

BENTLEY
RESIDENCES



LIFT TO EXTRAORDINARY HEIGHTS.

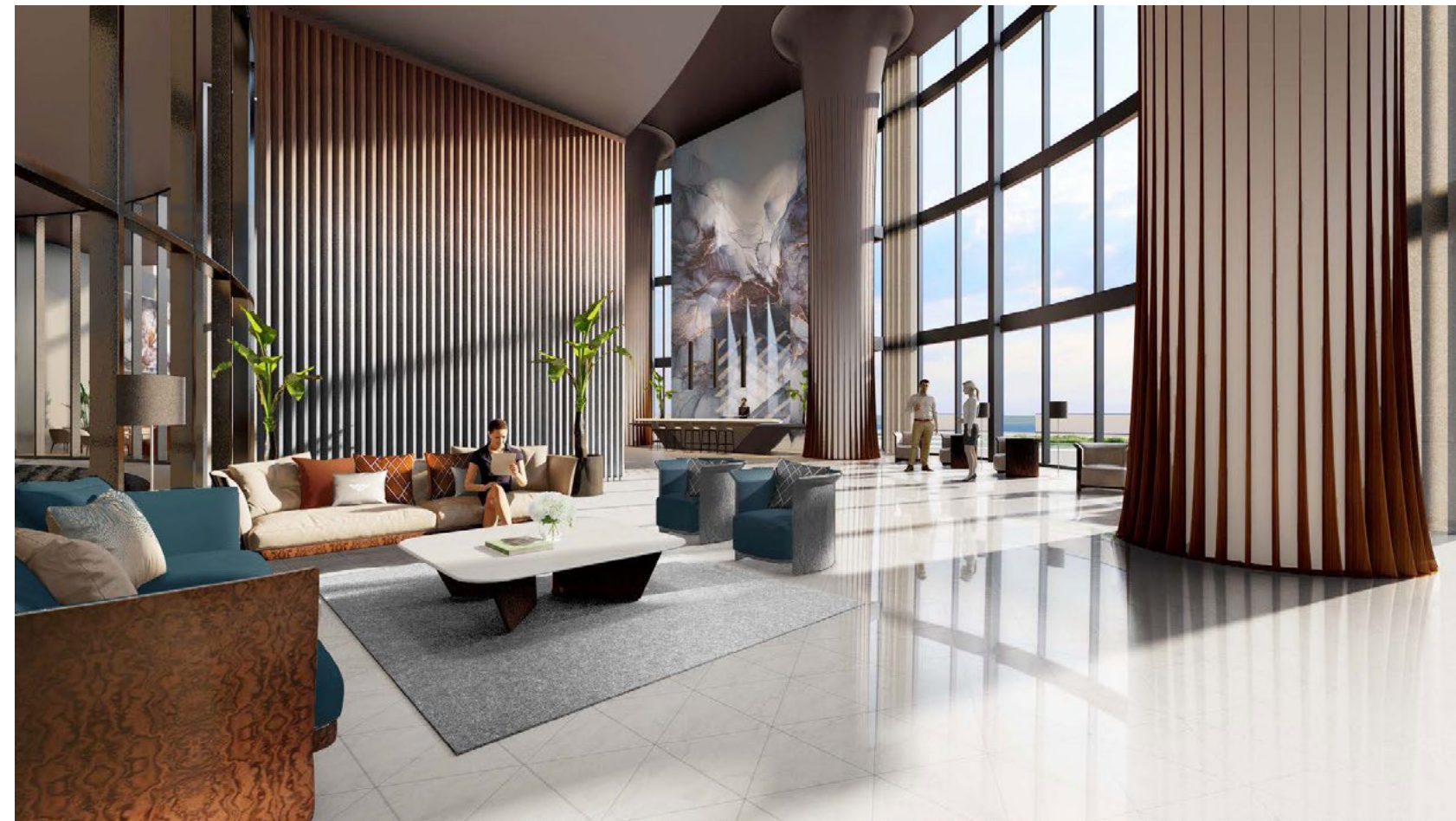


WELCOME TO BENTLEY RESIDENCES MIAMI.

Bring the innovative luxury of Bentley into your home, and discover a collection of inspiring, connected spaces crafted to complement an extraordinary lifestyle.



Collins Avenue Entrance



Lobby

AMENITIES

Connect to Each Moment.

A collection of enriching environments elevates every experience and welcomes you home. Delight in moments of connection with friends and family or indulge in secluded relaxation at your leisure.





Spa Reception



Fitness Terrace



BENTLEY RESIDENCES



View from Sky Garage

RESIDENCES

Space You Can Embrace.

From the moment you glide into the Dezervator™, you'll experience spectacular space designed to transform the everyday into the extraordinary. With waterfront views engulfing the entire residence, you can immerse yourself in spectacular vistas that promise to take your breath away every day.



Residence Azure
Foyer



Residence Azure
Kitchen



Residence Azure
Great Room & Florida Room



Residence Azure
Florida Room



Residence Azure
Pool



Residence Azure
Master Bath



Residence Azure
Master Bedroom





Residence Bentayga
Great Room



Residence Bentayga
Sunset Terrace



Residence Bentayga
Florida Room & Pool



Residence Bentleyga
Master Bath



Residence Bentleyga
Master Bedroom



BENTLEY RESIDENCES



LOCATION

Discover Daily Delight.

Find inspiration in the pristine white sand and crystalline ocean of Florida's Riviera. Journey through the art, culture, and splendor of Sunny Isles Beach for extraordinary experiences on land and sea.

BENTLEY RESIDENCES



MIAMI
BEACH

SOUTH
BEACH

FISHER
ISLAND

BAL HARBOUR
SHOPS

HALOUVER
MARINA

INDIAN CREEK
COUNTRY CLUB

DOWNTOWN
MIAMI

MIAMI INT'L
AIRPORT

INTRACOASTAL
MALL

OPA LOCKA
PRIVATE AVIATION

GOLDEN
BEACH

AVENTURA
MALL



Bentley Motors

Since 1919, Bentley's exceptional cars have been designed and hand-built by our diverse and talented colleagues. Unrivalled craftsmanship emanating from our factory continues to evolve; boldly embracing new technologies, materials and sustainable production techniques. Today, Bentley represents a luxurious lifestyle, recognised from Melbourne to Miami. As well as the cars Bentley makes, the company collaborates with brands and designers all over the world to offer extraordinary products; from real estate and furniture, to whisky and writing instruments.





Dezer Development

Founded in 1970 by Michael Dezer, and now headed by Gil Dezer, Dezer Development has grown to encompass unique and strategic holdings in New York, Florida, and Las Vegas. The Dezers began acquiring oceanfront hotel properties in Sunny Isles Beach, Florida, in 1995, and are credited as major players in the rebirth of the area, creating stunning residences such as Trump Grande, Porsche Design Tower, and Residences by Armani/Casa.



Trump Grande



Porsche Design Tower



Residences by Armani/Casa



Sieger Suarez Architects

Sieger Suarez Architects enjoys a distinguished 42-year reputation for award-winning, design-forward, quality architecture. Owned and managed by Charles M. Sieger and Jose J. Suarez, the firm has received a multitude of awards, in addition to peer and community recognition for its outstanding work over the decades. Sieger Suarez has designed many of the most prestigious and successful luxury projects in South Florida, including the Porsche Design Tower, and the Armani/Casa Residences with Dezer Development in Sunny Isles Beach.



Icon South Miami Beach



St. Regis Bal Harbour



Apogee South Miami Beach

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This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents in any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the Prospectus for the condominium development project (hereinafter the "Condominium") and no statement should be relied upon if not made in the Prospectus provided to you by the Developer (as "Developer" is defined herein below).

Any sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, unit 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 of the same in its sole discretion and without prior 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, and structural 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. These drawings, images, and depictions shown are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the Condominium exterior or interior of the residences. 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. Accordingly, the Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable or necessary in its sole and absolute discretion. Consult your Purchase Agreement and the Prospectus for the items included with the Unit. The photographs contained in this brochure may be stock photography or may have been taken off-site and are used to depict the spirit of the lifestyle and ambiance to be achieved rather than any lifestyle that may exist or that may be proposed. Models do not reflect racial or gender preferences. The views depicted are intended to evoke the feeling of beach side luxury lifestyles and are not intended to depict the actual views from any Unit. All photographs are merely intended as illustrations of the activities and concepts proposed and not depictions of the actual Condominium, nor actual views, nor actual Unit owners or guests. The Prospectus is not a securities offering. No statements or representations have been 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, the ability or willingness of Developer or its affiliates to assist Buyer in financing, renting or selling the Unit, the economic or tax benefits to be derived from the managerial efforts of you as the owner or of any third party as a result of renting the Unit or other units, or the economic or tax benefits to be derived from ownership of the Unit. The Developer, its agents, employees, and representatives are neither investment advisors nor tax advisors and any statement(s) that may have been made with respect to the investment opportunity potential, or tax benefits of ownership, should not be relied upon in your decision to purchase a Unit. Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off-site and may not be controlled by the Developer. Information provided herein regarding these off-site attractions, developments, and venues, whether existing at the time of this publication or proposed, have been obtained from public records and other sources of public information and is accurate, based upon those public sources, as of the date of this publication. However,

there is no guarantee that any, or all such off-site attractions, shopping venues, restaurants, and activities will exist or be fully developed, as depicted, or that there would not be changes or substitutions of the attractions and venues nearby.

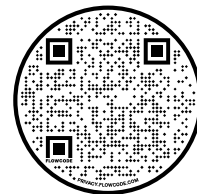
This Condominium is being developed by 18401 Developers LLC ("Developer" as this defined term is used above and hereinafter) which has a limited right to use the trade names, logos, images, and trademarks depicted pursuant to license agreements. Although the registered trade names and marks of each are used by Developer pursuant to license agreements, Dezer Development and Bentley Motors are not the Developer. The Condominium and the association of owners will only be permitted to use the name of Bentley pursuant to a license agreement between the association and Bentley Motors. With respect to any and all matters relating to the sales and/or marketing and/or development of the Condominium and/or your purchase of any Unit in the Condominium, any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Dezer Development or Bentley Motors, or any of their respective affiliates. The managing entities, hotels (if any), artwork, designers, contributing artists, interior designers, fitness facilities, amenities, and restaurants proposed within the Condominium and referred to herein are accurate as of the date of this publication; however, there is no guarantee that any proposed managing entities, hotels (if any), artwork, designers, contributing artists, interior designers, fitness facilities, amenities, and restaurants will be involved as depicted or at all upon, or following the completion of the Condominium. In the event Bentley Motors terminates any license agreement benefitting this Condominium project before, during, or following development, the use of the name Bentley would terminate. The art depicted or described may be exchanged for comparable art. Art may be loaned to, rather than owned by the Association. The Developer reserves the right, in the Developer's sole and absolute discretion, to change managing entities, hotels, artwork, contributing artists, names, brands, interior designers, fitness facilities, amenities, or restaurants with any such designers, artists, features, services, brands, amenities, and facilities of comparable quality as the Developer deems necessary or to be in the best interest of the Condominium. Certain amenities may not be included in Common Expenses and may only be available upon payment of a fee by the Unit owner. Certain amenities may be available for so long as the Condominium Association's contractual arrangement for such privileges continue at the Association's discretion. Consult the Prospectus.

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 agreements with, deposits paid to, or other arrangements made with, any real estate broker or agents are binding on the 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. Please check with the sales center for the most current pricing.

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BENTLEY
RESIDENCES



FEATURES & AMENITIES



FACT SHEET

PROPERTY & BUILDING FEATURES

- Bentley Residences is a new 63-story development featuring 216 luxury oceanfront condominium residences
- Tower and gardens will expand over a 2.4-acre oceanfront site
- Situated along 200 feet of sugary sand in Sunny Isles Beach
- Modern 749-foot glass tower designed by Bentley Motors and Sieger Suarez Architects
- Stunning diamond-shaped glass panel facade inspired by the iconic motif and signature of Bentley's design, found throughout all of the brand's products and cars
- Elegant porte-cochère arrival with full-glass car lift observatory
- Four robotic, high-speed, passenger-friendly car lifts (Dezervator™) with direct access to your private sky garage
- High-speed passenger elevator access to all residences
- 10 oceanfront cabanas
- Centrally located between Aventura Mall, Bal Harbour Shops, and Miami and Ft. Lauderdale Airports

AMENITIES

- Over 20,000 square feet of amenities across three levels, exquisitely designed by Bentley, featuring furnishings from the Bentley Home collection
- Awe-inspiring three-story lobby with ocean views
- Lobby Bar and Restaurant with 33-foot high floor-to-ceiling windows optimizing ocean views
- Restaurant open breakfast, lunch, and dinner with strong emphasis on in-suite dining
- Lounge and Whiskey Bar at mezzanine level inspired by the iconic matrix grille of Bentley's cars
- Private Dining Room for 16 people at mezzanine level
- Movie Theater with plush seating for 14 people designed to mimic a Bentley car interior
- Elegant Cigar Lounge with pool table and large screen TV
- Lushly-landscaped oceanfront deck with resort-style heated swimming pool, spa, and poolside food and beverage service
- Oceanfront Beauty Salon with hair, manicure, and pedicure stations
- Exclusive beach amenities, including food and beverage service, beach attendants, chaise lounges, and umbrellas
- Game Room featuring golf and racing simulators and virtual reality stations
- Kid's Club with children's games and programmed activities
- State-of-the-art indoor Fitness Center, including an outdoor terrace fitted with gym equipment
- Outdoor Yoga Studio with an ocean view
- Men's and Women's dressing rooms with lockers, showers, steam, and sauna
- Transformative wellness Spa featuring outdoor relaxation for before and after treatments
- Expansive revitalization Spa with single and couples treatment rooms
- Dedicated Pet Spa for grooming
- 24-hour valet service
- 24-hour security and multilingual concierge service

RESIDENCE FEATURES

- Sweeping Atlantic Ocean and Intracoastal views through floor-to-ceiling windows
- Private 3 or 4-car garages in each residence accessible through the Dezervator™ vehicular elevator system
- Private heated swimming pools with raised sundeck
- Oversized balcony and terraces creating a luxurious outdoor living environment adjacent to the family room
- Summer kitchens with Gaggenau Vario electric grill
- Laundry room with ventless Bosch washer and dryers
- Smart climate controls with digital thermostats
- Custom levers on door handles featuring Bentley diamond design
- Spacious interiors with elegant smooth-finish ceilings rising to 10-feet clear, except where required to accommodate mechanical equipment
- Entryway from private elevator foyer through 8-foot double-door grand entrance

KITCHEN FEATURES

- State-of-the-art Gaggenau appliances, including a tall wine cooler and steam and convection ovens
- Gaggenau refrigerator and freezer
- Gaggenau Vario convection electric cooktop
- Gaggenau coffee machine
- Italian design kitchen cabinets with motorized door and expansive islands
- Premium quality stone countertops and backsplashes

MASTER SUITE & BATHROOM FEATURES

- Stone floors, walls, and vanity countertop in master bathroom
- Toto Neorest toilets with integrated bidet technology
- Behind-mirror TV over double vanity
- Sauna inside master bathroom
- Freestanding tub with a view and double rain shower head
- Access to outdoor shower from master bathroom (East residences only)
- Custom levers on bathroom faucets featuring Bentley diamond design
- Towel warmer in the master vanity
- Heated bathroom floors
- Expansive walk-in closets. Each residence closet includes built-in safe



LIFESTYLE & HEALTH CONCIERGE SERVICES

ON DEMAND SERVICES

- Restaurant reservations
- Hotel reservations
- Limousine & car service reservation
- Travel arrangements & reservation
- Golf, tennis, padel times reservation
- Sports & entertainment information and reservations
- Car concierge services
- Laundry & dry-cleaning coordination
- Yacht reservations
- Amazon Delivery coordination
- Spa & personal care reservations
- Packing & shipping coordination

A LA CARTE SERVICES*

- Housekeeping services
- Handyman services
- Grocery shopping
- Plant care maintenance
- In-residence private catering
- Personal chef
- Dog walking & pet grooming
- Spa treatments, manicure, pedicure & wellness services
- Nanny & childcare services
- Alterations services
- Car wash & detailing
- Personal chef
- Personal trainer



Residence Azure
Master Bedroom

*A La Carte Services are arranged by the lifestyle concierge and are paid directly by residents.



