

THE RESIDENCES

SIX FISHER ISLAND

Purchaser's Guide

N 25° 45.8255



W 80° 8.4428

FISHER ISLAND, PERFECTED

Stretched out across 650 feet of pristine shoreline are The Residences at Six Fisher Island, a collection of only 50 waterfront homes, the last to be built on what was once the Vanderbilt family's private retreat. Six Fisher Island is the ultimate expression of Fisher Island, a reflection that merges the grandeur and history of this storied tropical paradise with exacting contemporary design. Find serenity, privacy, and effortless living in these remarkable homes, on this exclusive island haven.

AN ISLAND WITHIN AN ISLAND

Six Fisher is a sanctuary where every detail immerses you in the tranquility and beauty of this unique island. Panoramic views of the water surround bright, open interiors, richly textured with natural stone and bespoke millwork in every room. The indoors blend with the sun, the sea, and the sky, connecting your home to an outdoor oasis.

SIX FISHER ISLAND

- 650 linear feet of pristine shoreline
- An expansive 6.5-acre site
- Less than 50 residences across 10 floors
- More than 55,000 square feet of bespoke, five-star amenities exclusive to Six Fisher residents
- Three- to eight-bedroom residences, ranging from 3,872 to over 15,000 square feet
- Refined interiors by internationally renowned interior architecture studio Tara Bernerd & Partners
- Private dock with houseboat
- Three lobbies, each with a full-time concierge
- Three dedicated parking spaces per residence—two for cars, one for provided golf cart
- Lush landscape by Enea Garden Design

THE RESIDENCES

- Private elevator with direct entry to each residence
- Airy 10-foot ceilings with floor-to-ceiling windows, showcasing the Atlantic Ocean, Biscayne Bay, Miami Beach, and the Miami skyline
- Private 15-foot-deep terraces designed to provide sweeping views from every residence
- Spacious living, dining, and entertaining areas, accented with linear cove lighting
- Gracious primary suites feature bay views, midnight bar, and direct terrace access
- Tara Bernerd & Partners custom-designed interiors include:
 - Kitchens outfitted with Sub-Zero and Wolf appliance suites, including integrated dual fuel range, full-height wine storage, steam oven, ice maker, and coffee system
 - Primary bathrooms feature stone flooring and walls, custom soaking tubs, bespoke mirrors, and light fixtures
 - Two oversized, customizable walk-in wardrobes in each primary bedroom
- Private pools and outdoor kitchens in select residences
- Custom flooring throughout



Waterfront Gallery Lounge



Kitchen





THE GRANDEST HOME IMAGINABLE

Nestled within nearly 6.5 acres of landscaped gardens and waterfront are amenities designed by acclaimed interior architecture studio Tara Bernerd & Partners. This extensive offering of services inspires endless new ways to live and interact with your family, friends, and neighbors. The result is a lifestyle that allows you to move effortlessly between the natural world and the created, day and night, open places and discreet ones.

THE AMENITIES

Membership to the exclusive Fisher Island Club, with access to the Beach Club, restaurants, marina, full-service spa, golf course, and Racquet Club

Signature bayfront restaurant helmed by a celebrated chef

Private dining room The Chef’s Table and bespoke wine room, both available for exclusive use

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

Speakeasy-style cocktail bar

Bayfront and Sunset pools, each with outdoor spa, sunbeds, and cabanas

Poolside food and beverage service

Amenities deck with padel court and imaginative children’s playground

Two bright, expansive bayfront lounges

Sanctuary Spa with sauna and treatment rooms, hot and cold plunge pools, and a world-class salon with personalized services

State-of-the-art fitness center with high-impact training, Pilates reformers, and a yoga studio, overlooking Biscayne Bay

Multisport simulator game room and teen lounge

Boardroom equipped with advanced technology, ideal for hosting executive meetings

Luxury guest suites for family and friends



FISHER ISLAND

There is no place like Fisher Island. From its inception, this exclusive sanctuary has been home to those who seek seclusion yet still wish to be moments away from the center of it all. At its heart is the private Fisher Island Club, where membership is included for you as a homeowner.





WELCOME TO THE CLUB

The original Vanderbilt Mansion is the center of social life for both the club and the community of Fisher Island. Membership to this coveted club is now available only to current residents and new purchasers. As a member, you can enjoy it as an extension of your home—a place in which to connect, entertain guests, and relax.

- Beach Club

 - Restaurant
 - Sunset Bar
 - Beach
 - Vanderbilt Mansion
 - Pool
- Spa Internazionale
(includes salon and fitness center)

Racquet Club

Fisher Island Club Cottages

Vanderbilt Theater

Observatory

Aviary

The Cove—Kids Club
- Prime Dining Venues

 - Garwood Lounge & Piano Bar
 - Theapolis
 - Porto Cervo
 - Beach Club
 - La Trattoria
 - Greenside
- The Links—Golf Course

Deep-Water Marina and Luxury Yacht Harbor

Snooker Club

ISLAND-WIDE AMENITIES

- Fisher Island Day School

Rey’s Dry Cleaners

UHealth Clinic
- Regions Bank

Island Market



THE TEAM

Related Group
DEVELOPER

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 company has built, rehabilitated, and managed over 100,000 condominium, rental, and commercial units. The firm is one of the largest privately owned businesses in the U.S., with a development portfolio in excess of \$40 billion in 40 years.

Tara Bernerd & Partners
INTERIOR ARCHITECT

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.

BH Group
CO-DEVELOPER

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.

Enea Garden Design
LANDSCAPE ARCHITECT

Founded on the belief that everyone should be able to experience the beauty and value of nature daily, Enea has grown to become one of the leading landscape architecture firms in the world. The company’s hallmark is its success at achieving architectural synergy between home and garden, where all details—materials, artwork, furniture, and plantings—complement and support one another.

Globe Invest
CO-DEVELOPER

Globe Invest Limited is entrepreneur 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.

Kobi Karp Architecture
and Interior Design
DESIGN ARCHITECT

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 Designers. Among the firm’s builds include The Surf Club at Surfside, 1 Hotel South 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 TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

New York Residents: THE COMPLETE OFFERING TERMS ARE FOUND IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0006. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. THIS CONDOMINIUM HAS ALSO BEEN REGISTERED WITH THE MASSACHUSETTS BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS F-1279-01-01.

☞ Six Fisher Island Condominium (the "Condominium") is marketed as The Residences Six Fisher Island and is developed by PRH Parcel 7 Owner, LLC ("Developer" and or "Offeror"), 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 a lifetime Club membership upon the closing of the Condominium home purchase subject to the owner meeting and maintaining all eligibility requirements. The Club determines eligibility for membership and the Developer has no control over the Club's eligibility requirements. The annual dues and or assessments required for Club membership shall be the member's cost and is not paid by Developer. The Club offers a nine-hole golf course, tennis facilities, spa, fitness center, dining, catering, event spaces, beach club, and marina. 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. No bridge to Fisher Island exists. Although the Condominium site is waterfront on one side, no specific view depicted is guaranteed. This is not intended to be an offer to sell, or solicitation of an offer to buy, a condominium unit 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 are 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 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. 2023 © PRH Parcel 7 Owner, LLC, with all rights reserved.

