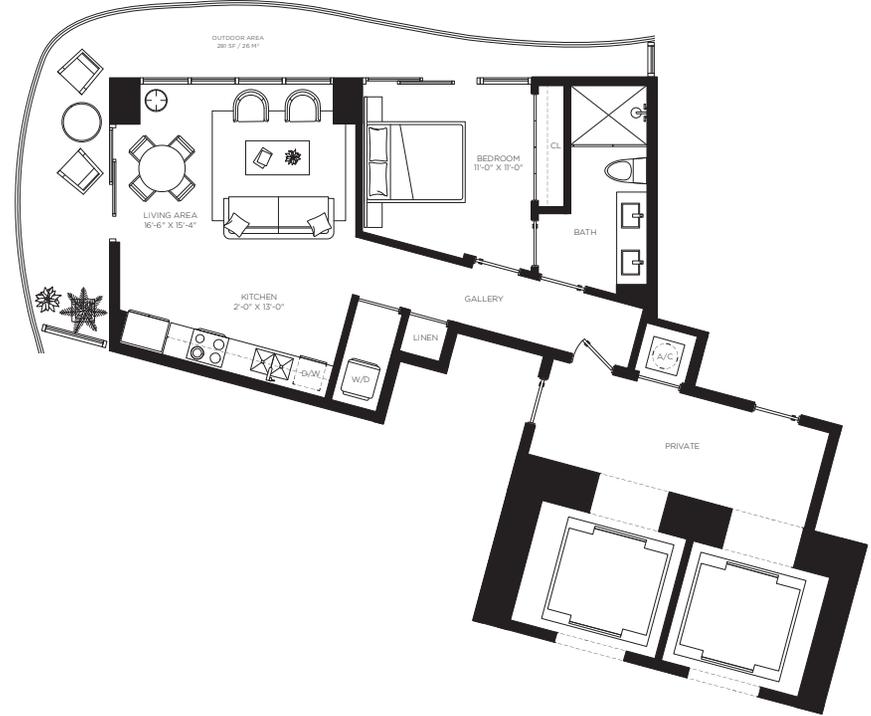
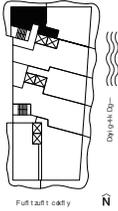
1 Bedroom			
2 Bathrooms			
Den	AC Area 1,595 sf / 148 m ²	Outdoor Area 290 sf / 27 m ²	Total Area 1,885 sf / 175 m ²

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Floors 12 through 22



1 Bedroom			
1 Bathroom	AC Area 711 sf / 66 m ²	Outdoor Area 281 sf / 26 m ²	Total Area 992 sf / 92 m ²

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