DEVELOPMENT TEAM

Bentley Motors

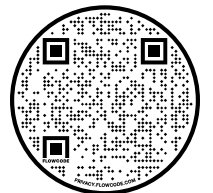
Interior & Exterior Design

Dezer Development

Developer

Sieger Suarez PA

Architect

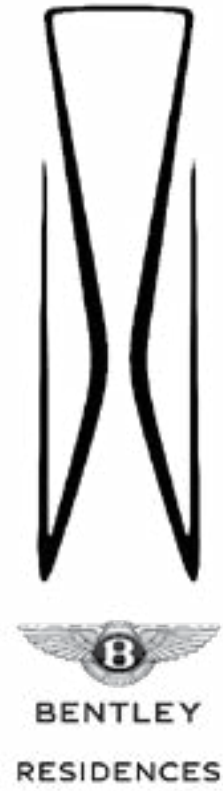


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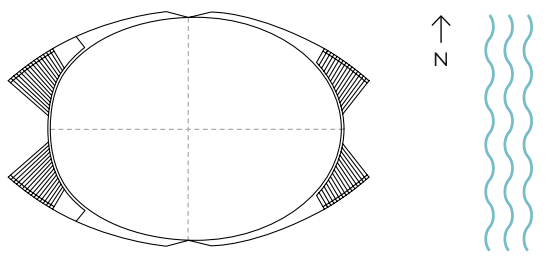
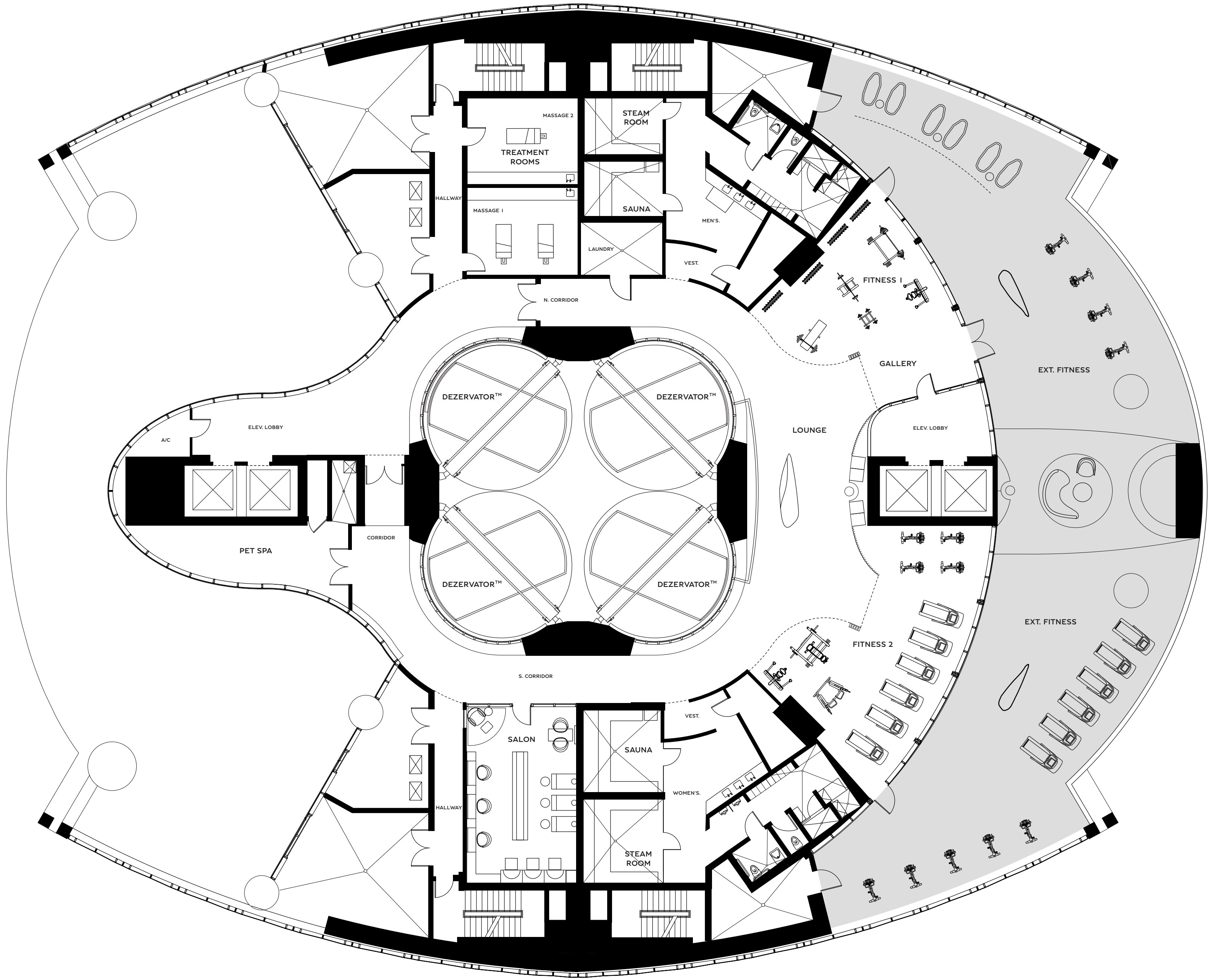
This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. The name 'Bentley' is a registered trademark.



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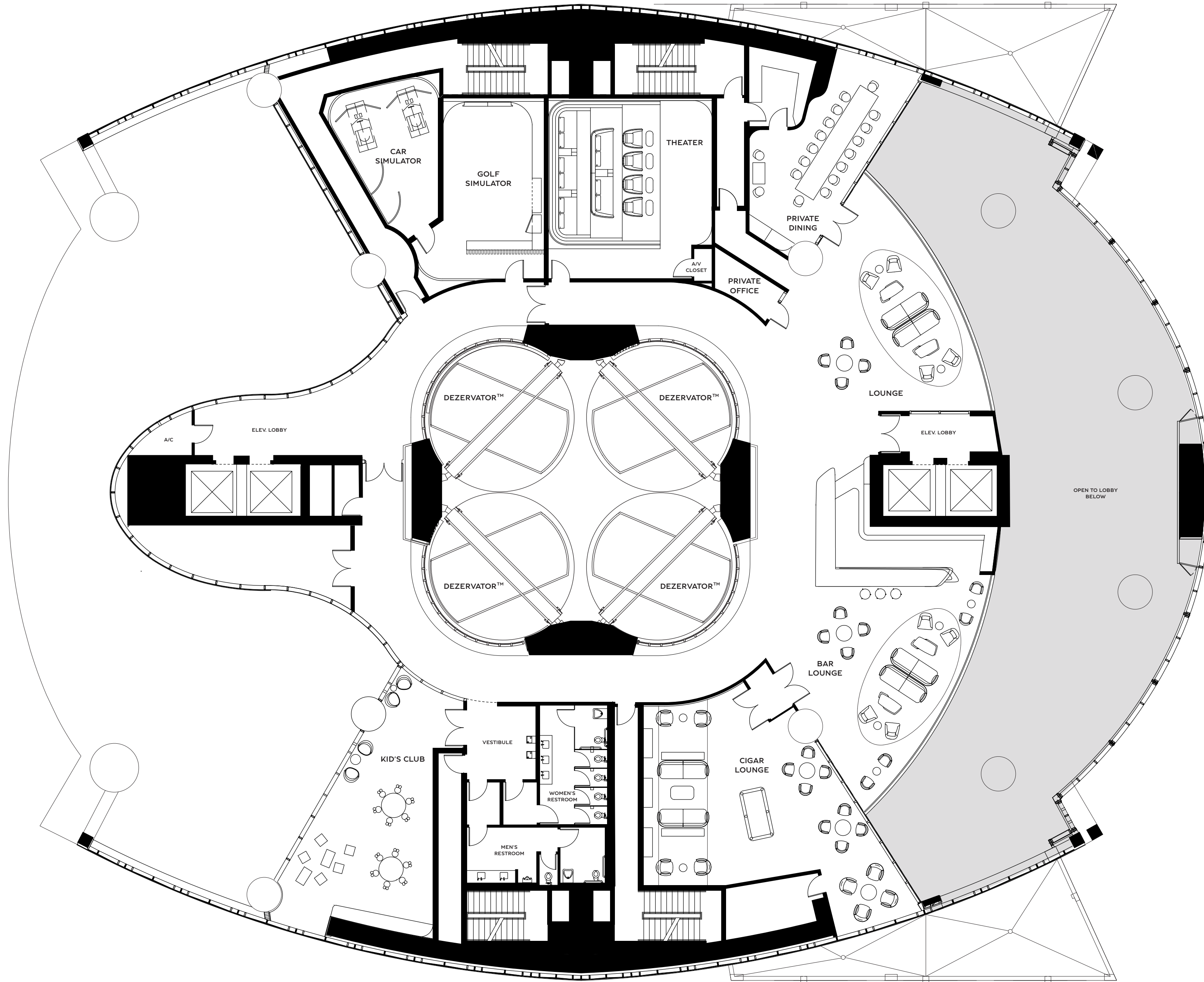
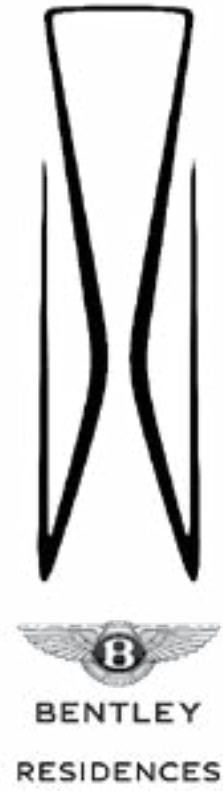


AMENITY FLOORS
WELLNESS

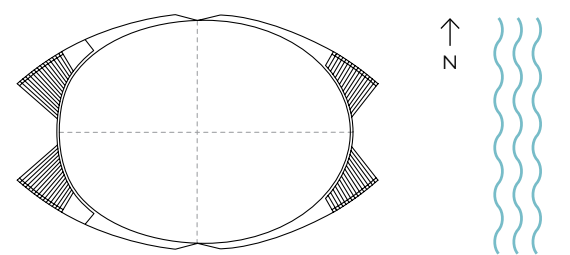


Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is described on Exhibit 3 to the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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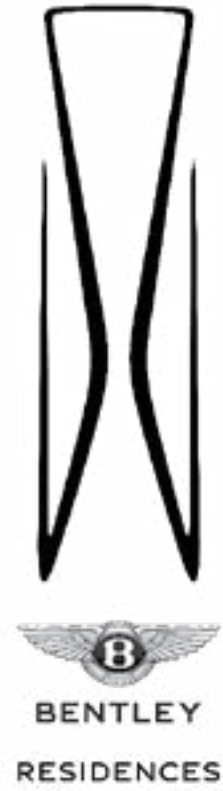
AMENITY FLOORS
MEZZANINE



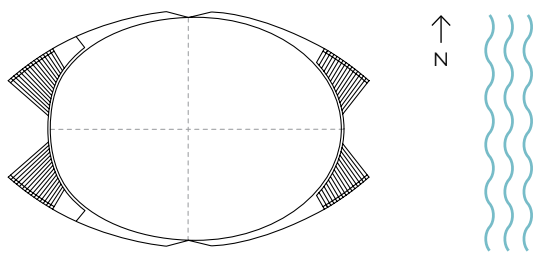
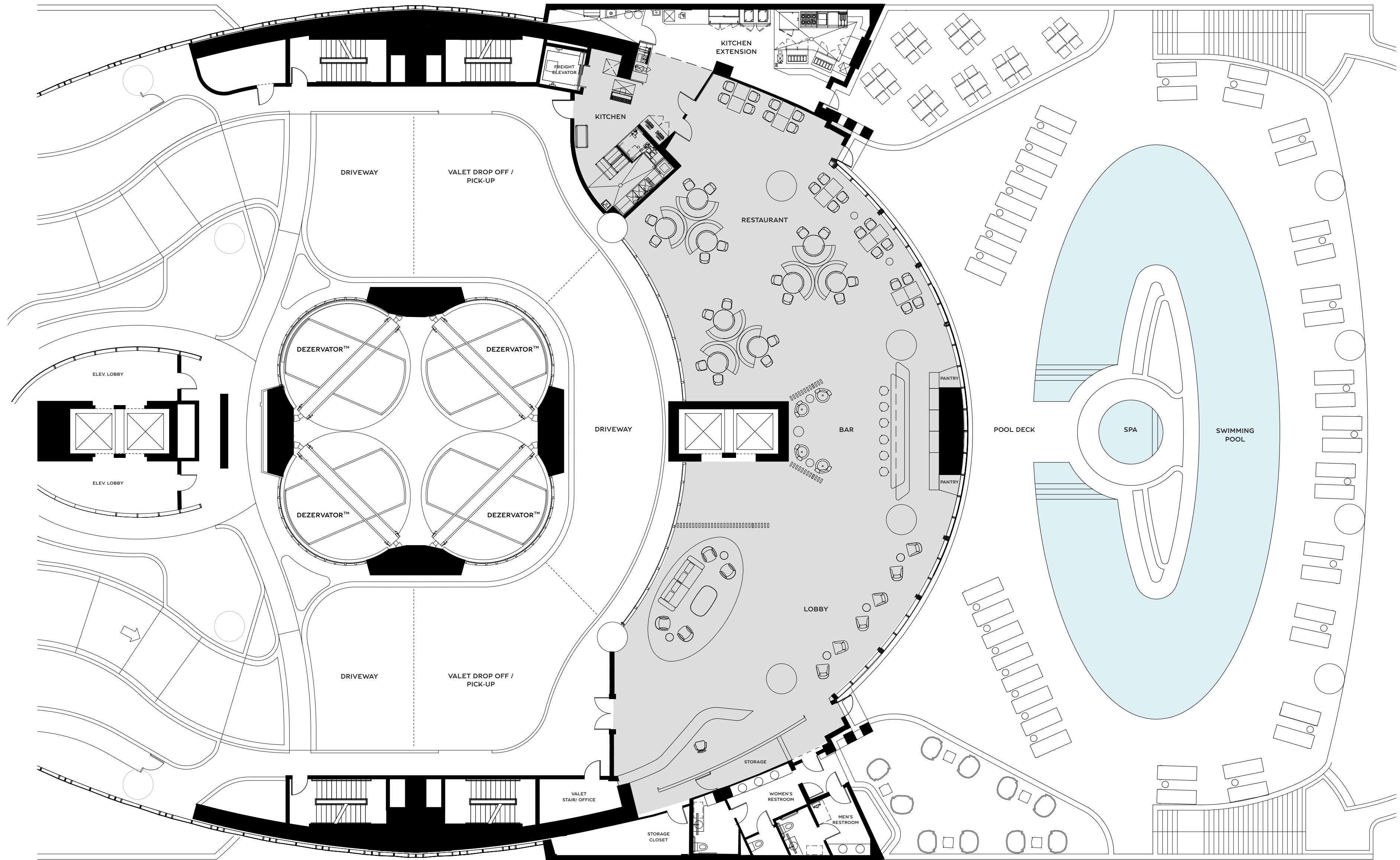
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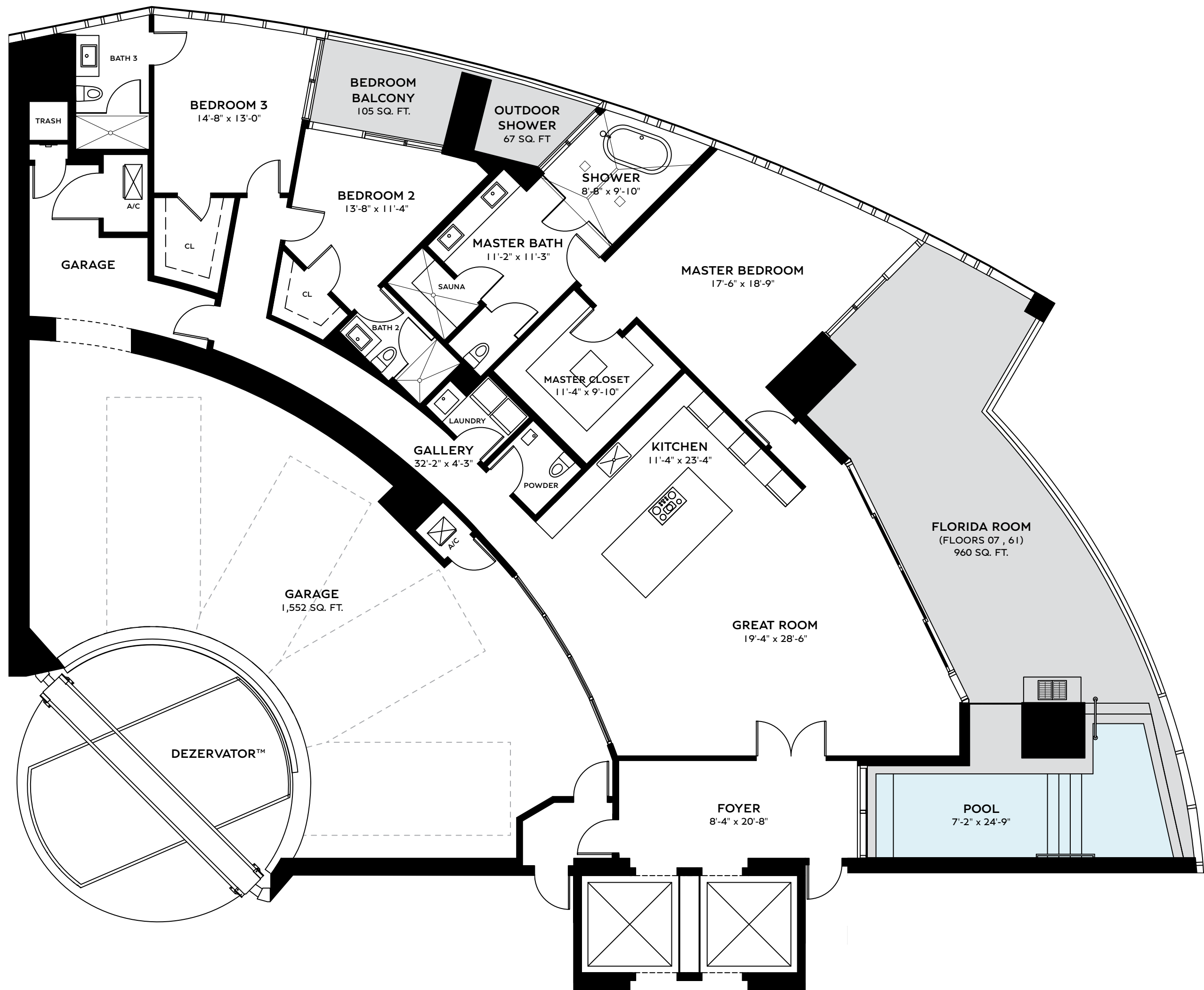
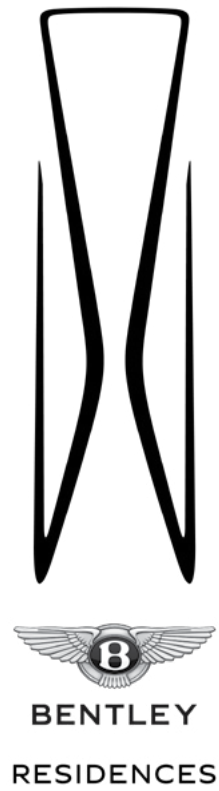


AMENITY FLOORS
LOBBY

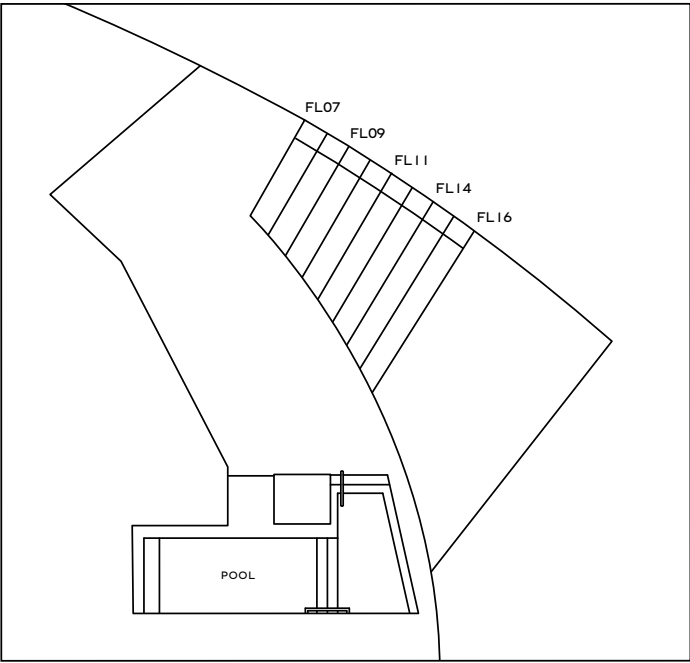
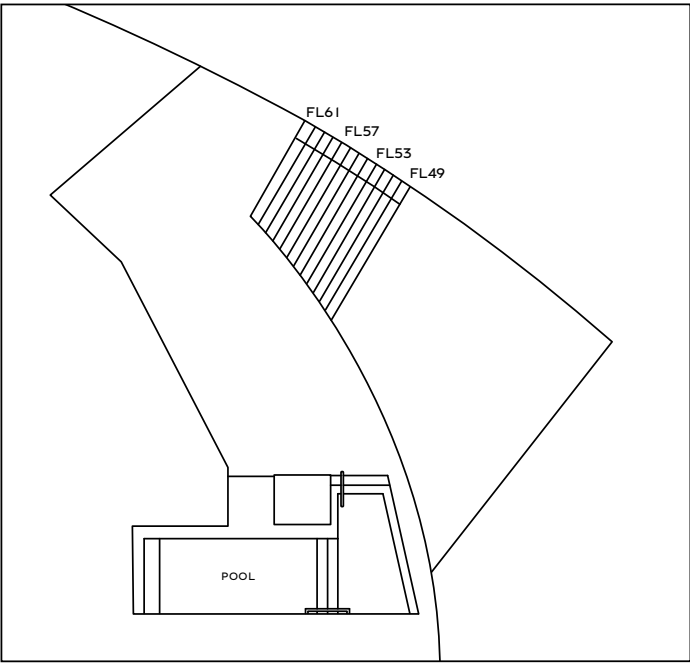


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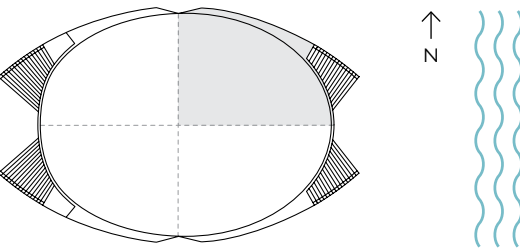
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RESIDENCE ARNAGE			
3 BEDS 3.5 BATHS			
FLOORS 07 , 61			
INTERIOR	3,014 SQ. FT.	280.00 SQ. M.	
BALCONY	1,132 SQ. FT.	105.17 SQ. M.	
GARAGE	1,552 SQ. FT.	144.19 SQ. M.	
TOTAL	5,698 SQ. FT.	529.36 SQ. M.	

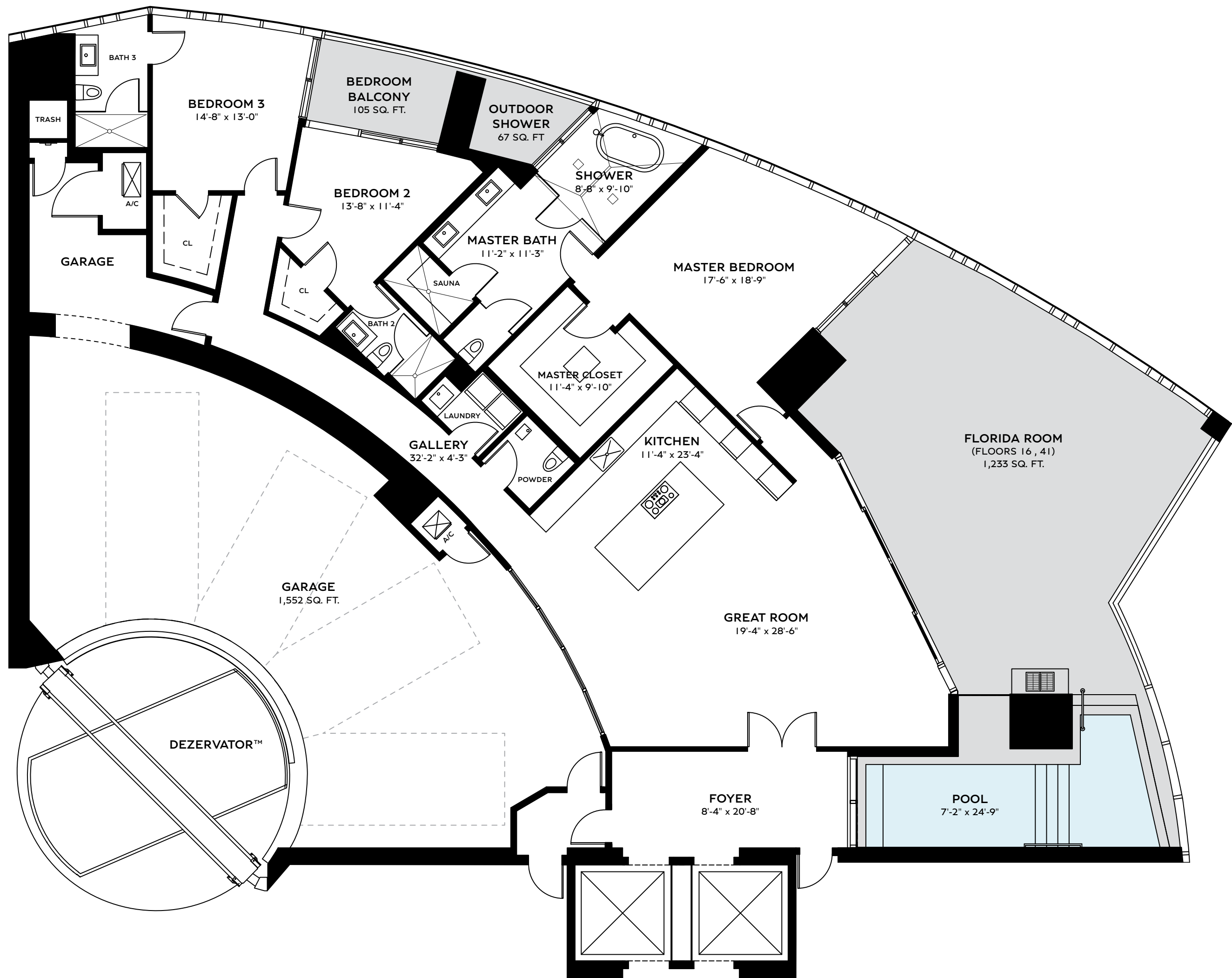
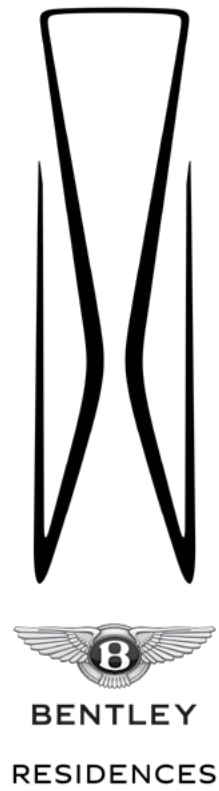


TERRACE AREA VARIES BY FLOOR

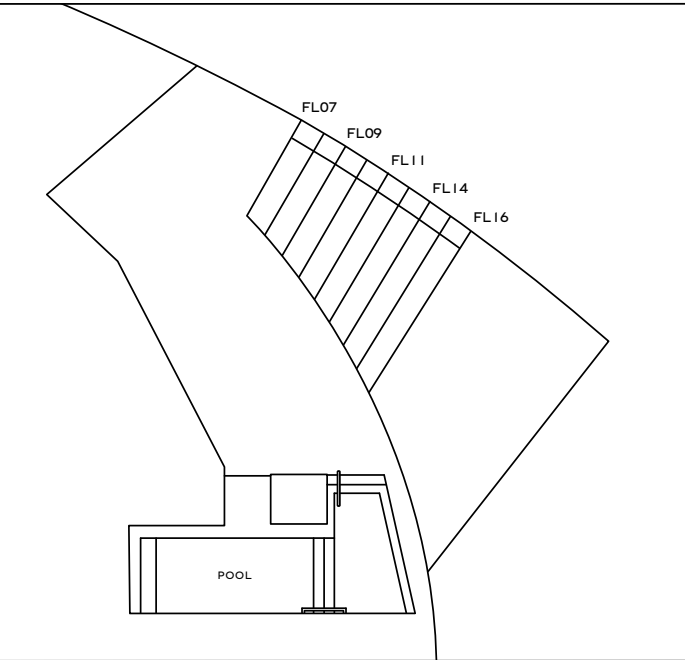
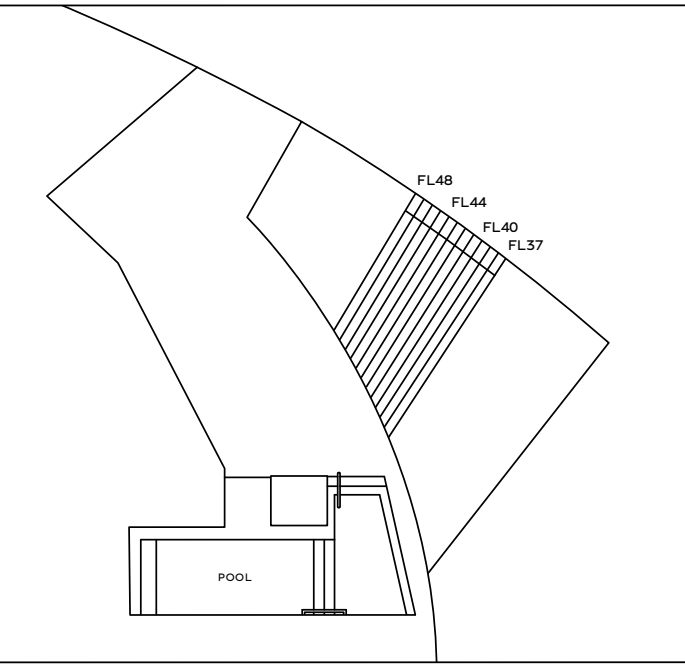


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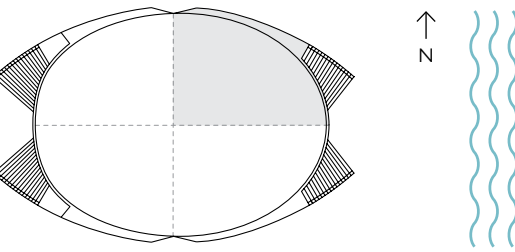




RESIDENCE ARNAGE			
3 BEDS 3.5 BATHS			
FLOORS 16 , 41			
INTERIOR	3,014 SQ. FT.	280.00 SQ. M.	
BALCONY	1,405 SQ. FT.	130.53 SQ. M.	
GARAGE	1,552 SQ. FT.	144.19 SQ. M.	
TOTAL	5,971 SQ. FT.	554.72 SQ. M.	

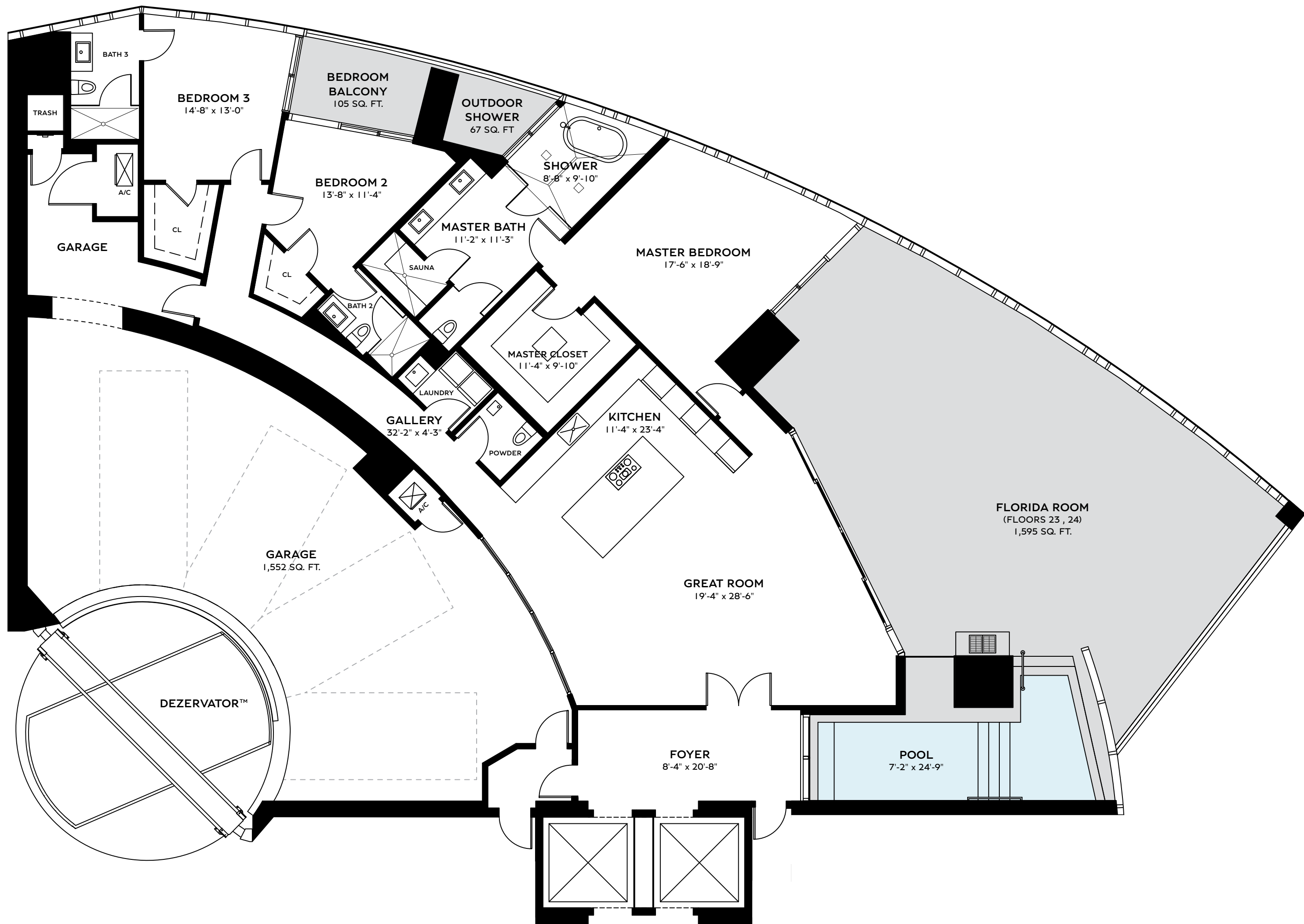
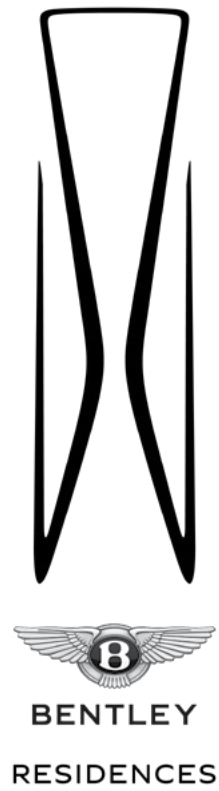


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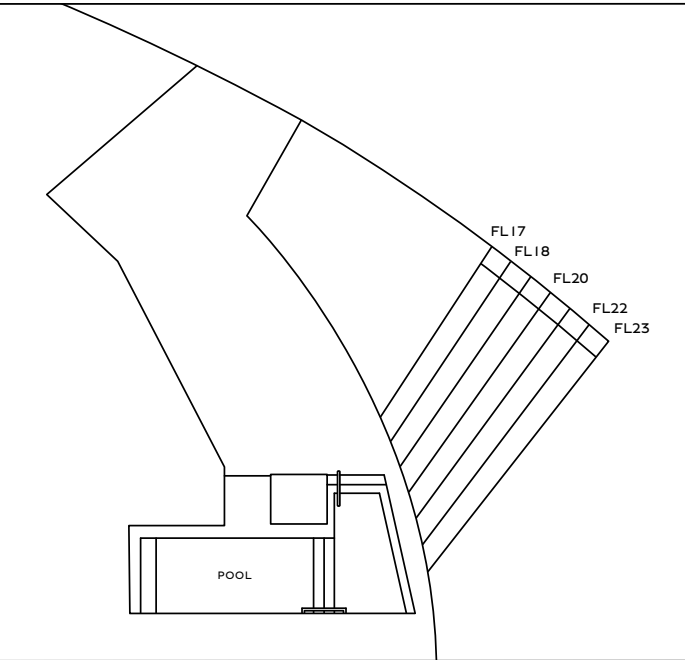
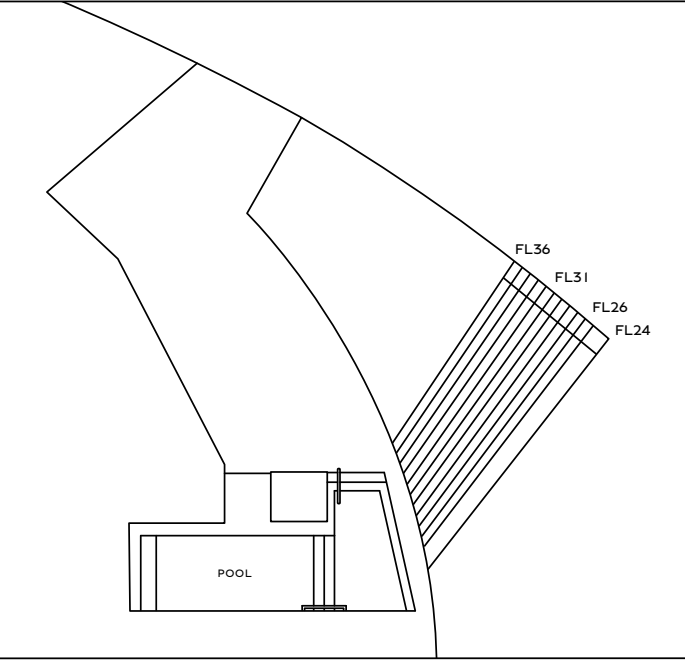


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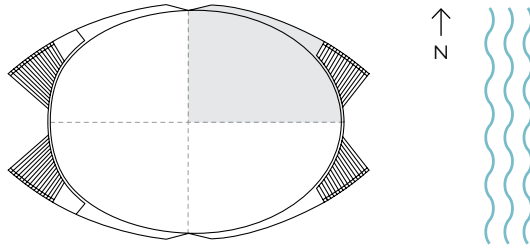




RESIDENCE ARNAGE		
3 BEDS 3.5 BATHS		
FLOORS 23 , 24		
INTERIOR	3,014 SQ. FT.	280.00 SQ. M.
BALCONY	1,767 SQ. FT.	164.16 SQ. M.
GARAGE	1,552 SQ. FT.	144.19 SQ. M.
TOTAL	6,333 SQ. FT.	588.35 SQ. M.

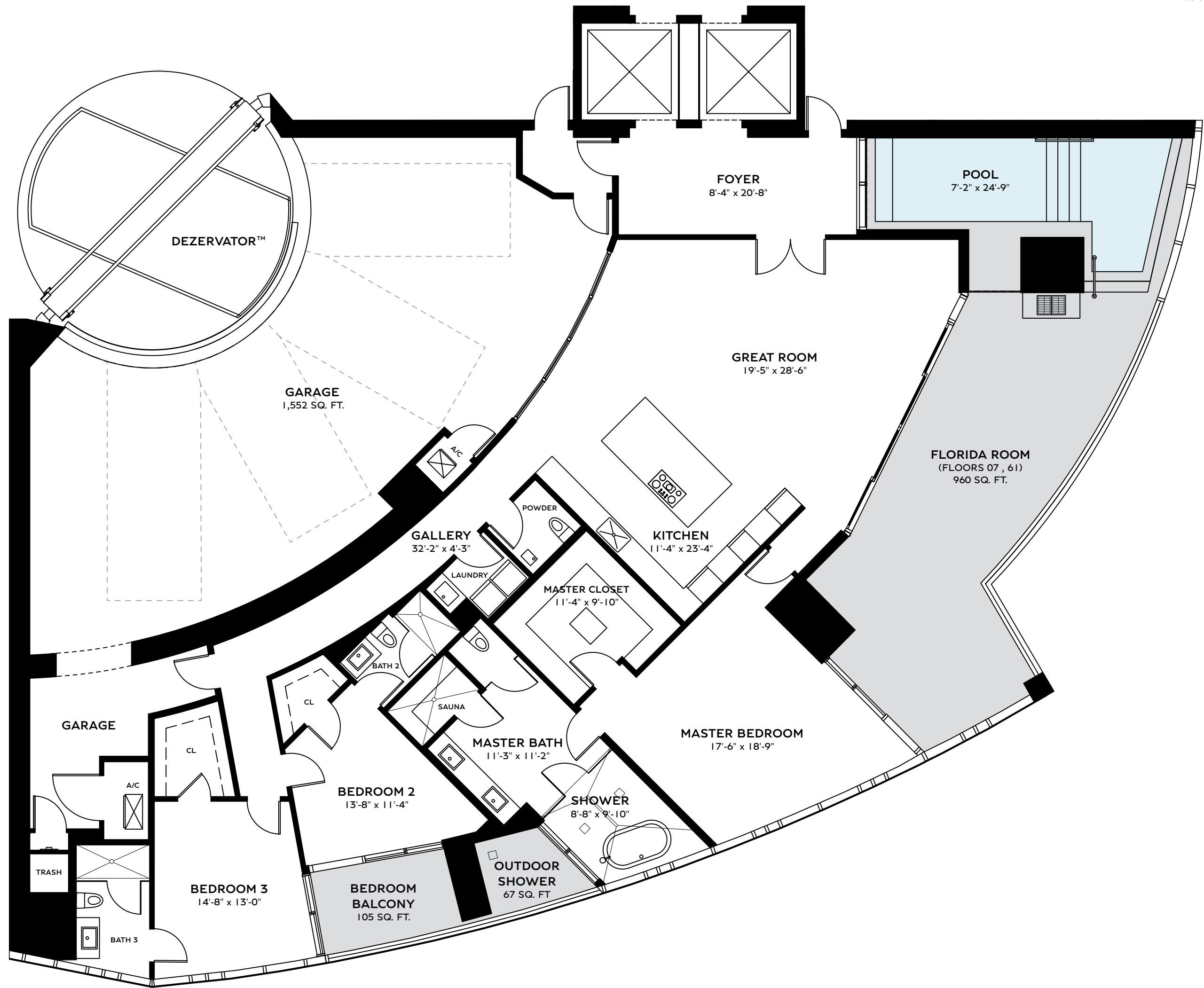
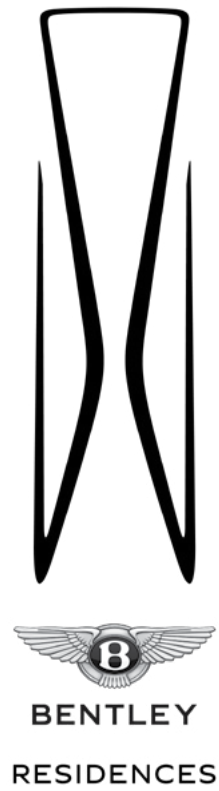


TERRACE AREA VARIES BY FLOOR

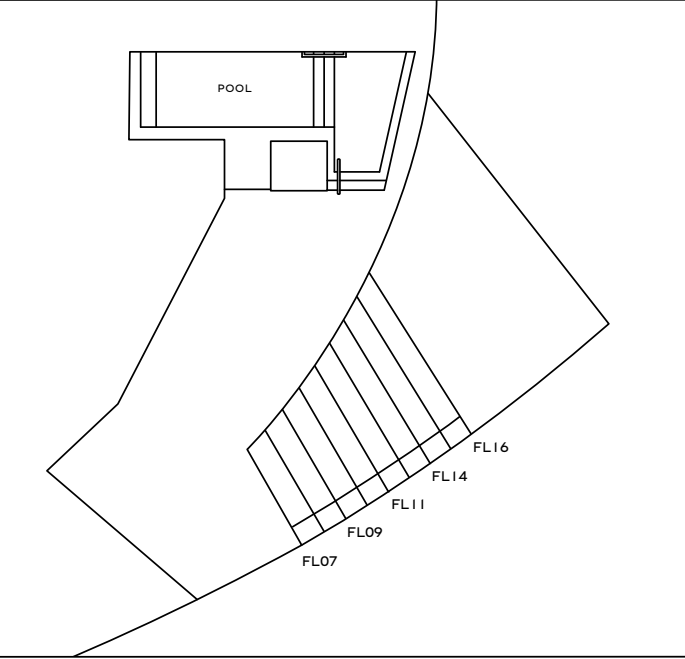
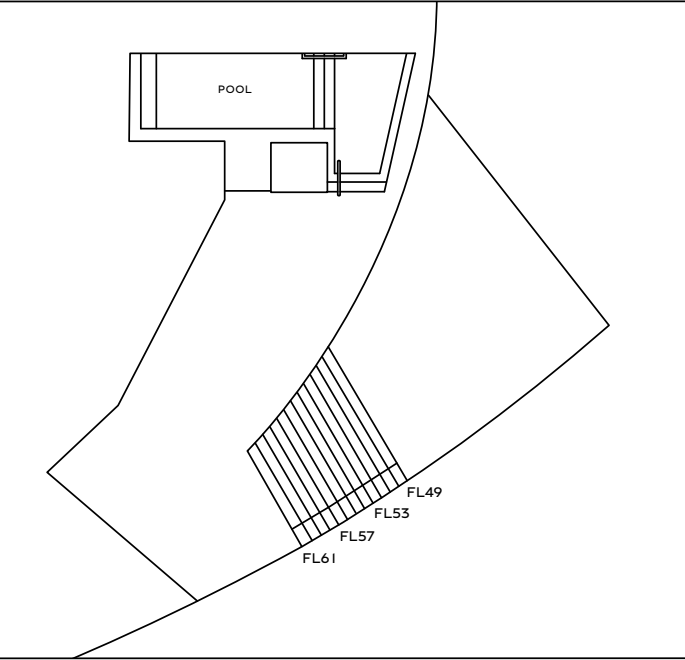


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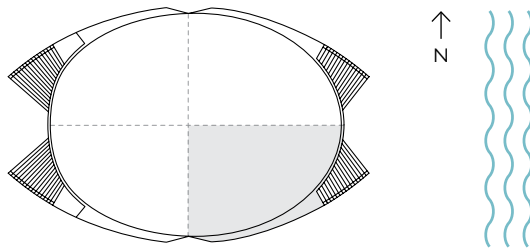




RESIDENCE AZURE			
3 BEDS 3.5 BATHS			
FLOORS 07 , 61			
INTERIOR	3,014 SQ. FT.	280.00 SQ. M.	
BALCONY	1,132 SQ. FT.	105.17 SQ. M.	
GARAGE	1,552 SQ. FT.	144.19 SQ. M.	
TOTAL	5,698 SQ. FT.	529.36 SQ. M.	

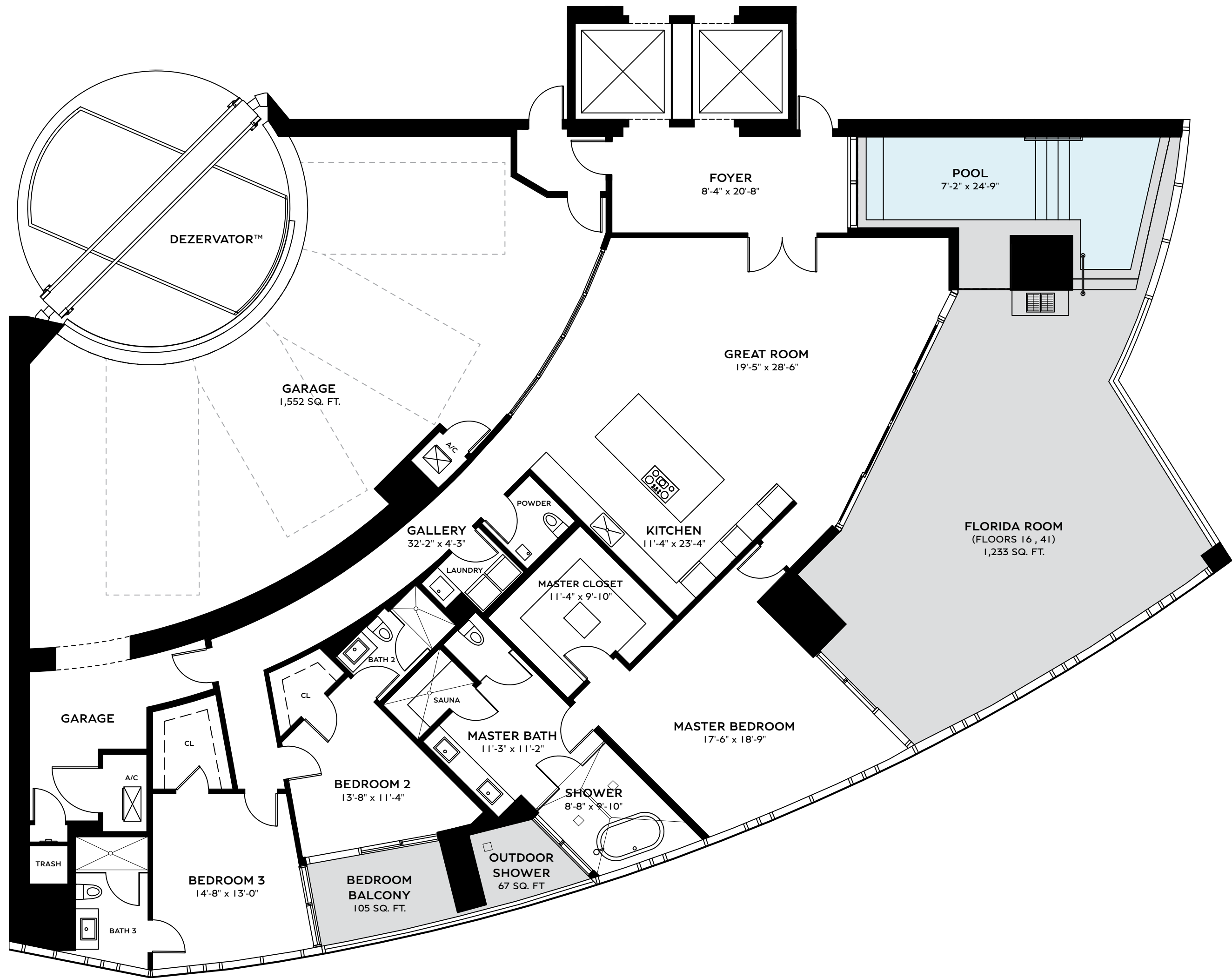
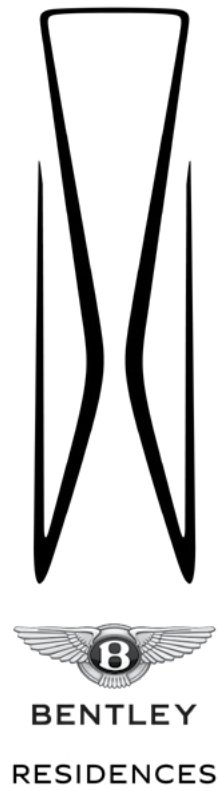


TERRACE AREA VARIES BY FLOOR

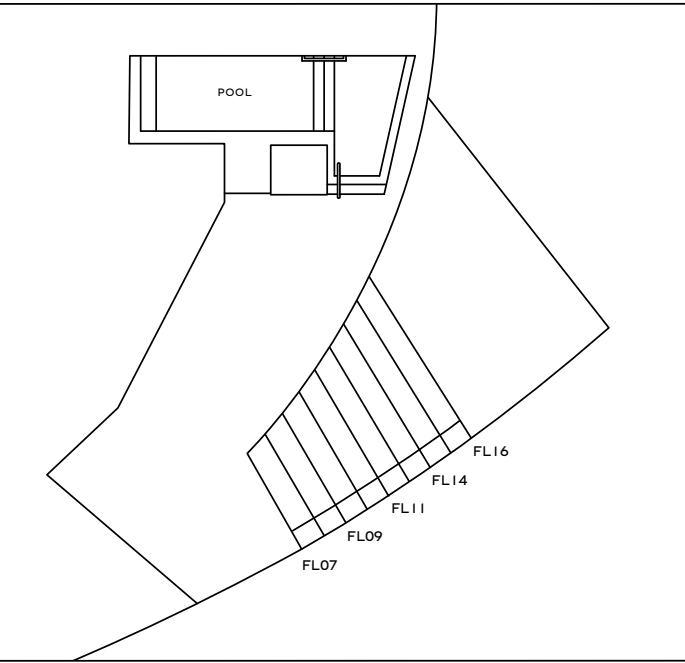
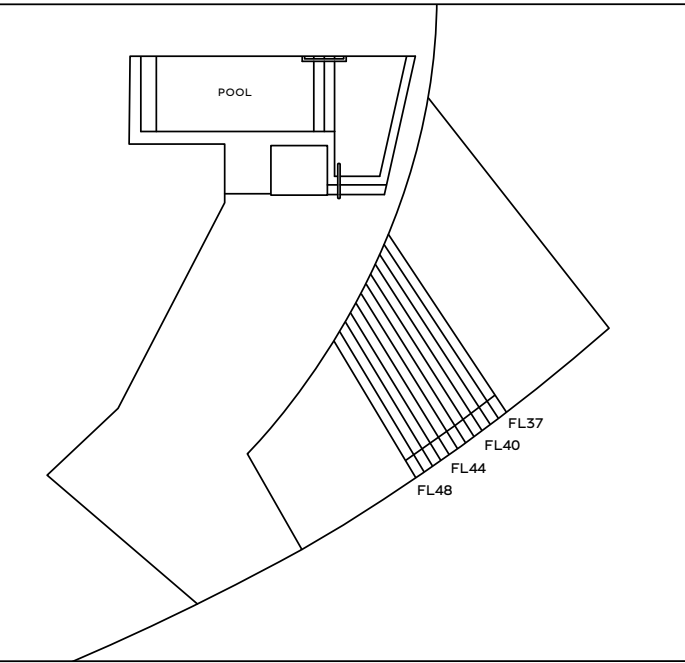


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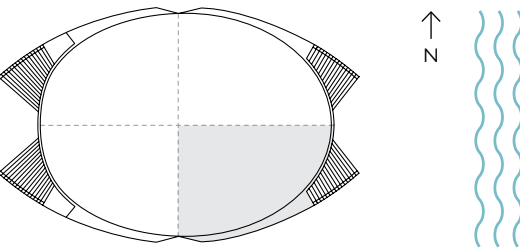




RESIDENCE AZURE		
3 BEDS 3.5 BATHS		
FLOORS 16 , 41		
INTERIOR	3,014 SQ. FT.	280.00 SQ. M.
BALCONY	1,405 SQ. FT.	130.53 SQ. M.
GARAGE	1,552 SQ. FT.	144.19 SQ. M.
TOTAL	5,971 SQ. FT.	554.72 SQ. M.

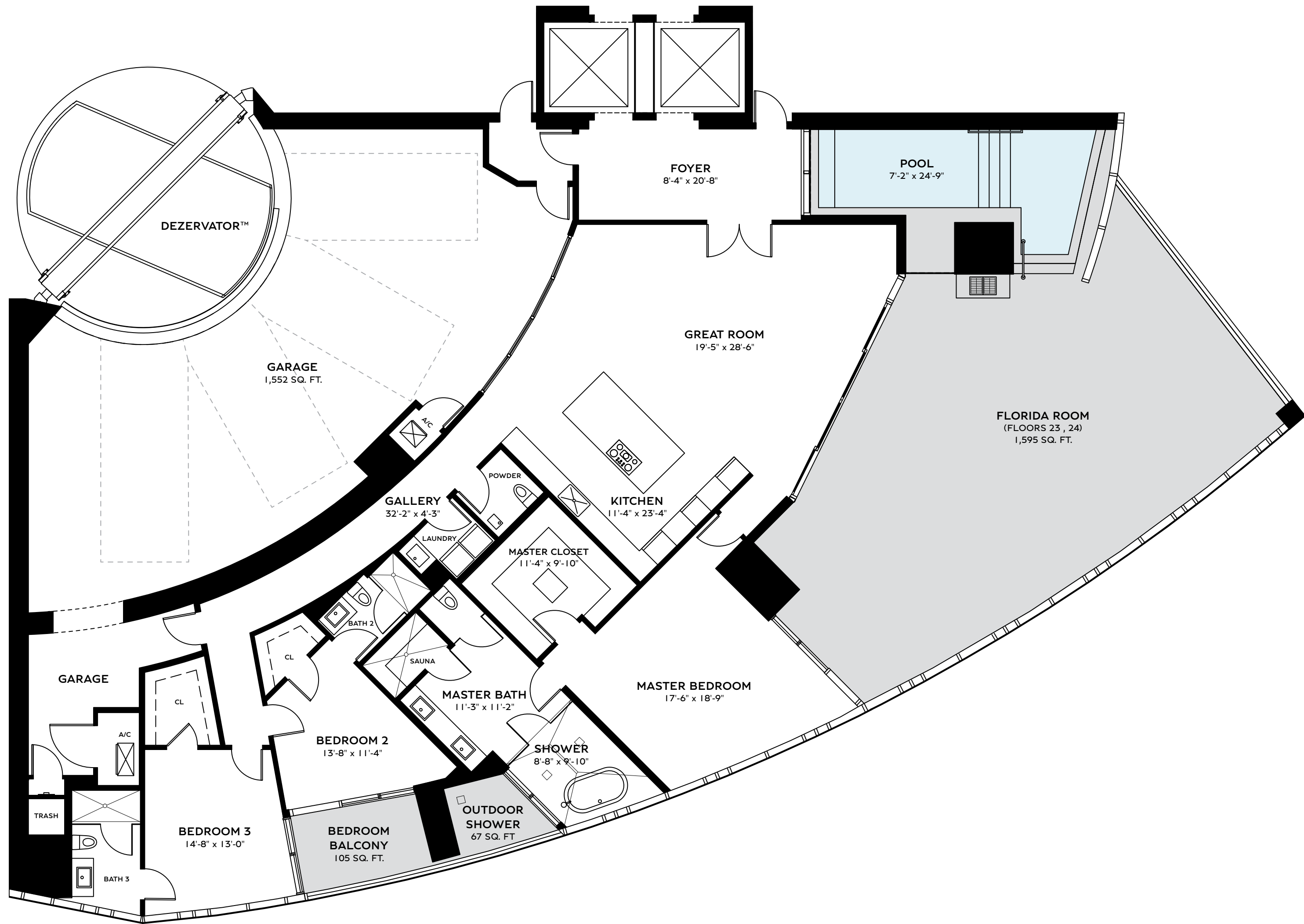
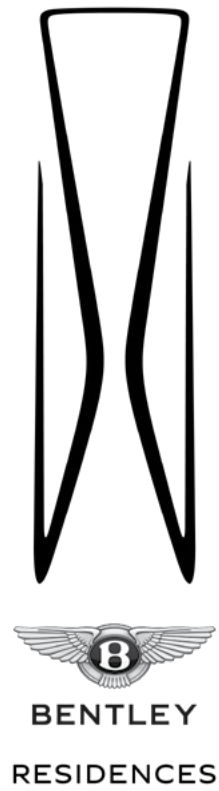


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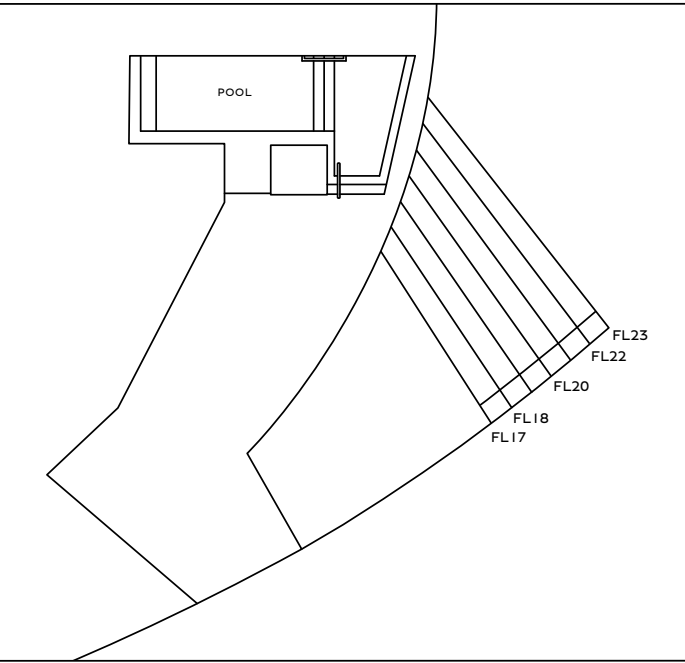
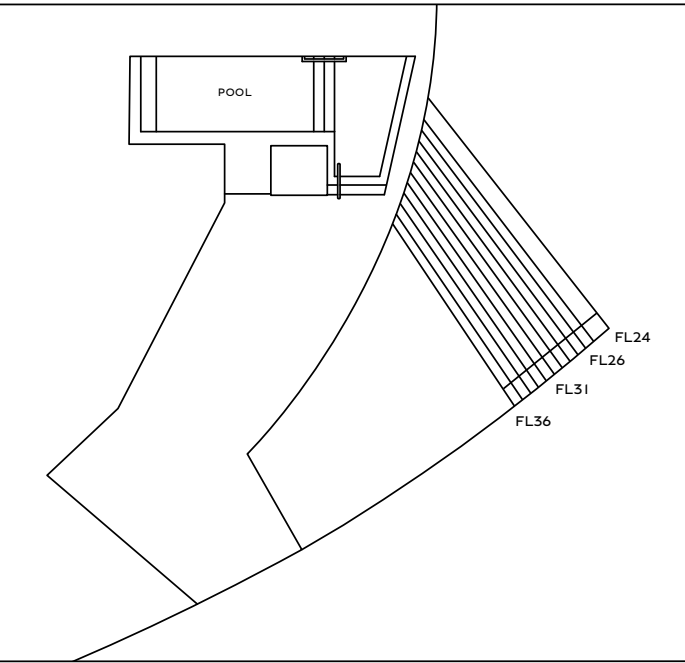


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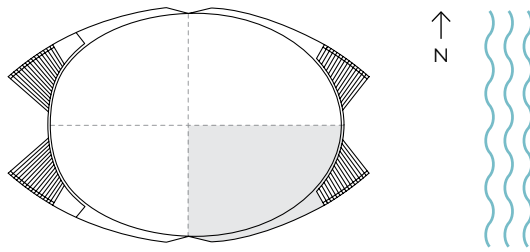




RESIDENCE AZURE			
3 BEDS 3.5 BATHS			
FLOORS 23 , 24			
INTERIOR	3,014 SQ. FT.	280.00 SQ. M.	
BALCONY	1,767 SQ. FT.	164.16 SQ. M.	
GARAGE	1,552 SQ. FT.	144.19 SQ. M.	
TOTAL	6,333 SQ. FT.	588.35 SQ. M.	

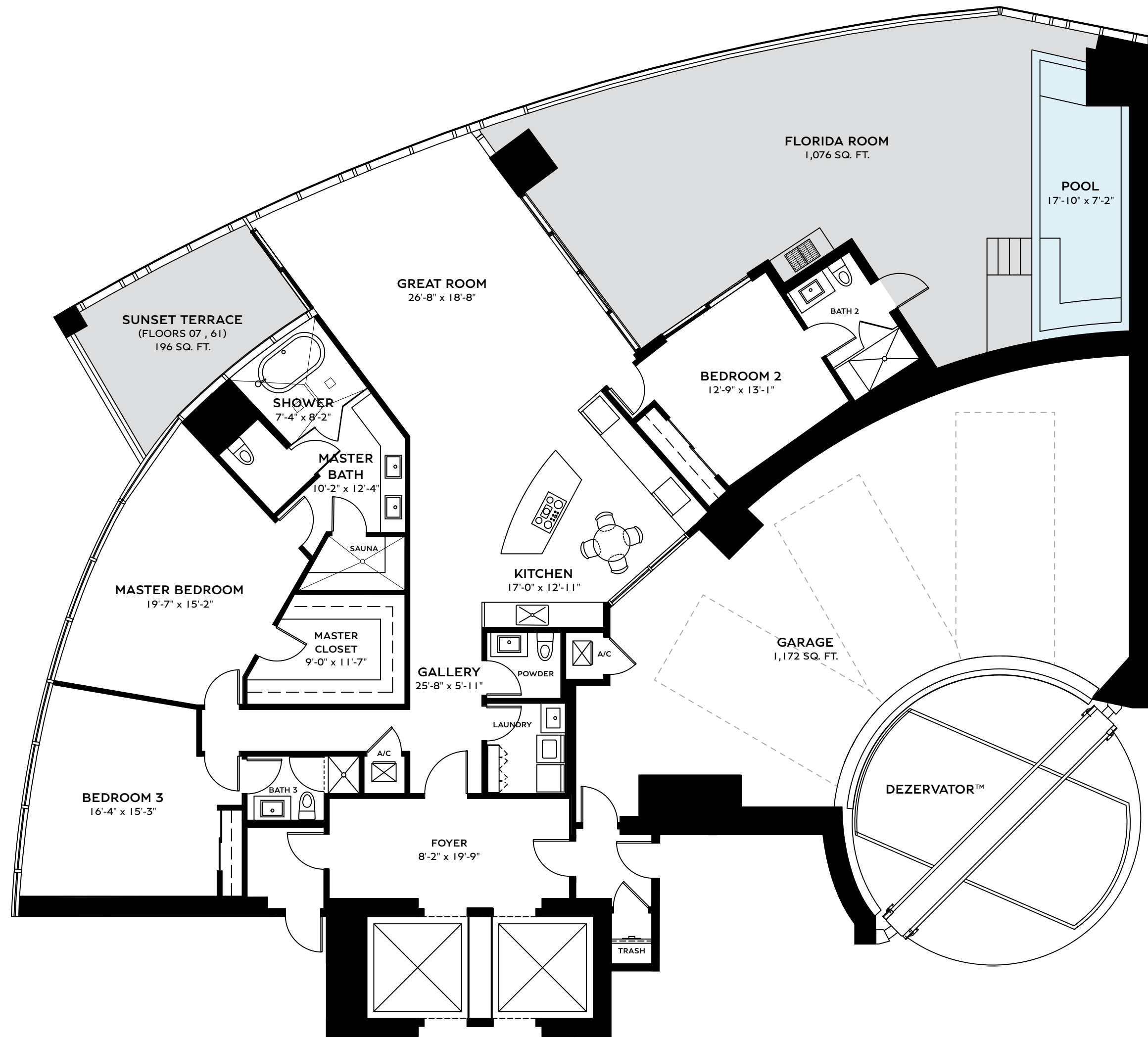
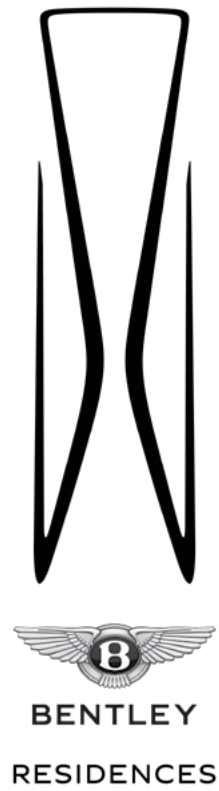


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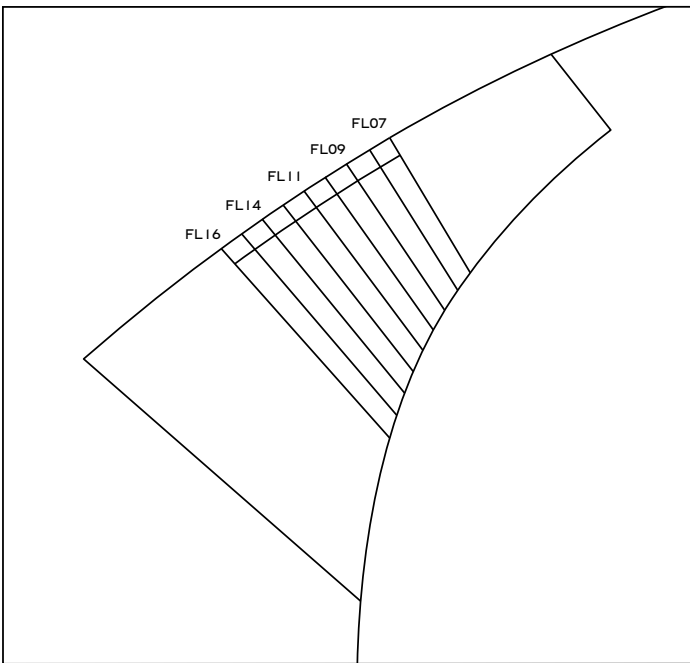
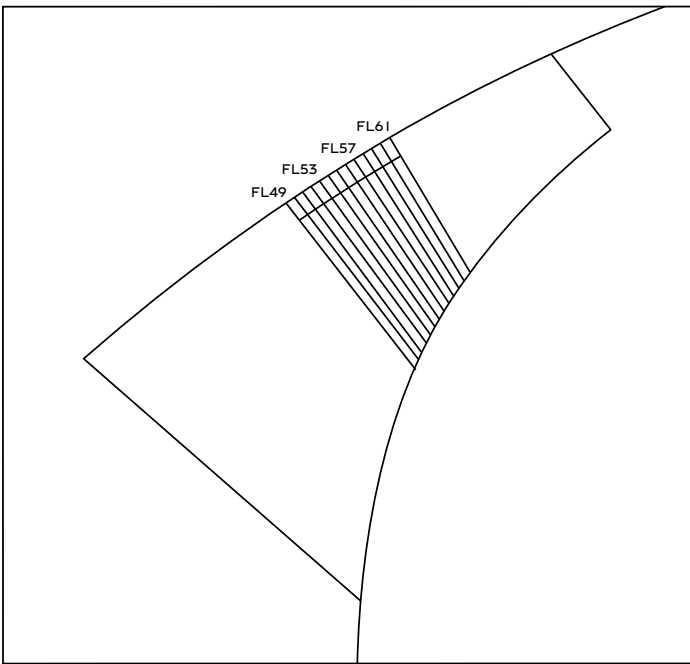


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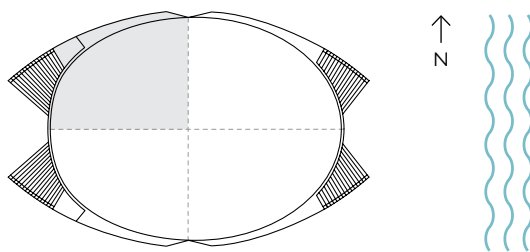




RESIDENCE BACALAR			
3 BEDS 3.5 BATHS			
FLOORS 07 , 61			
INTERIOR	2,839 SQ. FT.	263.75 SQ. M.	
BALCONY	1,272 SQ. FT.	118.17 SQ. M.	
GARAGE	1,172 SQ. FT.	108.88 SQ. M.	
TOTAL	5,283 SQ. FT.	490.80 SQ. M.	

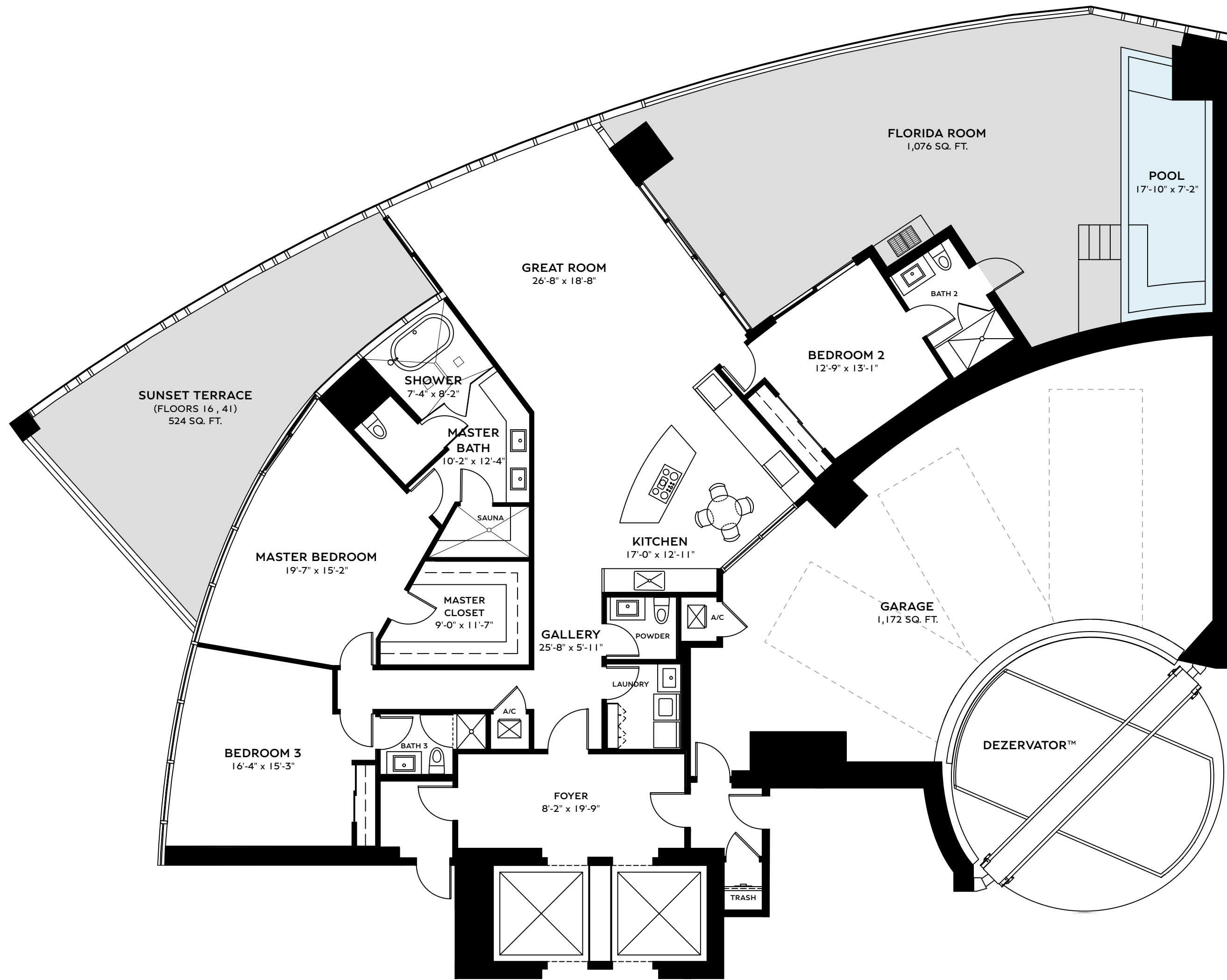
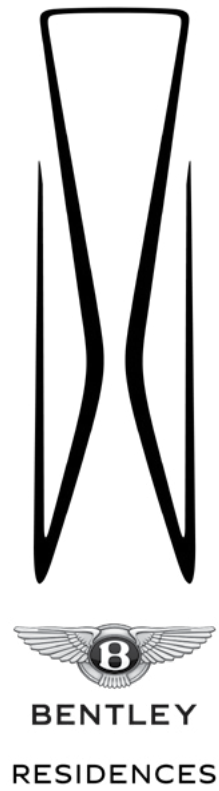


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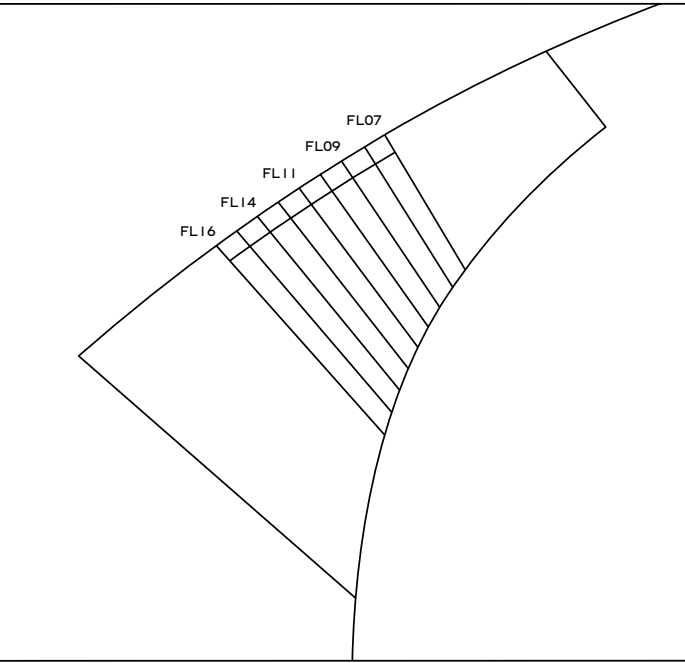
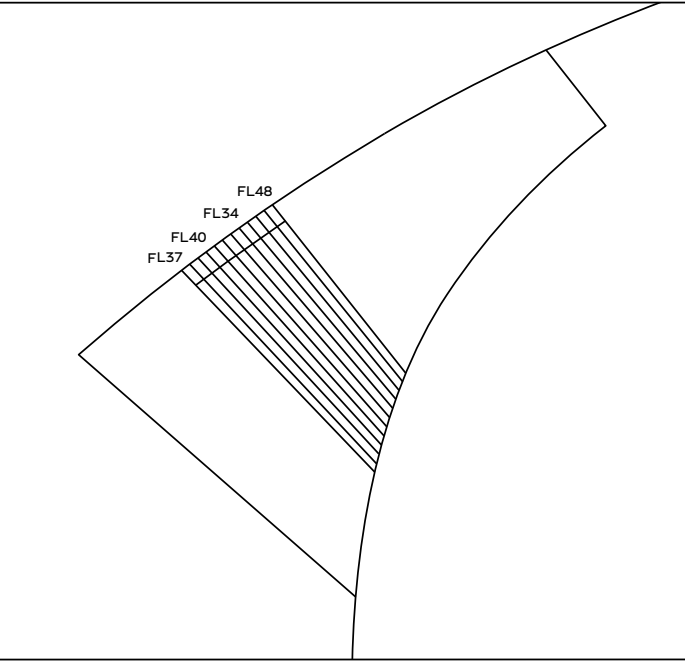


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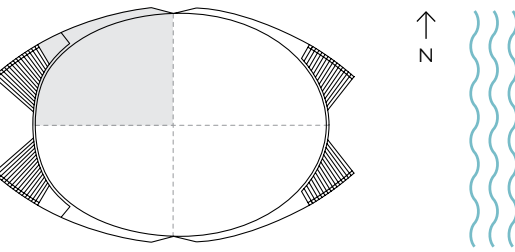




RESIDENCE BACALAR			
3 BEDS 3.5 BATHS			
FLOORS 16 , 41			
INTERIOR	2,839 SQ. FT.	263.75 SQ. M.	
BALCONY	1,600 SQ. FT.	148.64 SQ. M.	
GARAGE	1,172 SQ. FT.	108.88 SQ. M.	
TOTAL	5,611 SQ. FT.	521.27 SQ. M.	

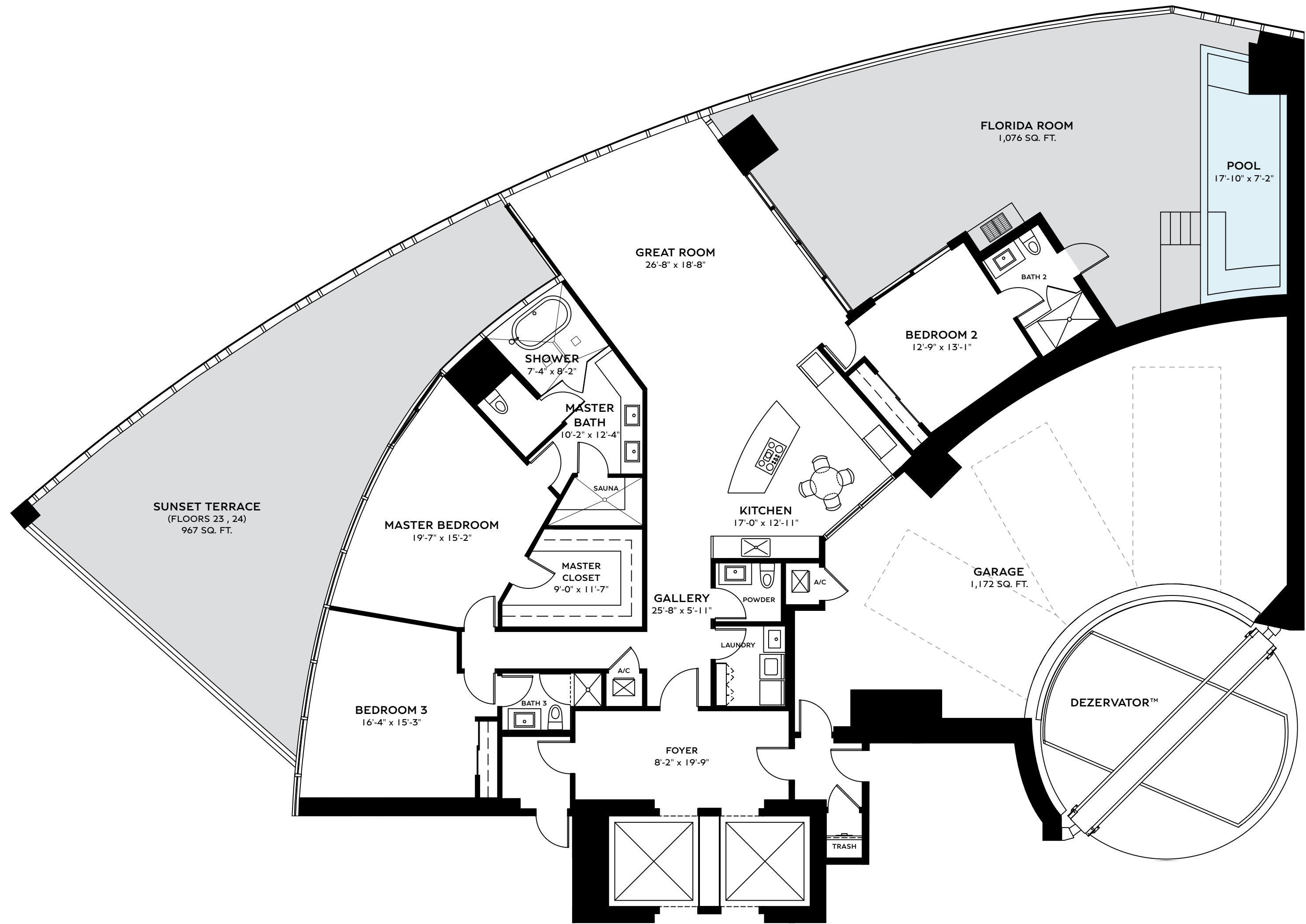
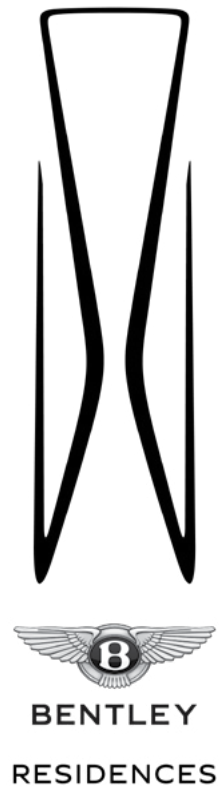


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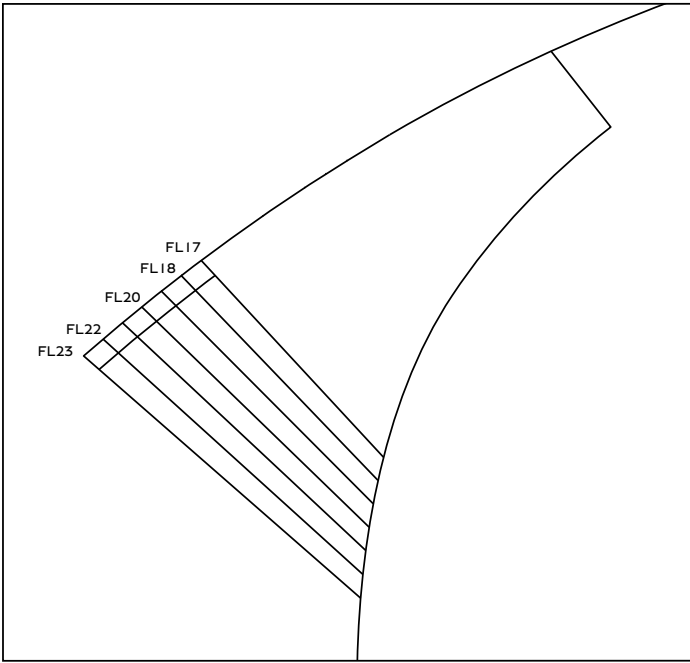
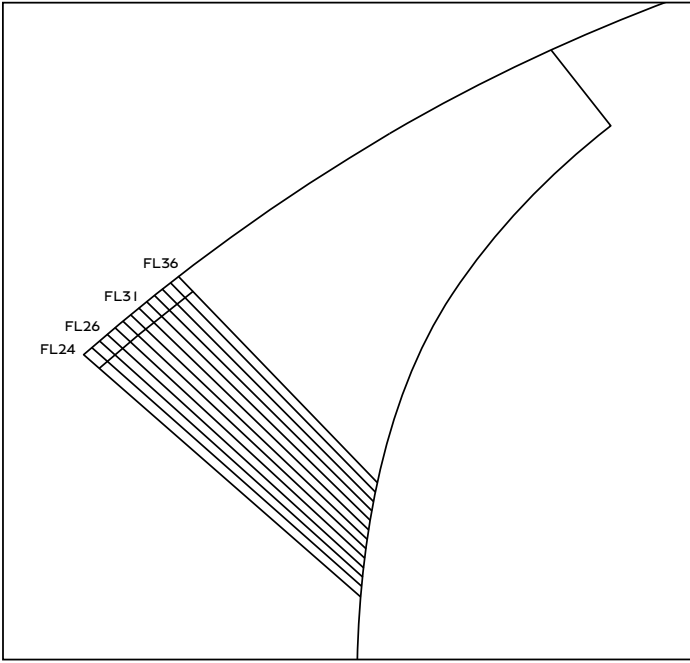


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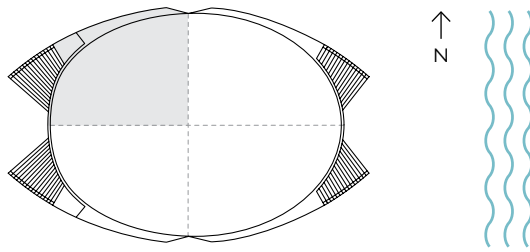




RESIDENCE BACALAR			
3 BEDS 3.5 BATHS			
FLOORS 23 , 24			
INTERIOR	2,839 SQ. FT.	263.75 SQ. M.	
BALCONY	2,043 SQ. FT.	189.80 SQ. M.	
GARAGE	1,172 SQ. FT.	108.88 SQ. M.	
TOTAL	6,054 SQ. FT.	562.43 SQ. M.	

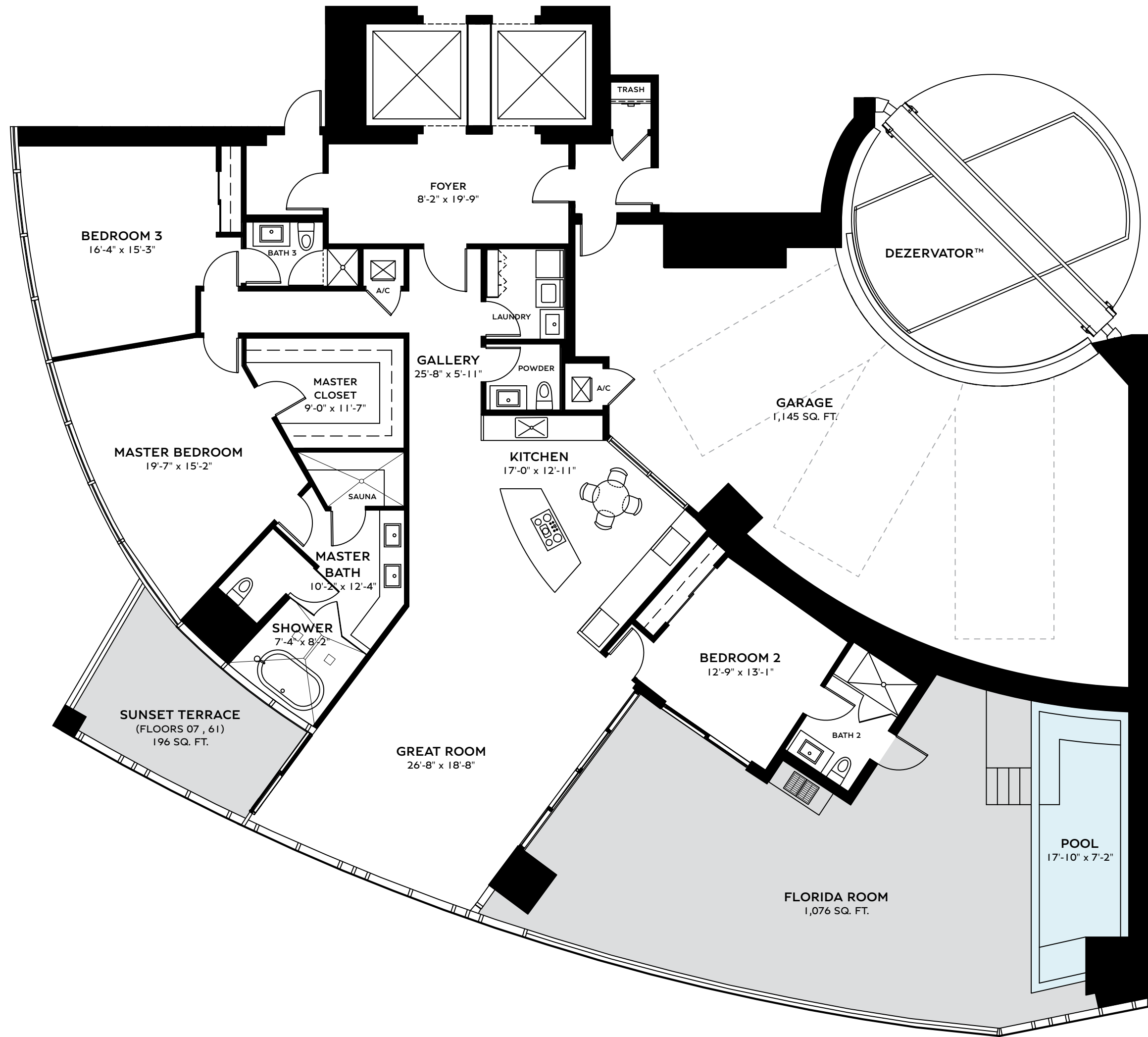
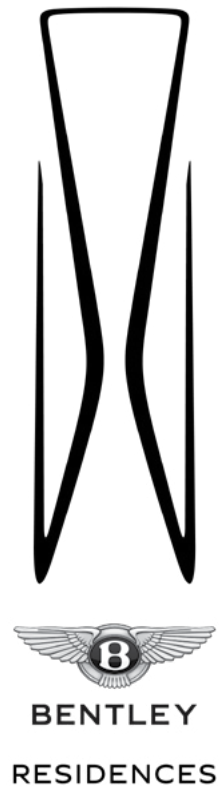


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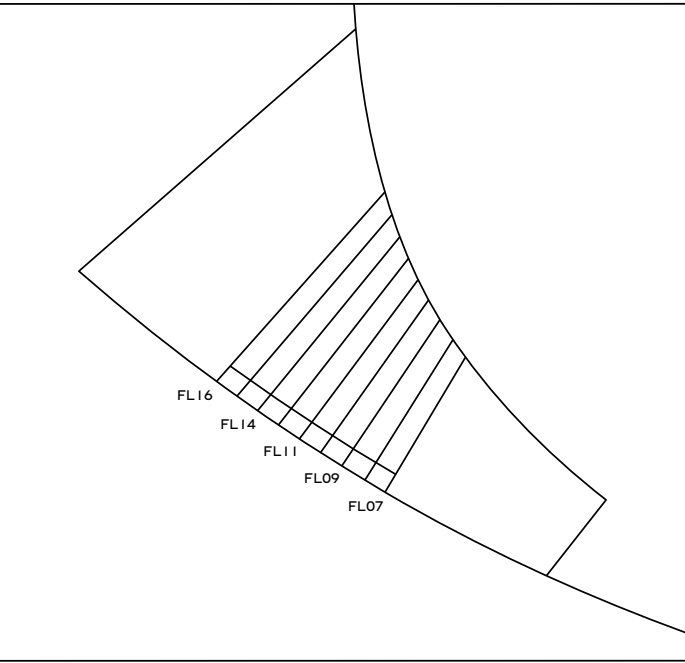
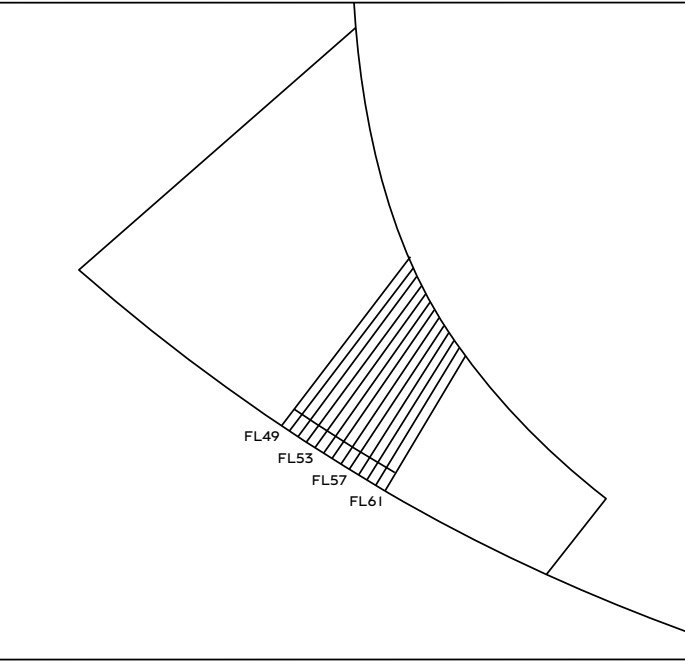


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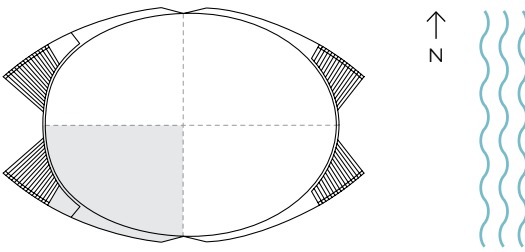




RESIDENCE BENTAYGA			
3 BEDS 3.5 BATHS			
FLOORS 07 , 61			
INTERIOR	2,839 SQ. FT.	263.75 SQ. M.	
BALCONY	1,272 SQ. FT.	118.17 SQ. M.	
GARAGE	1,145 SQ. FT.	106.37 SQ. M.	
TOTAL	5,256 SQ. FT.	488.29 SQ. M.	

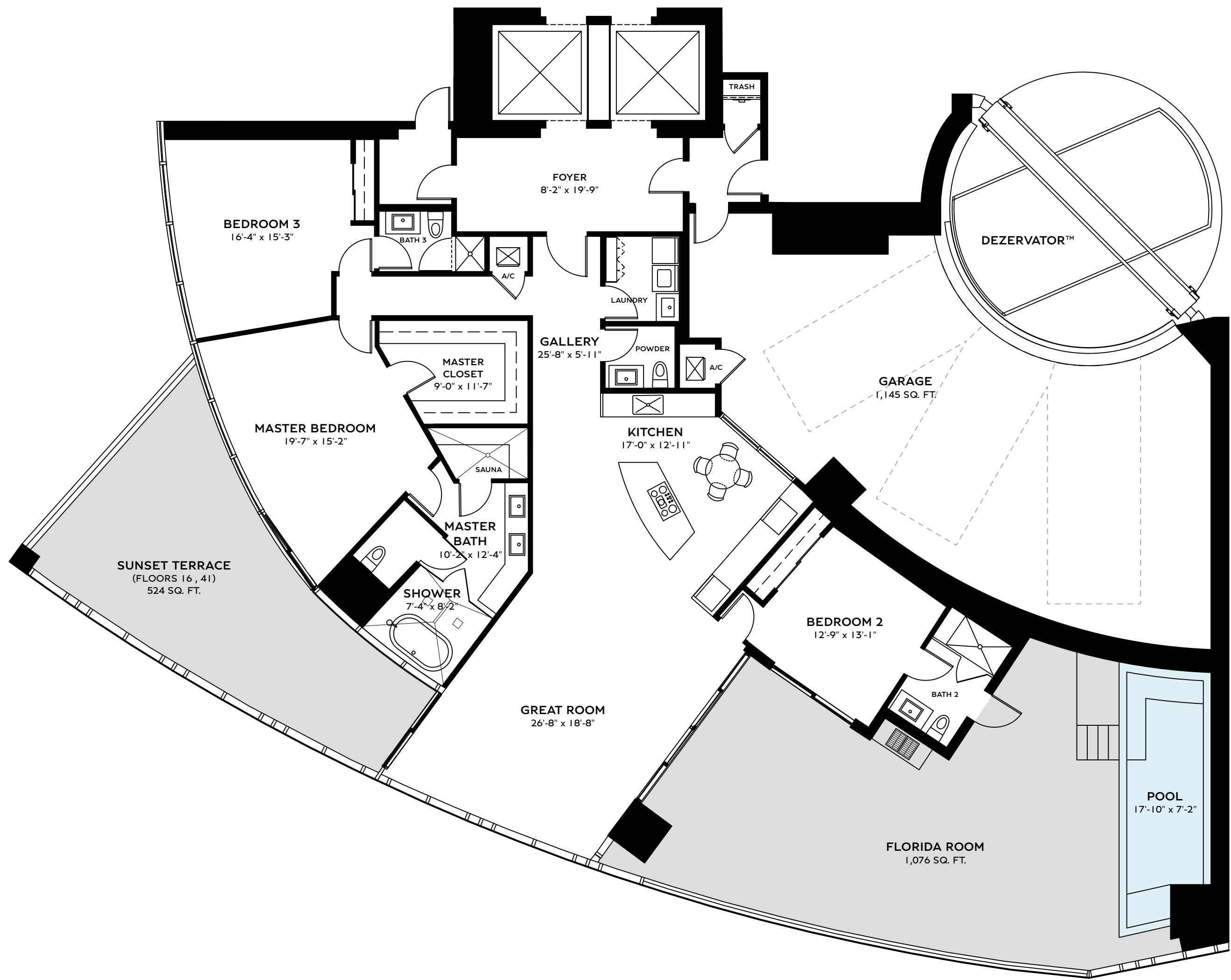
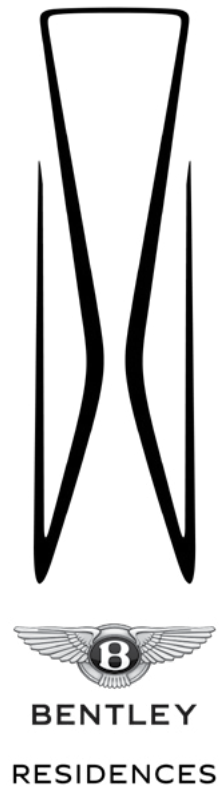


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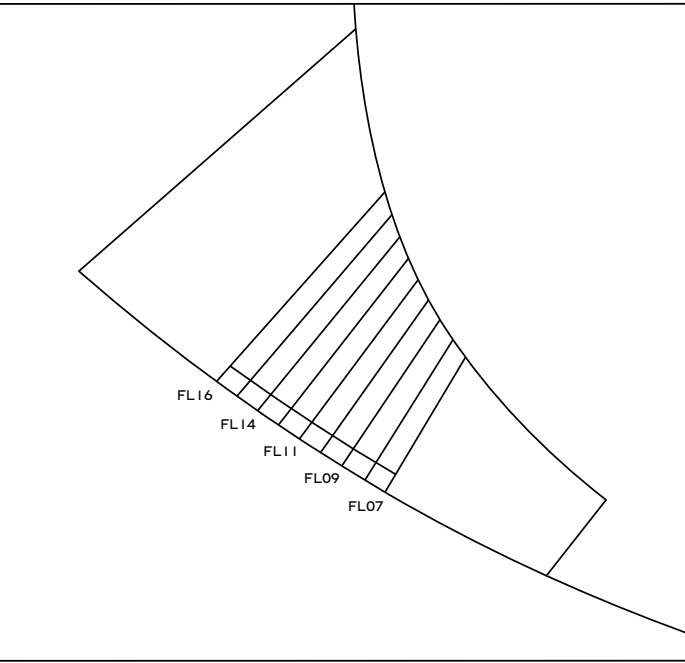
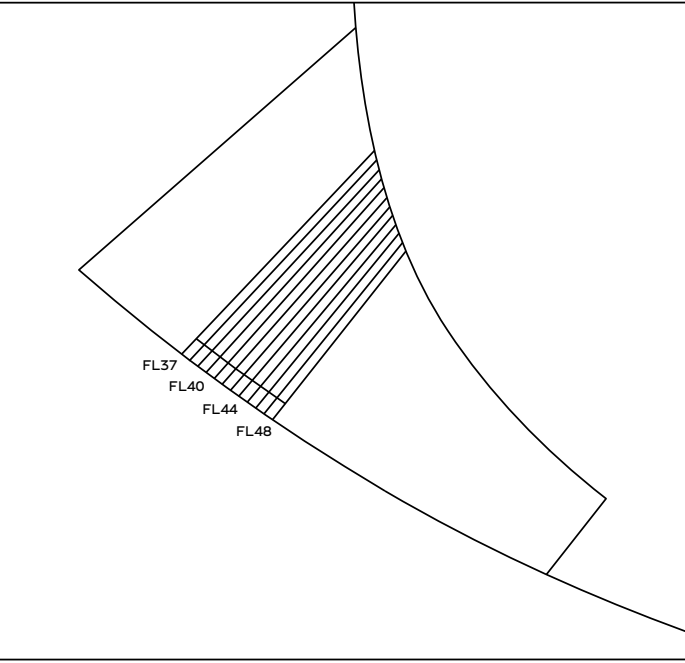


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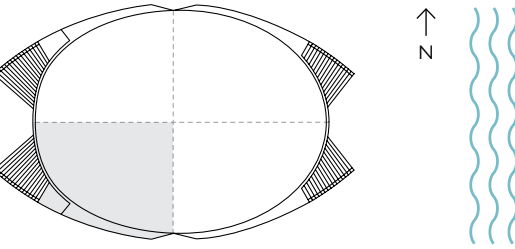




RESIDENCE BENTAYGA		
3 BEDS 3.5 BATHS		
FLOORS 16 , 41		
INTERIOR	2,839 SQ. FT.	263.75 SQ. M.
BALCONY	1,600 SQ. FT.	148.64 SQ. M.
GARAGE	1,145 SQ. FT.	106.37 SQ. M.
TOTAL	5,584 SQ. FT.	518.76 SQ. M.

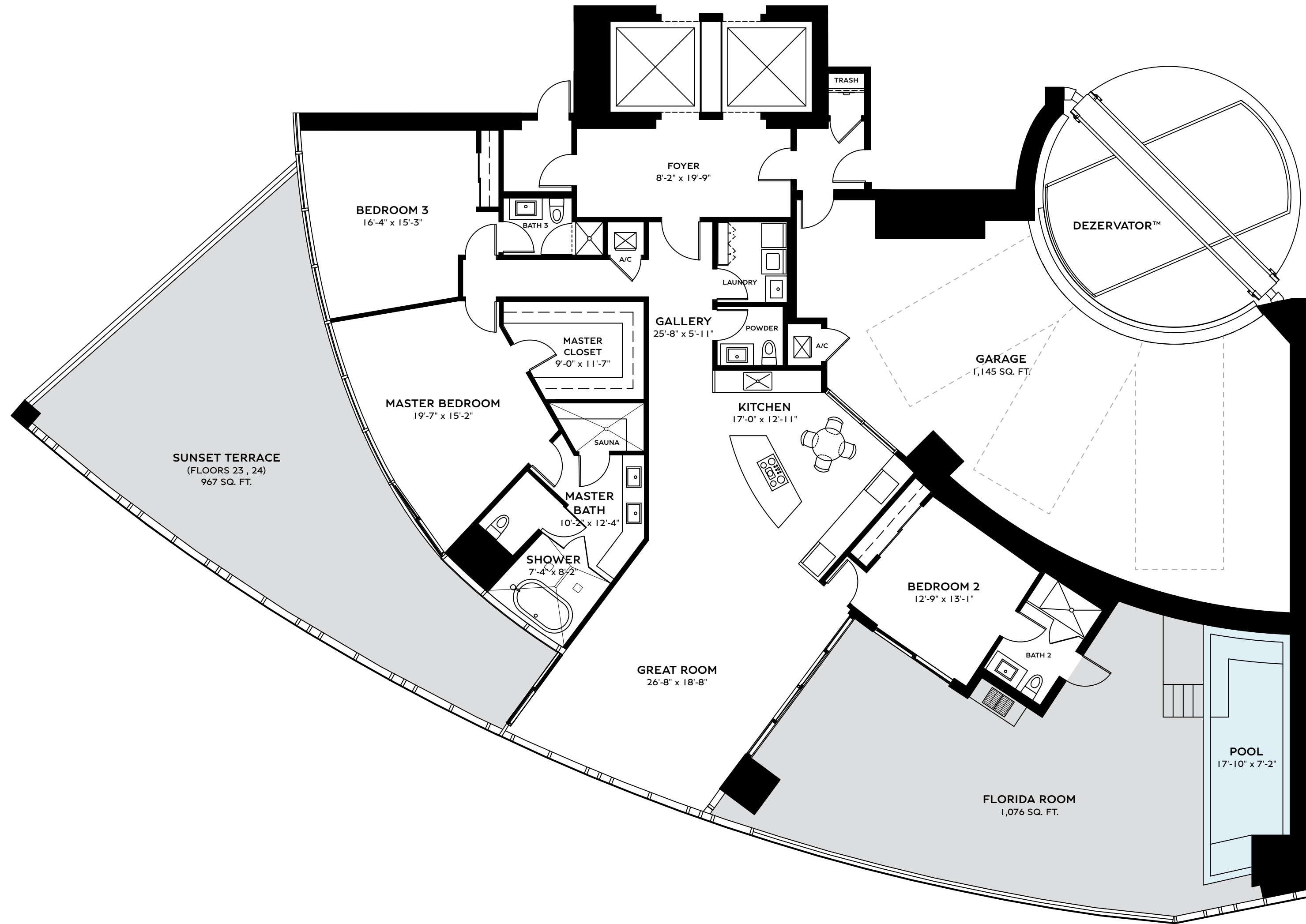
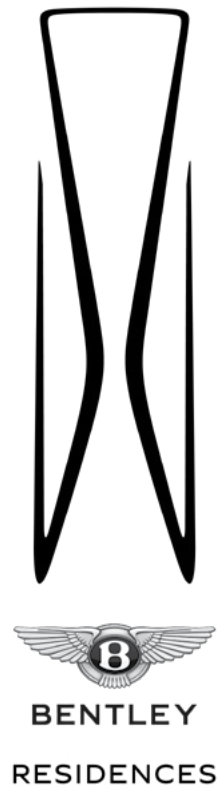


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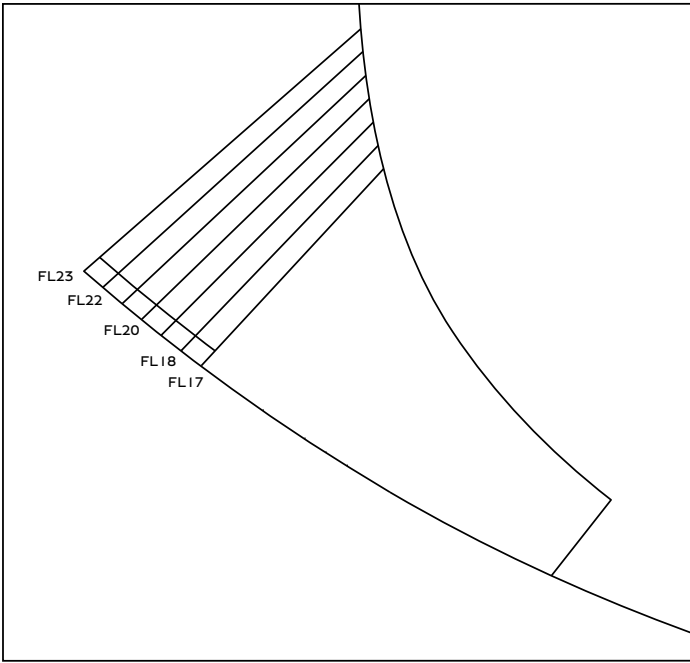
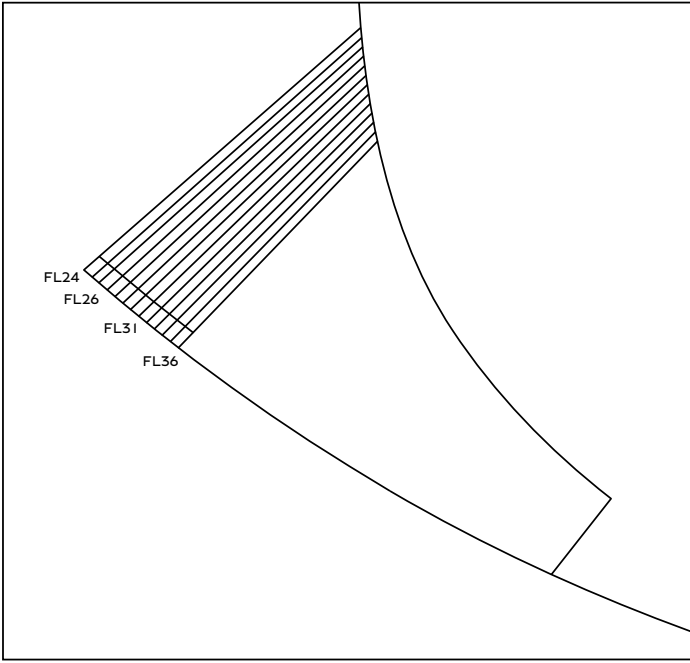


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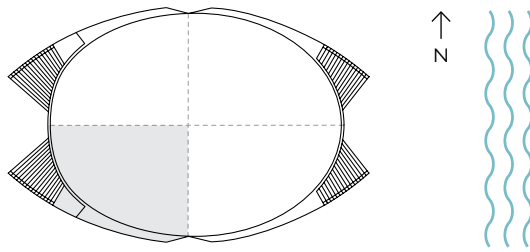




RESIDENCE BENTAYGA			
3 BEDS 3.5 BATHS			
FLOORS 23 , 24			
INTERIOR	2,839 SQ. FT.	263.75 SQ. M.	
BALCONY	2,043 SQ. FT.	189.80 SQ. M.	
GARAGE	1,145 SQ. FT.	106.37 SQ. M.	
TOTAL	6,027 SQ. FT.	559.92 SQ. M.	



TERRACE AREA VARIES BY FLOOR



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